



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2019-0095
Approved by Planning and Zoning: December 3, 2019
Permission is hereby granted to: Charlotte Hall
to use the premises located at: 1800 Diagonal Road
for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

12/3/2019
Date

Karl Moritz (Signature)
Karl Moritz, Director
Department of Planning and Zoning

DATE: December 3, 2019

TO: Tony LaColla, Division Chief, Land Use Services,
Department of Planning and Zoning

FROM: Max Ewart, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0095
Administrative Review for a New Use Special Use Permit
Site Use: Valet Parking
Applicant: Charlotte Hall
Location: 1800 Diagonal Road
Zone: OCH/ Office Commercial High Zone

Request

Special Use Permit (SUP) #2019-0095 is a request to operate a valet service for the restaurant, Joe Theismann's Restaurant, located at 1800 Diagonal Road. The applicant would allow for other restaurant operations to use the valet services as well. The valet service would operate under the following parameters:

Hours of operation: 5:30 p.m. – 10:30 p.m., daily

Valet Drop off Site: The Traffic and Parking Board approved the three-parking space drop off-site on Reinekers Lane, around the corner from the restaurant (Figure 1)

Vehicle Storage: Vehicles would be stored in the parking garage beneath 1800 Diagonal Road

Vehicle Route: Cars would enter the valet drop off zone along Reinekers Lane from the north via Diagonal Road. Valet attendants would drive the car and enter the underground parking garage on Reinekers Lane. To retrieve cars, valet attendants would exit onto Diagonal Road from the garage, turn right on Diagonal Road, and take another right on Reinekers Lane, and return to the valet drop off zone.

Number of Attendants: Two valet attendants.

Signage: Transportation and Environmental Services would install signs identifying the valet area

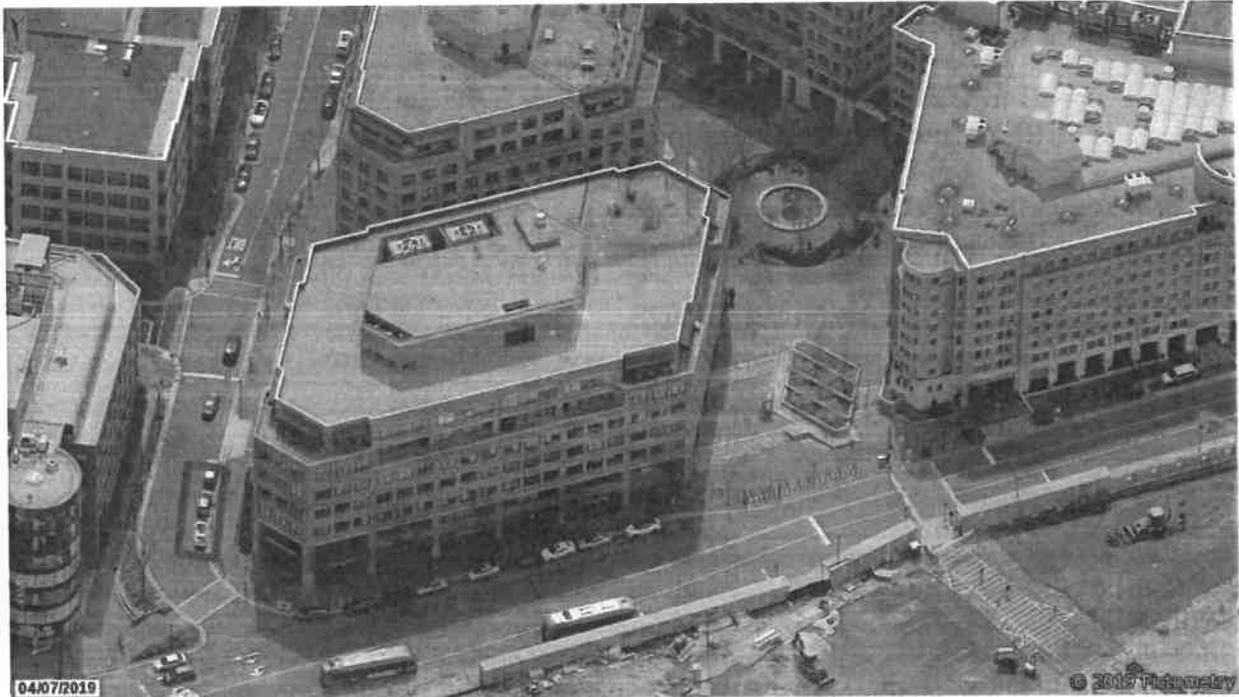


Figure 1 – Valet Drop off Zone

Background

On November 16, 1985, City Council approved SUP #1835 to operate a 258-seat restaurant. On October 8, 2013, staff administratively approved SUP #2013-0035 requesting the following changes to the SUP:

- 1) add 10 outdoor dining seats, bringing the total outdoor seating to 56,
- 2) extend the opening hour of the business from 11:30 a.m. to 7 a.m. daily,
- 3) allow carry-out service, which is currently prohibited in the approved SUP,
- 4) offer food delivery service to customers using only one delivery vehicle,
- 5) allow background music to be played in the outdoor dining area, and
- 6) allow a permanent barrier, anchored to the ground, to surround the outdoor dining area, which is on private property.

On March 8, 2018, staff administratively approved SUP #2018-0014 for a Change of Ownership from Quartermen II, LLC to ARP 1800, LLC. The SUP request did not include changes to the previously approved Special Use Permit.

There have been no zoning violations at this location in the past five years.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Upper King Street Neighborhood Association, Rosemont Citizens Association, and Taylor Run Association received notification of the SUP request. Staff has received no comments regarding the SUP application.

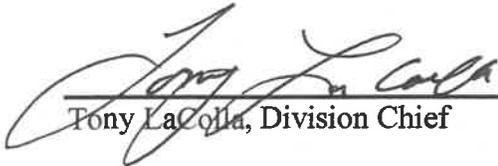
Staff Action

Staff supports the applicant's request to operate valet parking at 1800 Diagonal Road as an amenity for the patrons of Joe Theismann's Restaurant. The location of the pick-up and drop off of vehicles and the parking garage storage location will not have an impact on on-street parking or interfere with street traffic. Specific conditions have been added to regulate the operation of the valet service. Condition 3 highlights the location of the vehicle drop off, Condition 4 describes the size of the vehicle pick up area, and Condition 6 prevents an encroachment into the public right of way. Standard conditions for valet parking have also been added to this report.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: December 3, 2019
Action: Approved



Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2019-0095

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a control interest. (P&Z)
2. The applicant shall conduct employee training sessions on an ongoing basis, including any part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
3. Valet-parked vehicles shall be stored in the building's underground parking garage. (P&Z)
4. The proposed valet parking zone shall be limited to a maximum of three vehicles in the designated valet drop off area on Reinekers Lane. Patrons awaiting valet service may not park or idle on Reinekers Lane or Diagonal Road. (P&Z)
5. The valet parking services shall be provided from 5:30 p.m. – 10:30 p.m., daily. (P&Z)
6. The valet attendants' stand shall not encroach into the public right-of-way. (P&Z)
7. The valet parking zone is solely for the use of loading and unloading of vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the underground parking garage. A vehicle is not permitted to be within the valet zone for more than 10 minutes. Besides this temporary staging of passenger vehicles there is no other parking and/or loading/unloading permitted within the valet zone. (P&Z)
8. No vehicle shall be parked or temporarily stored by an attendant on streets or sidewalks. (P&Z)
9. The valet parking shall be reviewed as-needed by the Directors of P&Z and T&ES to determine compliance with the conditions herein and all applicable codes and ordinances. As part of these reviews, the Directors may require the operator to adjust the features of the program. (P&Z)
10. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively. Double-parking, staging within the right-of-way, and storage of vehicles in locations other than designated facilities shall be considered indicators of inadequate staff to meet vehicle volumes. If any of the above conditions are observed, the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition. (P&Z)
11. The applicant shall inform the City when the valet service is no longer operational. (T&ES)

12. The valet parking shall be reviewed within six months of operation by the Directors of T&ES and P&Z. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation and Environmental Services

F-1 Indicate if valet is intended to be used year-round or specify dates of operation each year.

R-1 The applicant must inform the City if the valet operations is planned to be permanently terminated.

Code Administration

No comments received

Fire

No comments received

Health

No comments received

Police

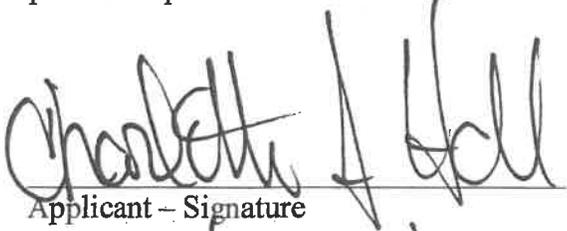
No comments received

Recreation, Parks, and Cultural Services

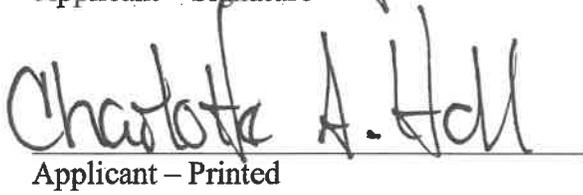
No comments received

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0095. The undersigned also hereby agrees to obtain all applicable licenses and permits required for valet service at 1800 Diagonal Road.


Applicant - Signature

12-3-19
Date


Applicant - Printed

12-3-19
Date