



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

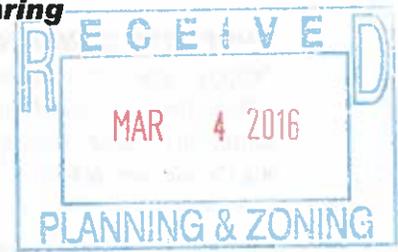
Preliminary
DSUP2016-00012
Hoffman Block 11 & 12 - Extension
Planner: Gary Wagner

_____ \$2,000 _____

Filing Fee

Planning Commission Hearing

City Council



REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between _____ and _____.

Return notice materials to Department of Planning and Zoning by _____.

INSTRUCTIONS

DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN APPLICATION

APPLICATIONS FOR DEVELOPMENT SPECIAL USE PERMIT, WITH SITE PLAN. A Development Special Use Permit, with Site Plan, for new construction in the City of Alexandria is permitted in accordance with Sections 11-400 and 11-503 (A) (5) of the Alexandria Zoning Ordinance. Such Development Site Plan, with Special Use Permit, must be approved by the Alexandria Planning Commission and City Council after public hearings. Complete all parts of the application form using black ink or type. Sign the form, and include a daytime telephone number.

FILING FEE. Applicants must submit a filing fee with the application. Consult the latest fee schedule to determine fee amount. The fee schedule can be found at www.alexandriava.gov/planning

PROPERTY OWNER NOTIFICATION. Applicants must send written notice by certified mail to all adjoining and facing property owners at least 10 days prior to the Planning Commission public hearing and not more than 30 days prior to the City Council public hearing meeting. Applicants may use the notice forms supplied with the application forms. In the event the application is deferred, notification shall be given again. The following must be submitted to the Department of Planning and Zoning no later than five days prior to the meeting: (a) a copy of the notice letter sent, (b) a copy of the list of the names and addresses of persons to whom notice was sent, (c) a certification of notice statement that notice was sent to those required, (d) a copy of the date-stamped post office receipts.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Office of Real Estate Assessments, Room 2600, City Hall, 301 King Street.

STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 11 days prior to the PC public hearing.

***For assistance with any of these procedures,
please call the Department of Planning & Zoning at 703.746.4666***



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # DSUP 2013-0008 **Project Name:** Hoffman, Blocks 11 and 12

PROPERTY LOCATION: 2360 Eisenhower Avenue & 2300 Dock Lane

TAX MAP REFERENCE: 078.02-01-09, 13 **ZONE:** CDD #2

APPLICANT:

Name: Hoffman Towers Block 11 LLC/Hoffman Towers Block 12 LLC

Address: _____

PROPERTY OWNER:

Name: Hoffman Towers Block 11 LLC/Hoffman Towers Block 12 LLC

Address: _____

SUMMARY OF PROPOSAL Applicant requests extension of existing approval with no changes

MODIFICATIONS REQUESTED _____

SUPs REQUESTED _____

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth W. Wire, Esquire, Agent
Print Name of Applicant or Agent
McGuireWoods LLP, 1750 Tysons Blvd., Suite 1800
Mailing/Street Address
Tysons Corner, VA 22102
City and State Zip Code

Signature
703-712-5362 703-712-5222
Telephone # Fax #
kwire@mcguirewoods.com
Email address
3/3/16
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____
Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

See attached ownership disclosure sheet

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. see attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. see attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

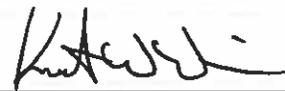
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Hoffman Family Trust	Political contribution of \$1,000	Paul Smedberg
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/3/16
Date

Kenneth W. Wire
Printed Name


Signature

Development SUP # _____

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

B. How will the noise from patrons be controlled?

7. Describe any potential odors emanating from the proposed use and plans to control them:

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

B. How much trash and garbage will be generated by the use?

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

- C. Where is required parking located? (check one) **on-site** **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____
- B. How many loading spaces are available for the use? _____
- C. Where are off-street loading facilities located?

- D. During what hours of the day do you expect loading/unloading operations to occur?

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Hoffman Blocks 11 and 12 Ownership Disclosures

Hoffman Block 11 LLC

99% Hoffman Family LLC
1% Hoffman Towers Development, LLC

Hoffman Block 12 LLC

99% Hoffman Family LLC
1% Hoffman Towers Development, LLC

Hoffman Family LLC

21.78% Hoffman Family Trust
5.3898% Peggy Hoffman Trust
21.52206% Hubert N. Hoffman, III
10.76103% Nancy Connor
19.728555% Holly Nolting
19.728555% Thomas Hoffman
1.09% Hoffman Development, LLC

