



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	#2025-00003
Approved by Planning and Zoning:	January 30, 2025
Permission is hereby granted to:	Sandy Truong
to use the premises located at:	606 King Street
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.

January 30, 2025

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

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DATE: January 30, 2025

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

FROM: Mavis Stanfield, Urban Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00003
Administrative Review for a Change of Ownership
Site Use: Restaurant
Applicant: Sandy Truong
Location: 606 King Street
Zone: KR/King Street Urban Retail Zone

Request

Special Use Permit #2025-00003 is a request for a change of ownership to operate a restaurant in commercial space at 606 King Street from Quang Nguyen to Sandy Truong, operating as Saigon Rolls. The applicant does not propose any changes and would operate it under the conditions of the previously approved Special Use Permit #2019-0082.

Background

The subject site has been occupied by varying business types. In the past, the commercial space was filled by the financial institutions F&M Bank, Bank of Alexandria and BB&T Bank. City Council approved SUP #2006-0029 for a Bruegger's Bagels restaurant on June 17, 2006.

Staff administratively approved SUP #2019-0082 on October 22, 2019, for a change of ownership to operate a restaurant at 606 King Street from Bruegger's Enterprises, Inc. to Quang Nguyen. The restaurant would be named Pho Nam Restaurant and would serve Vietnamese food.

In the past five years, there have been 3 property maintenance code violations related to trash and debris in the alley for the previous restaurant, which were all quickly resolved.

On January 14, 2025, a zoning inspection confirmed that the business operation was in compliance with all the conditions of SUP #2019-0082.

Parking

The subject property is located within the Central Business District (CBD). Restaurants located within the CBD are exempt from parking requirements pursuant to Section 8-300(B) of the Zoning Ordinance.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, The Old Town Civic Association was sent email notification of the current application. Staff did not receive any comments regarding the application.

Staff Action

Staff supports the applicant's request for a change of ownership for a restaurant located at 606 King Street. The request to change the ownership of the business is reasonable and would occupy a commercial space that has been used as a restaurant for a number of years with relatively minimal adverse impacts. Staff has carried over conditions from the previously approved Special Use Permit, deleting or updating those that are no longer relevant. Additionally, staff has added conditions to represent present-day standard condition language for restaurant uses.

Staff hereby approves this special use permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: January 30, 2025

Action: Approved



Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2025-00003

The applicant 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 controlling interest. (P&Z) (SUP #2006-0029)
2. **CONDITION DELETED BY STAFF:** ~~The hours of the restaurant shall be limited to 5 a.m. — 11 p.m., daily. (P&Z) (SUP #2006-0029)~~
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP #2006-0029)
4. **CONDITION AMENDED BY STAFF:** The seating capacity shall be limited to 50 seats. The maximum number of indoor seats at the restaurant shall comply with the state building code. (P&Z) (SUP #2006-0029)
5. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #2006-0029)
6. Trash and garbage shall be stored inside or in sealed containers which do not allow odors to escape, invasion by animals, or leaking. No trash and debris shall be allowed to accumulate on site outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES) (SUP #2019-0082)
7. **CONDITION AMENDED BY STAFF:** No Indoor limited, live entertainment shall be provided at the restaurant may be offered and must comply with the City's noise ordinance. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (SUP #2006-0029)
8. **CONDITION DELETED BY STAFF:** ~~The applicant shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Study. (P&Z) (PC) (SUP #2006-0029)~~
9. Condition deleted. (SUP #2019-0082)
10. Condition deleted. (SUP #2019-0082)

11. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP #2006-0029)
12. Condition deleted. (SUP #2019-0082)
13. **CONDITION AMENDED BY STAFF:** ~~No Kitchen~~ equipment, including kitchen and cleaning equipment, or other items such as floor mats, shall ~~not~~ be cleaned outside. ~~nor shall any~~ cooking residue or other wastes shall be washed into the streets, alleys or storm sewers. (T&ES) (SUP #2019-0082)
14. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP #2006-0029)
15. **CONDITION AMENDED BY STAFF:** ~~Loudspeaker shall be prohibited from the exterior of the building, and n~~ No amplified sounds shall be audible at the property line. (T&ES) (SUP #2006-0029)
16. Condition deleted. (SUP #2019-0082)
17. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after it has been operational ~~for one year, and then again every three years~~ for compliance with all conditions and may ~~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) or the director has ~~received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions or~~ (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed to offset land use impacts not addressed in the city code. (P&Z) (SUP #2019-0082)
18. The applicant shall require that its employees who drive to work use off-street parking. (PC) (SUP #2006-0029)
19. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (T&ES) (SUP #2019-0082)
20. **CONDITION AMENDED BY STAFF:** On and off premises alcohol sales are permitted in compliance with Virginia ABC requirements. (P&Z) (SUP #2019-0082)
21. **CONDITION AMENDED BY STAFF:** ~~Food~~ Restaurant managed food delivery vehicles must be provided with dedicated off-street parking spaces for each delivery vehicle ~~operated and managed by the applicant shall not be permitted.~~ (P&Z) (SUP #2019-

0082)

22. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z) (SUP #2019-0082)
23. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES) (SUP #2019-0082)
24. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z) (SUP #2019-0082)
25. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES) (SUP #2019-0082)
26. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)
27. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES) (SUP #2019-0082)
28. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (P&Z) (SUP #2019-0082)
29. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (P&Z) (SUP #2019-0082)
30. The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (P&Z) (SUP #2019-0082)
31. **CONDITION ADDED BY STAFF: Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am (P&Z)**

32. **CONDITION ADDED BY STAFF:** All patrons must leave the premises one hour after the closing hour. (P&Z)

Staff Note: In accordance with section 11-506(C) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

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STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00003. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a restaurant at 606 King Street.


Applicant - Signature

1/30/2025
Date

SANDY TRUONG
Applicant - Printed

1/30/2025
Date