

DATE: June 25, 2025

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

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00028
Administrative Review for New Use
Site Use: Restaurant and Outdoor Dining on Private Property
Applicant: Basim Mansour
Location: 3314 Richmond Highway
Zone: CDD#24 with CSL/Commercial Service Low
as the underlying zone

Request

Special Use Permit #2025-00028 is a new use request for a restaurant and for outdoor dining on private property at 3314 Richmond Highway. The restaurant, Flavor Hive, will offer fast-casual Asian foods with a Spanish and American influence. The indoor restaurant will operate from 11 a.m. to 10 p.m., Sunday through Thursday, and from 11 a.m. to 2 a.m. on Friday and Saturday. The outdoor dining hours will be from 11 a.m. to 10 p.m., Sunday to Thursday, and from 11 a.m. to 11 p.m. on Friday and Saturday. The restaurant will provide 20 indoor seats and the outdoor dining area will consist of 20 seats. The restaurant will offer carryout service. The applicant anticipates serving approximately 200 patrons daily and employing an average of eight employees per shift.

The applicant will redesign the existing 1,699 square foot building to house the restaurant and make changes to reconfigure the parking lot with six parking spaces, bike racks, and an area for supply deliveries (Figures 1 and 2).



Figure 1

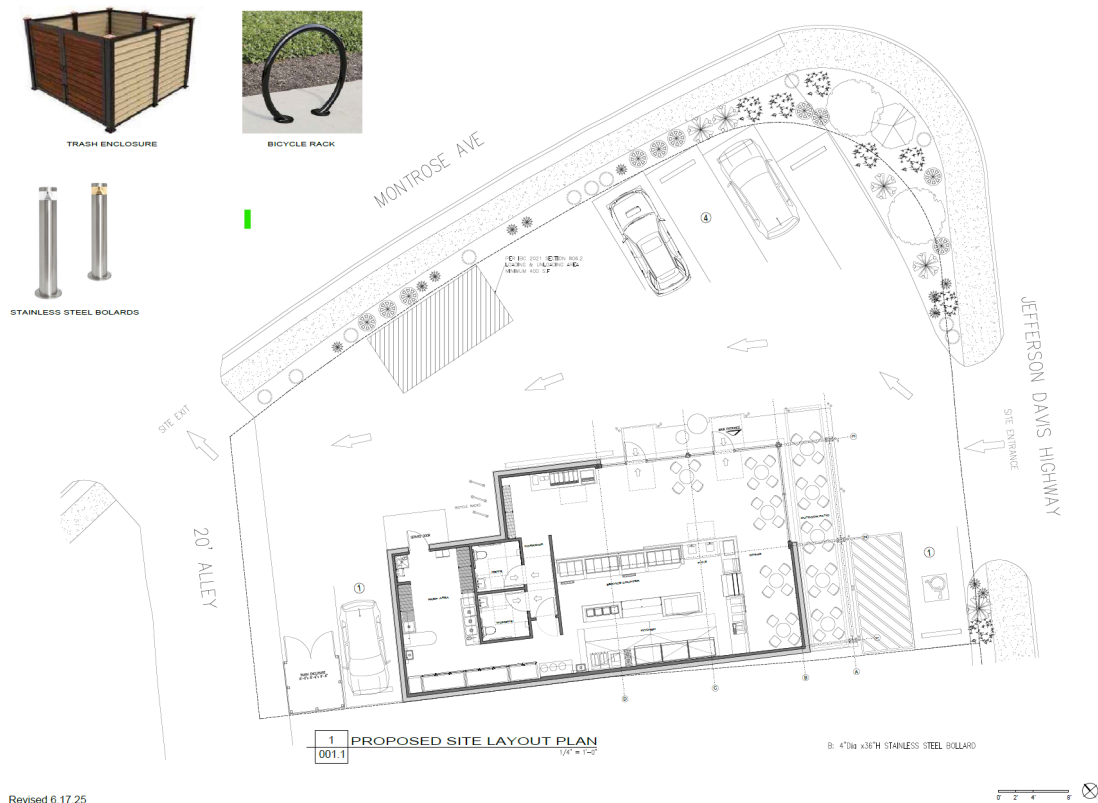


Figure 2

Parking

Section 8-200(A)(17)(a) of the Zoning Ordinance requires restaurants in the enhanced transit area to provide a minimum of one parking space per 1,000 square feet and maximum of three parking spaces per 1,000 square feet. The restaurant will occupy 1,699 square feet, and, therefore, a minimum of two parking spaces is required for the indoor restaurant and up to a maximum of six parking spaces is permitted. As Section 8-200(A)(17)(c) provides that the first 20 outdoor seats shall be exempt from the parking requirement, the applicant is not required to provide additional parking for the outdoor dining area. The applicant has met the minimum requirement of two spaces and provides six parking spaces, which is the maximum allowed.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. Notice was also sent via email to the Lynhaven Civic Association. The Lynhaven Civic Association and three neighbors sent responses to staff with comments and concerns. These related to late night outdoor dining hours; outdoor dining location; indoor dining hours; outdoor loudspeakers; the building entrance facing Montrose Avenue; loading and unloading hours; litter and trash pickup; bicycle parking; traffic congestion; and employee parking.

Staff replied to the civic association and residents on all points and explained that SUP conditions would address many of their concerns. They were informed the outdoor dining hours of operation and loading/unloading hours would align with earlier hours allowed through administrative special use permit approvals. Regarding outdoor noise, outdoor speakers are prohibited in a condition. Employee parking would be controlled through conditions requiring off-street parking and support for public transportation use. For parking impact concerns, staff provided neighbors with Transportation and Environmental Services parking restriction programs which could manage on-street parking use. It was also explained that frequent litter pick up and the proper storage of trash are also included in the SUP conditions.

For site-related comments, staff explained that the entrance on Montrose Avenue would not change since the applicant continues to use the existing building and the potential for traffic congestion on Route 1 and in the parking lot would be addressed through a one-way traffic pattern.

Staff Action

Staff supports the applicant's request for a restaurant and outdoor dining on private property at this location. Activating the vacant site with the proposed restaurant is aligned with the Oakville Triangle/Route 1 Corridor plan to activate the area with more vital uses.

Standard conditions for restaurants and outdoor dining have been included in the staff report. Although the applicant proposed a 6 a.m. loading/unloading hour, administrative SUP only allows loading/unloading to begin at 7 a.m., which is stated in condition #23. The applicant had also originally proposed outdoor dining until 2 a.m. on Friday and Saturdays, however, administrative SUP approval only allows for outdoor dining until 11 p.m., as noted in condition #8.

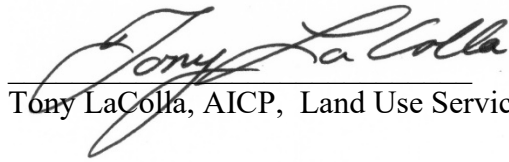
Conditions #5 and #6 relate to the building and parking lot redesign and are in response to T&ES and resident comments. Although outside the scope of administrative SUP approval, the applicant has agreed to comply with these conditions, which improve traffic flow through the parking lot, ensure pedestrian and outdoor dining safety on the property, create an area for supply deliveries, and add bicycle racks.

Staff hereby approved this special use permit.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: June 25, 2025

Action: Approve

A handwritten signature in black ink, appearing to read "Tony LaColla", is written over a horizontal line.

Tony LaColla, AICP, Land Use Services Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2025-00028

The new 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 controlling interest. (P&Z)
2. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
3. All patrons must leave the indoor premises one hour after the closing hour. (P&Z)
4. The maximum number of indoor seats at the restaurant shall comply with the statewide building code. (P&Z)
5. The applicant shall substantially conform to the plan submitted on June 17, 2025 as indicated in Figure 2. The bicycle racks shall be mounted perpendicular to the building wall and in accordance with [City of Alexandria Bike Parking Guidelines 2022.pdf](#). (P&Z) (T&ES)
6. The applicant shall post signs that access from Richmond Highway shall only allow access into the site via right turn from Richmond Highway. This operation shall be supplemented with signs and/or pavement markings in accordance with the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) within the access off of Richmond Highway as approved by the City's Transportation Engineering Division Chief for appropriate type and location of signs and/or pavement markings. (P&Z) (T&ES)
7. Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z)
8. The closing hour for outdoor dining shall be 11 p.m. All patrons must leave the premises by 11 p.m. (P&Z)
9. Indoor limited, live entertainment as background music may be offered. 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. No live entertainment shall be permitted. (P&Z) (T&ES).
10. 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)

11. The outdoor dining areas shall be cleaned and washed at the close of each business day that they are in use. (P&Z)
12. The maximum number of outdoor dining seats shall be 20 and shall not encroach onto the public right-of-way. (P&Z)
13. Outdoor seating areas shall not include signage on outdoor dining furniture or enclosures, including on umbrellas. (P&Z)
14. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
15. On and off-premises alcohol sales are permitted in compliance with Virginia ABC requirements. (P&Z)
16. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
17. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
18. If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed (using a secure stopper) when not receiving used oil. The drum shall be placed on secondary containment and situated under cover to prevent rainwater from falling on it. (T&ES)
19. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
20. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
21. 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 & Environmental Services. (T&ES)
22. 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. (T&ES)
23. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

24. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
25. The applicant shall require its employees who drive to use off-street parking. (T&ES)
26. 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)
27. 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. (T&ES)
28. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
29. 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. (P&Z)
30. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the Director has new or revised conditions are needed to offset land use impacts not addressed in the city code. (P&Z)

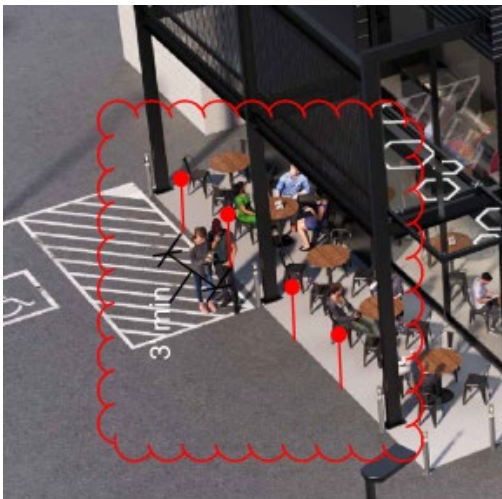
CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-3 If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed (using a secure stopper) when not receiving used oil. The drum shall be placed on secondary containment and situated under cover to prevent rainwater from falling on it. (T&ES)
- R-4 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-5 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-6 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 & Environmental Services. (T&ES)
- R-7 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. (T&ES)
- R-8 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 & Environmental Services. (T&ES)
- R-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-10 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)

- R-11 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-12 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)
- R-13 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. (T&ES)
- R-14 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- F-1 Strongly consider eliminating the parallel spaces and convert the area for loading. (T&ES)
- F-2 Provide wheel-stops (or other vertical deterrents like a bollard) for the following spaces. Also, label the drive-aisle width. (T&ES)
- F-3 Strongly consider adding bicycle parking, given the proximity to nearby trails. (T&ES)
- F-4 Strongly consider additional bollards, or other vertical deterrent such as a wheel stop, to prevent vehicles from striking patrons. Ensure spacing is no less than three feet apart, with four being preferred, to allow for ADA accessibility. (T&ES)



Code Enforcement:
No comments.

Health Department:

Food Facilities

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4850 Mark Center Drive and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.
- C-8 Starting on 1/1/2023, The Virginia Department of Agriculture and Consumer Services (VDACS) is the point of contact for the following type of establishments: grocery stores, convenience stores, ice cream stores, wine shops, or bakeries. The divisions of Food Safety can offer further guidance. Please use the following contact information:

VDAC's Food Safety Program

804.786.3520

804.371.7792

foodsafety@vdacs.virginia.gov

Recreation, Parks, and Cultural Activities:

F-1 To maintain the Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards & Guidelines Overlay that call for the activation of the public realm, consider maintain the outside dining area closest to Richmond Highway.

Police Department:

No comments received.

Fire:

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-0028. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant and outdoor dining at 3314 Richmond Highway.



Applicant - Signature

6/26/2025

Date

David Monds- Designee for Basim Mansour

Applicant – Printed

6/26/2025

Date