

DATE: July 7, 2026

TO: Tony LaColla, AICP Land Use + Preservation Division Chief
Department of Planning and Zoning

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2026-00011
Administrative Review for New Use
Site Use: Outdoor dining on private property
Applicant: Kingly Café, LLC
Location: 912 King Street
Zone: KR/ King Street Retail

Request

Special Use Permit #2026-00011 is a request to operate outdoor dining on private property at 912 King Street. The outdoor dining will operate Monday to Thursday from 6 a.m. to 8 p.m., 6 a.m. to 10 p.m. on Fridays, 8 a.m. to 10 p.m. on Saturdays, and 8 a.m. to 6 p.m. on Sundays. The proposal is for up to twelve seats located on a city-owned parking lot, where the existing two parallel parking spaces total approximately 360 square feet. The applicant will be adding temporary outdoor dining structures, including tables, seating and barriers.

The applicant owns the adjacent 910 King Street property and the first-floor restaurant, “*Kingly Café*.” On June 2, 2026, Planning Commission approved SEC #2026-00007, which granted the applicant the ability to lease a portion of 912 King Street for one year, with the potential to renew the lease for an additional twelve months, and for a maximum period of no more than two years. For the extent of the lease(s) available, the applicant will use the outdoor dining at 912 King Street as additional seating for the 910 King Street restaurant.

Parking

The subject property is located within the Central Business District (CBD). Outdoor dining located within the CBD is 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. Notice was also sent via email to the Old Town civic association. Staff received one comment letter outlining concerns with design furnishings and landscaping. Staff shared that outdoor furnishings will need to comply with zoning requirements and aligned with the King Street Outdoor Dining Guidelines. Landscaping elements were not recommended as part of this review considering the long-term development of the site.

Staff Action

Staff supports the applicant's request for outdoor dining at this location subject to the conditions of this report. Staff find the use of outdoor dining to be a positive amenity to the community. The hours of operation match the 910 King Street restaurants' hours, and the hours are within the outdoor dining hours approved in the Old Town Small Area Plan. Outdoor dining continues to be a highlighted feature of King Street and provides tourists and visitors with additional dining options.

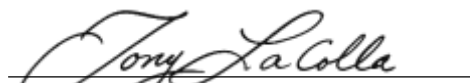
Staff have added standard outdoor dining conditions to this report. Condition #2 states the outdoor dining operating hours. Condition #3 outlines the license agreement dates between the City and the applicant, which coincides with the end of the lease agreement and any on further options for renewal.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: June 25, 2026

Action: Approve



Tony LaColla, AICP

Land Use + Preservation Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2026-00011

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 business or entity in which the applicant has a controlling interest. Any change in the ownership of the use that is the subject of the administrative permit may be transferred administratively with the approval of the Director pursuant to the requirements of section 11-511 of this ordinance. (P&Z)
2. The outdoor hours of operation shall be limited to between 6 a.m. and 8 p.m., Monday to Thursday, 6 a.m. to 10 p.m. on Fridays, 8 a.m. to 10 p.m. on Saturdays, and 8 a.m. to 6 p.m. on Sundays. All patrons must leave by the closing hour. (P&Z)
3. Outdoor dining authorized by this Special Use Permit shall be permitted only in conjunction with a valid and active lease agreement for the use of parking spaces located in the parking lot at 912 King Street. (P&Z)
4. Outdoor dining, including all its components such as planters, wait stations and barriers, shall not encroach onto the public right-of-way unless authorized by City Code section 5-2-29. (P&Z)
5. The outdoor dining areas shall be cleaned and washed at the close of each business day that they are in use. (P&Z)
6. The maximum number of outdoor dining seats shall be 12 and shall not encroach onto the public right-of-way. (P&Z)
7. No live entertainment shall be permitted in the outdoor seating area. (P&Z) (T&ES)
8. Outdoor seating areas shall not include signage on outdoor dining furniture or enclosures, including on umbrellas. (P&Z)
9. On and off-premises alcohol sales, consistent with a valid ABC license are permitted. (P&Z)
10. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
11. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
12. 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)

13. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (T&ES)
14. The applicant shall require its employees who drive to use off-street parking. (T&ES)
15. 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. (T&ES)
16. The administrative permit approved by the director pursuant to this section 11-513 shall be displayed in a conspicuous place and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of standards associated with the permit. A copy of the list of standards associated with the permit shall be kept on the premises and made available for examination by the public upon request. (P&Z)
17. 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)
18. 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:

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-3 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 The adjacent parking lot has received DSUP approval (followed by an Extension) for redevelopment – see [DSUP#2025-10006](#), et al. Ensure plans are coordinated with adjacent DSUP applicant. (T&ES)
- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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-3 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-4 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)

- R-5 Provide a physical barrier, such as wheel stops, between the travel lane and the outdoor dining itself. Consider one with reflective properties to improve visibility at night. (T&ES)
- R-6 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-7 All waste products including but not limited to organic compounds (solvents), 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 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. (T&ES)

Code Enforcement:

A building permit is required.

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.
- F-1 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

Police Department:

No comments received.

Fire:

- F-1 Maintain fire department access in accordance with the 2021 Virginia Statewide Fire Prevention Code and all applicable codes and requirements of the City of Alexandria.
- C-1 This new use will be required to apply for a new or updated fire prevention permit. Application can be accessed online at:
www.alexandriava.gov/fire-department/the-fire-marshals-office.

Historic Preservation:

- F-1 The proposed outdoor dining area does not include any components that require BAR approval. Any walls over 2' in height or permanent structures that are added will require approval by the BAR.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2026-00011. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the outdoor dining use at 912 King Street.

Gurpal K. Dhillon on Kingly Café, LLC

07/21/26

Applicant - Signature

Date

Gurpal K. Dhillon on behalf of Kingly Café, LLC

07/21/26

Applicant – Printed

Date