City of Alexandria Development Fact Sheet

Seminary Hill

Taco Bell 4213 Duke Street

DSUP2015-0021

PROJECT DESCRIPTION

An applicant proposes through a Development Special Use Permit (DSUP) and Special Use Permit (SUP) to:

- > Construct a new Taco Bell restaurant with:
 - 2,200 square-foot, one-story building
 - Drive-through window
 - 16 off-street parking spaces

The project site, on which an Enterprise Rent-a-Car facility is currently located, is located immediately next-door to a dialysis center (formerly Fuddrucker's restaurant.) It is bounded by commercial uses to the east and west, a Verizon phone facility and two-family residences to the south, and single-family residences to the north.



KEY ISSUES

Key issues under consideration by City staff and the applicant related to the Taco Bell project include:

- > Site design
 - Drive-through window and drive aisle location
 - Orientation of the building toward Duke and North Gordon Streets
 - Pedestrian connections
- > Building design, including construction materials
- > Loading/unloading of supplies and refuse



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Site Address: 4213 Duke Street		Site Area: 15,241 SF lot + 2,997 SF add'l leased area = 18,238 square feet (0.42 acres)	
Current Zone: CG / Commercial General Proposed Zone: CG / Commercial General		Current Use: Automobile rental facility Proposed Use: Restaurant with drive-through facility	
	Existing	Permitted/Required	Proposed
FAR	0.11 (based on 15,421 SF lot)	0.5 max	0.16 (based on 15,421 SF lot)
Parking	20 spaces	One space for every four restaurant seats = 10 off-street spaces	16 off-street spaces
Yards / Setbacks	Duke Front: 20 feet Gordon Front: 12 feet North Side: 43 feet East Side: 83 feet	Duke Front: 25 feet (zone transition); 75 feet from Duke Street centerline All others: None	Duke Front: <u>6 feet (zone transition);</u> <u>63 feet from Duke Street centerline</u> Gordon Front: 16 feet North Side: 79 feet East Side: 62 feet
Open Space	4,200 SF (27% of site)	None required	4,410 SF (24% of expanded site)
Height	13 feet	50 feet	22 feet
Requested Zoning Modifications and Special Use Permits (SUPs):			
1. Development Special Use Permit (DSUP) to construct new restaurant building with a drive-through facility			

2. Special Use Permit to operate a restaurant

3. Modifications for special Duke Street setback and zone transition setback

PROJECT TIMELINE

- > Late July 2016. Concept #2 submission comments sent to applicant.
- Fall 2016. Applicant submits completeness (preliminary) DSUP request (tentative).
- > Late Winter / Early Spring 2017. Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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