

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Meeting Minutes

Tuesday, May 7, 2013

7:30 PM

City Hall Council Chambers

## Planning Commission

*The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.*

*The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.*

**Sign Up to Speak** - Anyone who wishes to speak at a public hearing must complete a speaker form. Speaker forms may be completed online before the hearing at <http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>. Speaker forms may also be completed at the hearing or in the Planning & Zoning Office in City Hall, 301 King Street Suite 2100. If this is the first time speaking before the Planning Commission, some helpful information may be found at

<http://alexandriava.gov/uploadedFiles/planning/revised%20speaker.pdf>

**The Planning Commission held a work session on May 7, 2013 at 6:30pm in the City Hall Council Workroom to discuss potential changes to Section 11-808 of the Zoning Ordinance regarding protest petitions.**

**1. Call To Order**

The Planning Commission meeting was called to order at 7:30pm.

**Unfinished Business and Items Previously Deferred**

**2A-C.**

Master Plan Amendment #2013-0001

Rezoning #2013-0001

34A, 36 and 100 South Reynolds Street - Washington Suites Residences

Public Hearing and Consideration of requests for: A) Master Plan

Amendment to the Landmark/Van Dorn Small Area Plan to amend the land use maps for 34A and 36 S. Reynolds St. from Medium/High Residential

CG/Commercial General to Medium/High Residential RH/High Density

Apartment; and B) a zoning map amendment (rezoning) to amend the zoning

of 34A and 36 S. Reynolds St. from CG/Commercial General to RC/High

Density Apartment; zoned RC/High Density Apartment and CG/Commercial

General. Applicant: Duke Street Investors, LC represented by Jonathan Rak, attorney

Planning Commission Action: MPA #2013-0001 Recommend Approval 7-0

REZ #2013-0001 Recommend Approval 7-0

**Attachments:** [DSP12-032 Staff Report to CC](#)

[DSP12-032 Presentation to CC](#)

**On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of REZ #2013-0001. The motion carried on a vote of 7 to 0.**

**On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to adopt the Master Plan Amendment resolution. The motion carried on a vote of 7 to 0.**

**On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve DSP #2012-0032. The motion carried on a vote of 7 to 0.**

**New Business**

**3.**

Public Playspace Policy

Public hearing and consideration of the adoption of a public playspace policy.

Staff: Department of Recreation, Parks and Cultural Activities.

Planning Commission Action: Deferred

**Attachments:** 13-0986 Public Playspace Memo.docx  
13-0986 Attachment 1 - Public Playspace Policy.pdf  
13-0986 Attachment 2 - Letters of Support.pdf  
13-0986 Attachment 3 - Implementation Plan.pdf  
13-0986 Attachment 4 Playspace Assessment.pdf

**The Planning Commission noted the deferral of this item.**

4. Section 9.06 Case #2013-0003  
Eisenhower Avenue - Between Mill Road and Holland Lane  
Public hearing and consideration of a request for Planning Commission to review whether the purchase of property for use as public right-of-way for the Eisenhower Widening Project is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Transportation and Environmental Services

**The Planning Commission noted the deferral of this item.**

5. Subdivision #2013-0002  
724 and 726 Timber Branch Drive  
Public hearing and consideration of a request for approval of a plat of subdivision with variations to adjust the property line between two lots; zoned R8/Single Family.  
Applicant: DuMor Properties, LLC by Duncan Blair, attorney

**Attachments:** [SUB13-002 Staff Report to PC](#)

**On a motion by Commissioner Wagner, seconded by Commissioner Wasowski, the Planning Commission approved SUB #2013-0002. The motion passed on a vote of 6-0. Vice Chair Dunn abstained.**

- 6A&B. Subdivision #2013-0005  
Development Site Plan #2012-0029  
333 North Royal Street and 316 Princess Street - The Middleton Townhomes  
Public hearing and consideration of a request for A) a request to subdivide the subject properties into four lots; and B) a development site plan, with modifications, to construct four residential townhomes; zoned RM/Townhouse.  
Applicant: Royal MarketPlace, LLC by Scott Mitchell

**Attachments:** [DSP12-029 Staff Report to PC](#)

**On a motion by Commissioner Lyman, seconded by Commissioner Wagner, the Planning Commission voted to approve SUB #2013-0005. The motion passed on a vote of 7-0.**

**On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to approve DSP #2012-0029 with amendments. The motion passed on a vote of 7-0.**

7. Special Use Permit #2013-0004  
321 South Washington Street - Bubble Tea Café  
Public Hearing and Consideration of a Special Use Permit request to operate a restaurant and a request for a parking reduction; zoned CD/Commercial Downtown. Applicant: Chi Squared, LLC by Jessica Gurney  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:**     [SUP13-004 Staff Report to CC](#)  
                                  [SUP13-004 Presentation to CC](#)  
  
**On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0004. The motion passed on a vote of 7-0.**
8. Special Use Permit #2013-0007  
100 East Windsor Avenue - Del Ray Montessori School Expansion  
Public Hearing and Consideration of a request for an SUP amendment to a previously approved SUP (SUP #2011-0062) for the expansion of an existing child care center and private academic school, and a request for a parking reduction; zoned R-2-5/Single and Two-Family and RB / Townhouse.  
Applicant: The Del Ray Montessori School by Sarah Fondriest  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:**     [SUP13-007 Staff Report to CC](#)  
                                  [SUP13-007 Presentation to CC](#)  
  
**On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0007. The motion passed on a vote of 7-0.**
9. Special Use Permit #2013-0008  
4001 Mount Vernon Avenue - Automobile Service Station  
Public Hearing and Consideration of a request for an amendment to a previously approved SUP (SUP #2010-0001) for the continued operation of a noncomplying automobile service station; zoned NR/Neighborhood Retail (Arlandria). Applicant: Roshan Enterprises, Inc.  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:**     [SUP13-008 Staff Report to CC](#)  
                                  [SUP13-008 Presentation to CC](#)  
  
**On a motion by Commissioner Wasowski, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0008. The motion passed on a vote of 7-0.**
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**A&B.** Special Use Permit #2013-0009  
City Charter Section 9.06 Case #2013-0002  
101 & 107 North Union Street - Restaurant  
Public Hearing and Consideration of requests A) to operate a restaurant; and B) for Planning Commission to review whether the proposed use of a portion

of the City Marina for private outdoor restaurant seating is consistent with the City of Alexandria Master Plan; zoned KR/King Street Retail and WPR/Waterfront Park and Recreation. Applicant: The Waterfront Market, LLC by John P. Manor and Orawan Jitwiwat  
Planning Commission Action: SUP #2013-0009 Recommend Approval City Charter Section 9.06 Case #2013-0002 Approved (For Council's information only)

**Attachments:**     [SUP13-009 Staff Report to CC](#)  
                              [SUP13-009 Presentation to CC](#)

**On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0009 and found the use of a portion of the City Marina for outdoor restaurant seating consistent with the Master Plan pursuant to Section 9.06 of the City Charter. The motion passed on a vote of 7-0.**

11. Special Use Permit #2013-0011  
1321 & 1423 Leslie Avenue - Commonwealth Academy  
Public hearing and consideration of a request for an SUP amendment to a previously approved SUP (SUP #2011-0012) to expand an existing private school; zoned CSL/Commercial service low.  
Applicant: Learning Foundation of Metropolitan Washington by Duncan Blair, attorney

**Attachments:**     [SUP13-011 Staff Report to CC](#)  
                              [SUP13-011 Presentation to CC](#)

**On a motion by Vice Chair Dunn, seconded by Commissioner Wagner, the Planning Commission voted to recommend approval of SUP #2013-0011 with amendments. The motion passed on a vote of 7-0.**

12. Vacation #2013-0002  
1000-1002 Pendleton Street  
Public hearing and consideration of a request to vacate a public right-of-way; zoned CSL/Commercial service low.  
Applicant: Classic Cottages, LLC by Duncan Blair, attorney

**Attachments:**     [VAC13-002 Staff Report to CC](#)  
                              [VAC13-002 Presentation to CC](#)

**On a motion by Commissioner Lyman, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of VAC #2013-0002 with amendments. The motion passed on a vote of 7-0.**

13. Development Special Use Permit #2012-0027  
3650 Commonwealth Avenue - Four Mile Run Pump Station  
Public Hearing and Consideration of a request for an amendment to a previously approved development special use permit, with site plan and modifications, to construct buildings for equipment related to the operations of

a wastewater treatment facility. Applicant: City of Alexandria, Sanitation Authority d/b/a Alexandria Renew Enterprises  
Planning Commission Action: Recommend Approval 7-0

**Attachments:**     [DSUP12-027 Staff Report to CC](#)  
                                 [DSUP12-027 Presentation to CC](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of DSUP #2012-0027 with amendments. The motion passed on a vote of 7-0.**

**14.**

Development Site Plan #2012-0034  
2601 Cameron Mills Road - George Mason Elementary School Addition  
Public hearing and consideration of a request for a development site plan for modular additions for classrooms and cafeteria at an elementary school; zoned R8/Residential.

Applicant: Alexandria City Public Schools

**Attachments:**     [DSP12-034 Staff Report to PC](#)

**On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to approve DSP #2012-0034. The motion passed on a vote of 7-0.**

### **Other Business**

**No other business was discussed.**

### **Minutes**

**15.**

Consideration of the Planning Commission minutes of April 2, 2013.

**The Planning Commission approved the April 2, 2013 minutes without objection.**

**16.     **Adjournment****

**The Planning Commission meeting was adjourned at 11:30.**