

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Docket

Tuesday, June 4, 2013

6:30 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/revise%20speaker.pdf>

1. Call To Order

Consent Calendar

An item on the consent calendar will be heard only if a Commission member, City staff or a member of the public requests it be removed from the consent calendar. Items not removed will be approved or recommended for approval as a group at the beginning of the meeting.

2. Special Use Permit #2013-0014
701 Prince Street Suite 200 (Parcel Address: 119 S. Washington Street) -
Radiance Yoga
Public hearing and consideration of a request to operate a commercial school with more than 20 students; zoned CD/Commercial Downtown. Applicant: Masuda Mohamadi

Attachments: [SUP13-014 Staff Report to PC](#)

3. Special Use Permit #2013-0021
2900 Eisenhower Avenue - Private Academic School
Public hearing and consideration of a request to operate a private academic school; zoned OCM (100)/Office Commercial Medium (100).
Applicant: Stratford University

Attachments: [SUP13-021 Staff Report to PC](#)

4. Special Use Permit #2013-0026
5234 Seminary Road - Child Care Home
Public hearing and consideration of a request for a child care home; zoned R-12/Single-family. Applicant: Maria I. Robles

Attachments: [SUP13-026 Staff Report to PC](#)

Unfinished Business and Items Previously Deferred

5. 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 acquisition 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

Attachments: [SEC13-003 Staff Report to PC](#)

[Additional Documents - Resolution 2561](#)

[Additional Documents - Memo](#)

[SEC13-003 Additional Materials](#)

New Business

6. Subdivision #2013-0003
11 East Reed Avenue
Public hearing and consideration of a subdivision request to divide the subject property into two lots; zoned RB/Townhouse.
Applicant: Classic Cottages, LLC by Duncan Blair, attorney.
Attachments: [SUB13-003 Staff Report to PC](#)
7. Subdivision #2013-0004
1000 -1002 Pendleton Street
Public hearing and consideration of a subdivision request, with variations, to divide the subject property into two lots; zoned CSL/Commercial Service Low.
Applicant: Classic Cottages, LLC by Duncan Blair, attorney

Attachments: [SUB13-004 Staff Report to PC](#)
8. Special Use Permit #2013-0018
1024 Cameron Street - Restaurant
Public hearing and consideration of a request to operate a restaurant; zoned CD/Commercial Downtown. Applicant: Peyman Eskandari
Attachments: [SUP13-018 Staff Report to PC](#)
9. Special Use Permit #2013-0019
1116 King Street - Restaurant Expansion
Public hearing and consideration of a request to expand an existing grandfathered restaurant; zoned KR/King Street Urban Retail.
Applicant: Cyrille Brenac
Attachments: [SUP13-019 Staff Report to PC](#)
10. Special Use Permit #2013-0023
805 King Street - Apartment Hotel
Public hearing and consideration of a request to operate an apartment hotel and for required parking to be located more than 500 feet from the business; zoned KR/King Street Urban Retail. Applicant: PMA Properties 805 LLC
Attachments: [SUP13-023 Staff Report to PC](#)
11. Special Use Permit #2013-0020
216 S. Peyton Street (Parcel Addresses: 210-216 S. Peyton Street and 335 Commerce Street) - Capital Hostel
Public hearing and consideration of a request to operate a hostel (hotel) and a request for a parking reduction; zoned CD/Commercial Downtown. Applicant: Capital Hostels, LLC
Attachments: [SUP13-020 Staff Report to PC](#)
[SUP13-020 Additional Materials](#)
[SUP13-020 Additional Materials](#)

- 12.** Special Use Permit #2013-0022
600A S. Pickett St. - Auto Repair Shop
Public hearing and consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: Perfect Auto Detail, Inc.
Attachments: [SUP13-022 Staff Report to PC](#)
- 13.** Special Use Permit #2013-0017
4740 Eisenhower Avenue - Dog Daycare
Public hearing and consideration of a request to operate a dog daycare with boarding and grooming services and overnight accommodation and a request for a parking reduction; zoned OCM (100) / Office Commercial Medium (100).
Applicant: Mary Kenkel
Attachments: [SUP13-017 Staff Report to PC](#)
- 14A&B**
Rezoning #2013-0002
Development Special Use Permit #2013-0004
Transportation Management Plan SUP #2013-0025
5801 and 5815 Duke Street - Landmark Mall
Public hearing and consideration of requests for: A) a zoning map amendment to change the zoning from CR/Commercial Regional to CRMU-M/Commercial Residential Mixed Use Medium; B) a development special use permit and site plan, with modifications, to construct a mixed-use town center including special use permits for retail over 20,000 sq. ft., increase in allowed floor area ratio, and an amusement enterprise; C) approval of a transportation management plan; zoned CR/Commercial Regional. Applicant: The Howard Hughes Corporation represented by Jonathan Rak, attorney.
Attachments: [DSUP13-004 Staff Report to PC](#)
- 15.** Development Special Use Permit #2013-0008
2210 Eisenhower Ave. - Hoffman - Blocks 11 & 12
Public hearing and consideration of a request for an extension of a previously approved development special use permit with site plan (DSUP #2009-0004) to construct residential/retail mixed use buildings; zoned CDD #2 / Coordinated Development District.
Applicant: Hoffman Company, LLC by Jonathan Rak, attorney
Attachments: [DSUP13-008 Staff Report to PC](#)

16A-E.

Master Plan Amendment #2013-0002
CDD Concept Plan #2013-0001
Development Special Use Permit #2012-0028
TMP SUP #2013-0027
Encroachment #2013-0001
2250 Mill Road - Eisenhower East Block 19 - Residential
Public hearing and consideration of requests for: A) an amendment to the Eisenhower East Small Area Plan chapter of the Master Plan to increase the building height and floor area for Block 19; B) an amendment to the CDD concept plan to adjust floor area and height limits and to correct a use designation; C) an amendment to a previously approved development special use permit, with site plan, (DSUP #2012-0023) to construct a residential building and open space including a density bonus for affordable housing per Section 7-700; D) an amendment to a previously approved transportation management plan, TMP SUP #2012-0065; E) encroachments into the public right-of-way; zoned CDD #2/Coordinated Development District.
Applicant: Paradigm 2250 Mill LLC by Mary Catherine Gibbs attorney
Attachments: [DSUP12-028 Staff Report to PC](#)

Minutes

17. Consideration of the Planning Commission minutes of May 7, 2013.
Attachments: [May 7, 2013 Minutes.pdf](#)

Other Business**18. Adjournment****Information**