

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action Docket

Tuesday, April 2, 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/revise%20speaker.pdf>

The Planning Commission held a work session to discuss the interdepartmental work program on April 2, 2013 at 6:30pm in the City Hall, Council Work Room, 301 King Street Alexandria VA 22314.

1. Call To Order

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

Consent Calendar

2.

Special Use Permit #2013-0002
34 South Gordon Street - Child Care Home
Public hearing and consideration of a request to operate a child care home;
zoned R-2-5/Single and two-family.
Applicant: Danielle Rothrock

Attachments: [SUP13-002 Staff Report to PC.pdf](#)

By unanimous consent, the Planning Commission recommended approval of SUP #2013-0002.

New Business

3.

Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program. Staff: Office of Management and Budget.

Attachments: [13-1208 March 22, 2013 Memo from Budget Director.pdf](#)
[13-1208 Proposed FY2014-2023 Capital Improvement Program](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Wagner, the Planning Commission, in accordance with its responsibilities under Section 6.14, advised City Council to carefully consider that the cost involved with the proposed Capital Improvement Program (CIP) runs the risk of interfering with the position set forth in Section 6.14 with regard to capital improvement projects and the Master Plan and the priority and timing of those projects. The Planning Commission also advised City Council to consider reducing the capital improvement budget.

4A-C.

Master Plan Amendment #2013-0001
Rezoning #2013-0001
Development Site Plan #2012-0032
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; 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; C) a request for a development site plan, with modifications, to change the use from hotel to residential multifamily and construct a parking deck; zoned RC/High Density Apartment and CG/Commercial General. Applicant: Duke Street Investors, LC represented by Jonathan Rak, attorney

Attachments: DSP12-032 Staff Report to PC.pdf

The Planning Commission noted the deferral of this item.

5A&B.

Development Site Plan #2012-0018
Subdivision #2012-0004
813 Princess Street - Princess & Alfred St Townhouses
Public hearing and consideration of a request for: A) a development site plan with modifications, to construct three (3) townhomes; B) a request for approval of a subdivision plat with variations to subdivide into three (3) residential lots and one (1) parcel of land for vehicular access; zoned CL/Commercial Low. Applicant: Princess and Alfred, LLC by Duncan Blair, attorney

Attachments: [DSP12-018 Staff Report.pdf](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to approve DSP #2012-0018 and SUB #2012-0018. The motion passed on a vote of 7-0.

6.

Playspace Policy
Public hearing and consideration of the adoption of a playspace policy.
Staff: Department of Recreation, Parks and Cultural Activities.

The Planning Commission noted deferral of this item.

7A-C.

Text Amendment #2012-0007
Rezoning #2012-0002
CDD Concept Plan #2012-0003
Beauregard CDD #21 - Beauregard Corridor
5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue; 2638, 2641, 2648, 2658, 2627, 2623, 2618 Foster Avenue; 5055, 5165, 5173, 5183 Seminary Road; 5501, 5600, 5711, 5900A Sanger Avenue; 5650 Rayburn Avenue; 1250, 1350, 1460, 1500, 1600, 1700, 1800, 1900, 2000 North Beauregard Street
Public hearing and consideration of requests for: A) initiation of a text amendment and a text amendment to include CDD #21 in Section 5-602(A) of the zoning ordinance; B) a zoning map amendment (rezoning) to change the zoning of the subject properties from R-12/Single family, Coordinated Development District #4 and RC/High density apartment to Coordinated Development District #21; C) approval of a Coordinated Development District (CDD) concept plan and associated Beauregard Urban Design Standards and

Guidelines; zoned R-12/Single Family, Coordinated Development District #4 and RC/High Density Apartment.

Applicants: Alexandria Development Associates, LLC c/o Hekemian and Co Inc., JBG/Mark Center Developer, LLC c/o the JBG Companies by M.

Catharine Puskar, attorney

Lafayette Buildings, LLC and Southern Towers, LLC by Ken Wire, attorney

[The staff report and related documents for these items are listed under docket item #9.]

On a motion by Commissioner Hyra, seconded by Commissioner Wagner, the Planning Commission adopted a resolution supporting recommendations related to affordable housing in the Beauregard Small Area Plan. The motion passed on a vote of 7-0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to initiate Text Amendment #2012-0007. The motion passed on a vote of 7-0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of Text Amendment #2012-0007, Rezoning #2012-0002 and CDD Concept Plan #2012-0003 with amendments. The motion passed on a vote of 7-0.

8A-C.

Text Amendment #2012-0008

Rezoning #2012-0005

CDD Concept Plan #2012-0005

Beauregard CDD #22 - Seminary Overlook

4800 and 4801 Kenmore Avenue

Public hearing and consideration of requests for: A) initiation of a text amendment and a text amendment to include CDD #22 in Section 5-602(A) of the zoning ordinance; B) a zoning map amendment (rezoning) to change the zoning of the subject properties from RC/High density apartment and RA/Multifamily to Coordinated Development District #22; and C) approval of a Coordinated Development District (CDD) concept plan and associated Beauregard Urban Design Standards and Guidelines; zoned RC/High density apartment and RA/Multifamily.

Applicants: Home Properties Seminary Towers, LLC and Home Properties Seminary Hills, LLC by M.Catharine Puskar, attorney

[The staff report and related documents for these items are listed under docket item #9.]

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to initiate Text Amendment #2012-0008. The motion passed on a vote of 7-0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of Text Amendment #2012-0008, Rezoning #2012-0005 and CDD Concept Plan #2012-0005 with

amendments. The motion passed on a vote of 7-0.

9.

Text Amendment #2012-0010

Beauregard Design Advisory Committee

A) Initiation of a text amendment; B) Public hearing and consideration of a request for an amendment to section 5-600 of the zoning ordinance to establish the Beauregard Design Advisory Committee. Staff: Department of Planning and Zoning

[The following attachments are for docket items 7A-C, 8A-C and 9.]

Attachments: [Staff Report \(CDDs, Rezoning and Text Amendments\).pdf](#)
 [CDD #21 Conditions.pdf](#)
 [CDD #22 Conditions.pdf](#)
 [CDD 21 & 22 Conditions Exhibits.pdf](#)
 [Beauregard Urban Design Standards and Guidelines.pdf](#)
 [CDD #21 Applications.pdf](#)
 [CDD #21 Concept Plan](#)
 [CDD #21 Zoning Map Amendment](#)
 [CDD #22 Applications.pdf](#)
 [CDD #22 Concept Plan](#)
 [CDD #22 Zoning Map Amendment](#)
 [Community Recommendations: A. Beauregard Rezoning Advisory Group.pdf](#)
 [Community Recommendations: B. Affordable Housing Advisory Committee.pdf](#)
 [Appendix: Transportation 1. Transportation Impact Analysis \(Jan. 18, 2012\).pdf](#)
 [Appendix: Transportation 2. Seminary Beauregard Alternatives Report Sept 2012.pdf](#)
 [Appendix: Transportation 3. VDOT Letter on Alternatives Report.pdf](#)
 [Appendix: Housing 1. Tenant Survey.pdf](#)
 [Appendix: Housing 2. Buy Down Formula.docx](#)
 [Appendix: Housing 3. Tenant Relocation and Assistance Plan DRAFT.pdf](#)
 [Beauregard Small Area Plan](#)
 [Additional Documents: Beauregard SAP Finance Plan Update.pdf](#)
 [Additional Documents: Letters Package #1.pdf](#)
 [Presentation to the Planning Commission](#)

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to initiate Text Amendment #2012-0010. The motion passed on a vote of 7-0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of Text Amendment #2012-0010. The motion passed on a vote of 7-0.

10. Consideration of the Planning Commission minutes of February 5, 2013.
- Attachments:** [Feb 5, 2013 Planning Commission minutes.pdf](#)
- Without objection the Planning Commission approved the February 5, 2013 minutes with minor corrections.**
11. Consideration of the Planning Commission minutes of March 5, 2013.
- Attachments:** [March 5 Planning Commission minutes.doc](#)
- Without objection the Planning Commission approved the March 5, 2013 minutes.**
12. **Adjournment**
- The Planning Commission meeting was adjourned at 12:35 a.m.**