

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Action Docket

Thursday, January 3, 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.*

### *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 regarding the Sanitary Sewer Master Plan on January 3, 2013 at 6:30pm in the City Hall Council Workroom.**

**1. Call To Order**

The Planning Commission meeting was called to order at 7:35pm.

**Unfinished Business and Items Previously Deferred**

**2A-D.**

Master Plan Amendment #2012-0006  
 Rezoning #2012-0004  
 Development Special Use Permit #2011-0028  
 City Charter Section 9.06 Case #2012-0004  
 114, 116, 116 ½, 118, 118 ½ and 120 East Reed Avenue and 3600  
 Jefferson Davis Highway - East Reed Multifamily  
 Public hearing and consideration of a request for a (A) an amendment to the Potomac West Small Area Plan Chapter of the Master Plan to amend the land use map from CDD/Coordinated Development District to CRMU/Commercial Residential Mixed Use and the zoning map from CDD #7/Coordinated Development District to CRMU-M/Commercial residential mixed used medium zone and to amend the height map to increase the allowable height from 45 feet to 60 feet; (B) a map amendment (rezoning) to amend the zone from CDD #7/Coordinated Development District to CRMU-M/Commercial Residential Mixed-Use Medium; (C) a development special use permit, with site plan, to construct a multifamily residential building including special use permit requests for increased floor area for mixed-use residential/retail development pursuant to Section 5-205(c) of the zoning ordinance and increased floor area and a parking reduction for the provision of affordable housing pursuant to Section 7-700 of the zoning ordinance; and (D) a request for Planning Commission to review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.; zoned CDD#7/Coordinated Development District. Applicant: AHC, Inc represented by Duncan Blair, attorney for MPA #2012-0006, REZ #2012-0004 and DSUP #2011-0028 and City of Alexandria for City Charter Section 9.06 Case #2012 0004

**Attachments:**     [DSUP11-028 Staff Report to PC](#)

**On a motion by Commissioner Dunn, seconded by Commissioner Robinson, the Planning Commission voted to adopt the resolution for MPA #2012-0006. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Dunn, seconded by Commissioner Robinson, the Planning Commission voted to recommend approval of REZ#2012-0004. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Dunn, seconded by Commissioner Robinson,**

the Planning Commission voted to recommend approval of DSUP #2011-0028 with amendments. The motion carried on a vote of 6-0.

On a motion by Commissioner Dunn, seconded by Commissioner Robinson, the Planning Commission voted to find the sale and resulting use of the property consistent with the Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0.

## New Business

3. Text Amendment #2013-0001  
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to the zoning ordinance to permit schools and day care centers in the I/Industrial zone with approval of an administrative Special Use Permit.  
**Attachments:**     [TA2013-0001 Staff Report to PC](#)  
  
**On a motion by Commissioner Dunn, seconded by Commissioner Fossum, the Planning Commission initiated the text amendment. The motion carried on a vote of 6-0.**  
  
**On a motion by Commissioner Dunn, seconded by Commissioner Fossum, the Planning Commission voted to recommend approval of the text amendment. The motion carried on a vote of 6-0.**
4. Special Use Permit #2012-0077  
106 Hume Avenue - Emma's  
Public hearing and consideration of a request for a restaurant (coffee shop and wine bar) and a request for a parking reduction; zoned CL/Commercial Low.  
Applicant: Connie Desrosiers  
**Attachments:**     [SUP12-077 Staff Report to PC](#)  
  
**On a motion by Commissioner Dunn, seconded by Commissioner Lawrence, the Planning Commission voted to recommend approval of the special use permit. The motion passed on a vote of 7-0 (Commissioner Wagner joined the meeting).**
5. Special Use Permit #2012-0078  
3401 Mount Vernon Avenue  
Public hearing and consideration of a request to operate a restaurant and a request for a parking reduction; zoned CSL/Commercial Service Low.  
Applicant: Jose Mario Cabero and Jose Guillermo Cabero by Mabel Tweddle, agent  
**Attachments:**     [SUP12-078 Staff Report to PC](#)  
  
**On a motion by Commissioner Fossum, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of the special use permit. The motion carried on a vote of 7-0.**
6. Consideration of the Planning Commission minutes of December 4, 2012.

The Planning Commission approved the minutes with an amendment.

**7. Adjournment**

The Planning Commission meeting was adjourned at 10:05pm.

**Information**

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

SPECIAL USE PERMIT #2012-0061

3000 Potomac Avenue

Request to operate an interim surfaced parking lot pursuant to Condition 11D of CDD#2010-0001

Applicant: LBG Parcel A, LLC.

SPECIAL USE PERMIT #2012-0063

1261 Madison Street - Braddock Metro Place

Request to operate valet parking at a planned multi-family residential building.

Applicant: Braddock Metro Place Investors, LLC.

SPECIAL USE PERMIT #2012-0068

1106-1108 King Street - Notting Hill

Request for a change of ownership to operate a restaurant

Applicant: Notting Hill Restaurant and Bar, LLC

SPECIAL USE PERMIT #2012-0076

3101 Park Center Drive

Requests for a change of ownership and a minor amendment to increase the hours of operation at a restaurant.

Applicant: The Perfect Pita, Inc.