

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, June 5, 2018

7:00 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** - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

**SEND A MESSAGE** - Send a message to the Planning Commission regarding items on this docket to [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov).

The Planning Commission will hold a work session prior to the public hearing to discuss the following items:

- Long Range Educational Facilities Plan - Phase II (15 minutes)
- Route 1 South Housing Affordability Strategy (45 minutes)

The work session will begin at 6PM and go until approximately 7PM and will be held in the City Hall Council Workroom, 2nd floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

**Attachments:**     [LREFP Memo & Attachments](#)  
                                   [LREFP Phase II Presentation](#)  
                                   [R1S Housing Affordability Strategy Presentation](#)

The Planning Commission meeting was called to order at 7:04 pm.  
 Commissioner McMahon was excused. All other members were present.

## 1 Call To Order

2 Discussion item: Potomac Yard Metro Update

**Attachments:**     [Potomac Yard Metro Update Presentation](#)

Deputy City Manager Emily Baker and Deputy Director in Planning & Zoning Jeffrey Farner gave the Commission a brief update.

## Consent Calendar

3 Subdivision #2018-0002  
 609, 611, & 613 North Columbus Street  
 Public hearing and consideration of a request for a subdivision to re-subdivide three existing lots through the adjustment of property lines; zoned: RB/Townhouse.  
 Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney

**Attachments:**     [SUB2018-0002 Staff Report](#)  
                                   [SUB2018-0002 Preliminary Plat](#)  
                                   [SUB2018-0002 Presentation](#)

**This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2018-0002. The motion carried on a vote of 6 to 0.**

4 Special Use Permit #2018-0028  
 611 & 613 North Columbus Street  
 Public hearing and consideration of a request for parking reductions and for open space modifications for two single-family dwellings; zoned: RB/Townhouse.  
 Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney

**Attachments:**     [SUP2018-0028 Staff Report](#)  
                              [SUP2018-0028 Presentation](#)

**This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2018-0028. The motion carried on a vote of 6 to 0.**

- 5**                       Special Use Permit #2018-0030  
2425 Eisenhower Avenue - Umbrella Special Use Permit for Outdoor Uses  
Public hearing and consideration of a request for a Special Use Permit to allow for outdoor food and crafts markets and amusement enterprises on an undeveloped lot; zoned: CDD #2/Coordinated Development District #2.  
Applicant: 2425 Eisenhower Avenue Acquisitions, LLC

**Attachments:**     [SUP2018-0030 Staff Report](#)  
                              [SUP2018-0030 Presentation](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0030.**

- 6**                       Subdivision #2017-0003  
2619 & 2621 Randolph Avenue  
Public hearing and consideration of a request for a subdivision with a variation to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.  
Applicant: Charles P. Halloran

**Attachments:**     [SUB2017-0003 Staff Report](#)  
                              [SUB2017-0003 Preliminary Plat](#)  
                              [SUB2017-0003 Presentation](#)

**By unanimous consent, the Planning Commission voted to approve Subdivision #2018-0003.**

## **New Business**

- 7**                       Special Use Permit #2018-0017  
421 Clifford Avenue - Mother of Light Center  
Public hearing and consideration of a request for a social service use comprised of volunteers who distribute food and clothing and conduct on-site appointments for individuals in need; zoned: CSL/Commercial Service Low.  
Applicant: Mother of Light Center

**Attachments:**     [SUP2018-0017 Staff Report](#)  
                              [SUP2018-0017 Additional Materials](#)  
                              [SUP2018-0017 Presentation](#)

**On a motion by Vice Chair Macek, seconded by Commissioner Brown, the**

---

**Planning Commission voted to recommend approval of Special Use Permit #2018-0017 as amended. The motion carried on a vote of 6 to 0.**

8

Special Use Permit #2018-0020  
4800 Brenman Park Drive - Ben Brenman Park Lighting  
Public hearing and consideration of a request to amend Special Use Permit #2015-0128 to add lights which would not be user activated in the dog park area at Ben Brenman Park; zoned: CDD #9/Coordinated Development District #9.  
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

**Attachments:**     [SUP2018-0020 Staff Report](#)  
                              [SUP2018-0020 Additional Materials](#)  
                              [SUP2018-0020 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2018-0020. The motion carried on a vote of 6 to 0.**

9

Special Use Permit #2018-0029  
116 & 120 South Payne Street - Friends of the Guest House  
Public hearing and consideration of a request for a congregate housing facility; zoned: CL/Commercial Low.  
Applicant: Friends of the Guest House, represented by Kenneth Wire, attorney

**Attachments:**     [SUP2018-0029 Staff Report](#)  
                              [SUP2018-0029 Additional Materials](#)  
                              [SUP2018-0029 Presentation](#)

**On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0029. The motion carried on a vote of 6 to 0.**

10

Text Amendment #2018-0005  
Massage Establishments  
(A) Initiation of a Text Amendment; and (B) public hearing and consideration of a Text Amendment to the Zoning Ordinance to: delete section 2-176 and add section 2-153.2 to revise the definition of medical office to include massage establishments, to rename medical office a health profession office, and to remove redundant words; to amend articles IV (Commercial, office and industrial zones), V (Mixed use zones), VI (Special and overlay zone) to transfer massage establishments from administrative special use to permitted health profession office use, replace the term medical office with health profession office, and delete massage establishments from use limitations; to amend the definitions in sections 2-126 and 2-174 and to amend sections 3-902 (RC/High density apartment zone, Permitted uses) and 7-303 (Home occupations, Use limitations) to replace the term medical office with health profession office; to amend sections 4-1202 and 4-1202.1 (I/Industrial zone) to

add health profession office as a permitted use and to transfer massage establishments from administrative special use to permitted health profession office use; to amend sections 5-402, 5-402.1, and 5-403 (CRMU-X/Commercial residential mixed use (Old Town North) zone) to add health profession office and business and professional office as permitted uses above the ground floor, and special uses on the ground floor, and to transfer massage establishments from administrative special use to permitted health profession office use as previously described; to amend section 5-511 (W-1/Waterfront Mixed use Zone, Use Limitations) to remove massage establishment as a use limitation in this zone; to amend section 6-603 (Mount Vernon Avenue urban overlay zone, Uses) to remove massage establishment; to amend 7-302 (Home occupations, Prohibited occupations) to replace medical or dental clinic with health profession office; to amend section 8-200 (Off-street parking and loading, General parking regulations) to remove massage establishments from the list of specific commercial uses; and; to amend section 11-513 (Special use permits, Administrative special use permit) to delete massage establishment and replace the term medical office with health profession office.

Staff: City of Alexandria Department of Planning & Zoning

**Attachments:**    [TA2018-0005 Staff Report](#)  
                              [TA2018-0005 Additional Materials](#)  
                              [TA2018-0005 Presentation](#)

**On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to initiate Text Amendment #2018-0005. The motion carried on a vote of 6 to 0.**

**On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Text Amendment #2018-0005. The motion carried on a vote of 6 to 0.**

- 11**                    Public hearing and consideration of the FY 2019 Long Range Planning Interdepartmental Work Program.

Staff: City of Alexandria Department of Planning & Zoning

**Attachments:**    [FY19 LRIPWP Memo & Attachments](#)  
                              [FY19 LRIPWP Presentation](#)

**On a motion by Vice Chair Macek, seconded by Commissioner Koenig, the Planning Commission voted to adopt the FY19 Interdepartmental Long Range Planning Work Program. The motion carried on a vote of 6 to 0.**

- 12**                    Development Special Use Permit #2018-0004  
                              Transportation Management Plan Special Use Permit #2018-0034  
                              4401 Ford Avenue, 3101 Park Center Drive, & 4300 King Street - Park Center Amendment  
                              Public hearing and consideration of requests for: (A) an amendment to DSUP2003-0035 with modifications to permit the conversion of two existing

buildings from office use to residential (multi-family) use; and (B) a Special Use Permit for a Transportation Management Plan for Tier 3 (multi-family building); zoned: CRMU-H / Commercial Residential Mixed Use (High). Applicant: US Park Center Owner, LLC, represented by Kenneth Wire, attorney

**Attachments:**     [DSUP2018-0004 Staff Report](#)  
                              [DSUP2018-0004 Site Plan](#)  
                              [DSUP2018-0004 Additional Materials](#)  
                              [DSUP2018-0004 Presentation](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of DSUP #2018-0004 and TMP SUP #2018-0034. The motion carried on a vote of 6 to 0.**

13

Master Plan Amendment #2018-0001  
Development Special Use Permit #2018-0008  
3000 Potomac Avenue - National Industries for the Blind  
Public hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to amend the maximum allowable building height; (B) Development Special Use Permit to amend DSUP #2016-0022 to increase the height of the building, and a request for a parking reduction; zoned CDD#10 / Coordinated Development District #10.  
Applicant: National Industries for the Blind, represented by Kenneth Wire, attorney

**Attachments:**     [DSUP2018-0008 Staff Report](#)  
                              [DSUP2018-0008 Presentation](#)

**On a motion by Commissioner Wasowski, seconded by Vice Chair Macek, the Planning Commission voted to adopt a resolution to recommend approval of MPA #2018-0001. The motion carried on a vote of 6 to 0.**

**On a motion by Commissioner Wasowski, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of DSUP #2018-0008. The motion carried on a vote of 6 to 0.**

14

Development Special Use Permit #2017-0017  
Encroachment #2018-0004  
3030 & 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Potomac Yard  
Public hearing and consideration of requests for: (A) an amendment to previously-approved Development Special Use Permit #2007-0022, as amended through Development Special Use Permit #2014-0028, with a modification and a request for a parking reduction; and (B) an Encroachment on Dogue Street for a transformer vault within the public right-of-way; zoned: CDD#10/Coordinated Development District #10.  
Applicant: APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney

- Attachments:**     [DSUP2017-0017 Staff Report](#)  
                                  [DSUP2017-0017 Site Plan](#)  
                                  [DSUP2017-0017 Additional Materials](#)  
                                  [DSUP2017-0017 Presentation](#)

**On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of DSUP #2017-0017 and ENC #2018-0004. The motion carried on a vote of 6 to 0.**

**Other Business**

- 15**                             **Please note: this item has been moved to the 6PM Work Session**  
 Discussion item: Long Range Educational Facilities Plan - Phase 2

- Attachments:**     [LREFP Memo & Attachments](#)  
                                  [LREFP Presentation](#)

**This item was moved to the Planning Commission Work Session.**

- 16**                             Commissioner’s Reports, Comments & Questions

**Minutes**

- 17**                             Consideration of the minutes from the May 1, 2018 meeting.

- Attachments:**     [May 1, 2018 Minutes](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes from the May 1, 2018 hearing. The motion carried on a vote of 6 to 0.**

- 18**     **Adjournment**

**The Planning Commission meeting was adjourned at 11pm.**

**Administrative Approvals**

SUP #2018-0022  
 106 S. Union Street  
 Request for change of ownership  
 Applicant: Virtue feed & Grain, LLC  
 Approved: 04/28/2018

SUP #2018-0025  
 210 Swamp Fox Road  
 Request for change of ownership and minor amendment to add additional operation hours and limited live entertainment

Applicant: Ismoil Rakhmatullaev  
Approved: 05/03/2018

SUP #2018-0035  
5774 Dow Avenue  
Request for change of ownership  
Applicant: T-Zo, LLC  
Approved: 05/07/2018

SUP #2018-0036  
3500 King Street  
Request for change of ownership  
Applicant: 7-Eleven  
Approved: 05/16/2018