

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, March 6, 2018

7:00 PM

City Hall Sister Cities Room 1101

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.

The Planning Commission will hold a work session prior to the public hearing to discuss Route 1 South Housing Affordability. The work session will begin at 6PM and go until approximately 7PM and will be held in the Sister Cities Conference Room, 1101, 1st floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

1 Call To Order

- 2 Election of Planning Commission Officers for Chair and Vice Chair

Consent Calendar

An item on the consent calendar will be heard only if a Board or 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.

- 3 Special Use Permit #2017-0117
3141 & 3147 Duke Street (parcel addresses: 3125 & 3127 Duke Street)
Public hearing and consideration of a request for additional outdoor dining; zoned: CG/Commercial General.
Applicant: Glory Days Grill of Alexandria, LLC
Attachments: [SUP2017-0117 Staff Report](#)
- 4 Special Use Permit #2017-0133
218 North Lee Street, 2nd floor
Public hearing and consideration of a request to operate a restaurant (currently grandfathered); zoned: CD/Commercial Downtown.
Applicant: Tandoori Nights of Alexandria, LLC, represented by M. Catharine Puskar, attorney
Attachments: [SUP2017-00133 Staff Report](#)
[SUP2017-0133 Additional Materials](#)
- 5 Special Use Permit #2018-0001
1001 A Queen Street (parcel address: 300 North Patrick Street)
Public hearing and consideration of a request for a five-year review of a rooming house and for a change of ownership; zoned: CL/Commercial Low.
Applicant: Edward V. Jordan Living Trust
Attachments: [SUP2018-0001 Staff Report](#)
- 6 Text Amendment #2018-0003
Small Accessory Buildings
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 7-202 and 2-145 regarding small accessory buildings in required yards and floor area ratio.
Staff: City of Alexandria Department of Planning & Zoning
Attachments: [TA2018-0003 Staff Report](#)

New Business

- 7 Special Use Permit #2017-0091
3410 Mount Vernon Avenue (parcel address: 3408 Mount Vernon Av) - Secret Garten Restaurant
Public hearing and consideration of a request to amend Special Use Permit 95-0033 to extend hours of operation; to add off-premises alcohol sales; for outdoor dining; and for a parking reduction; zoned: CG/Commercial General.
Applicant: Abe Hadjiesmaeiloo
Attachments: [SUP2017-0091 Staff Report](#)
[SUP2017-0091 Additional Materials](#)
- 8 Special Use Permit #2017-0122
417 King Street (parcel address: 411 King Street)- Taco Bell Cantina
Public hearing and consideration of a request to operate a restaurant with outdoor dining; zoned: KR/King Street Retail.
Applicant: TB Cantina, LLC
Attachments: [SUP2017-0122 Staff Report](#)
[SUP2017-0122 Additional Materials](#)
- 9 **FOR DISCUSSION ONLY:**
Rezoning #2018-0001
Text Amendment #2018-0002
Old Town North Arts and Cultural District
(A) Initiation of a Map Amendment; (B) Public hearing and consideration of an amendment to the City of Alexandria’s official zoning map to add the Old Town North Arts and Cultural District Overlay, which covers portions of N. Fairfax, Montgomery, Madison, First, N. Saint Asaph, N. Pitt, N. Royal, Third, and N. Washington Streets and Canal Center, more particularly shown in Figure 2.04 of the Old Town North Small Area Plan and depicted as “Required or Optional Retail or Arts and Cultural Uses”; (C) initiation of a Text Amendment; and (D) a Text Amendment to the Zoning Ordinance to add section 6-900 regarding Old Town North Arts and Cultural District.
Staff: City of Alexandria Department of Planning & Zoning
Attachments: [TA2018-0002 Memo](#)
[TA2018-0002 Additional Materials](#)
- 10 Old Town North Small Area Plan Implementation
Public hearing and consideration of the establishment of an Old Town North Streetscape and Open Space Fund and a policy for developer contributions to implement the Old Town North Small Area Plan.
Staff: City of Alexandria Department of Planning & Zoning

Attachments: [OTN SAP Implementation Developer Contributions Staff Report](#)
[OTN SAP Implementation Developer Contributions Memo](#)
[OTN SAP Implementation Developer Contributions Additional Materials](#)

- 11** Development Special Use Permit Stage 2 #2017-0023
Encroachment #2018-0002
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a mixed-use retail and residential complex, including Special Use Permit requests to increase the height of mechanical penthouses and the number of penthouses requested; and (B) an Encroachment into the public right-of-way for residential balconies and architectural projections; zoned: CDD #2/Coordinated Development District #2. Applicant: S/C Eisenhower, LLC, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7-0

Attachments: [DSUP2017-0023 Staff Report](#)
[DSUP2017-0023 Site Plan](#)
[DSUP2017-0023 Encroachment Diagram](#)
[DSUP2017-0023 Additional Materials](#)

Other Business

- 12** Commissioner Reports, Comments & Questions

Minutes

- 13** Consideration of the minutes from the January 4, 2018 meeting.
Attachments: [January 4, 2018 Minutes](#)
- 14** Consideration of the minutes from the February 6, 2018 meeting.
Attachments: [February 6, 2018 Minutes](#)

15 Adjournment

Administrative Approvals

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

SUP#2017-00137
2912 Duke Street
Request for change of ownership
Applicant: CB Squared
Approved: 02/02/2018

SUP#2017-00131
301 South Washington Street
Request for new use for a massage establishment
Applicant: Juan Hong Chen
Approved: 02/05/2018

SUP#2018-0009
602 King Street
Request for change of ownership
Applicant: Thaibox, LLC
Approved: 02/14/2018