

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, May 7, 2019

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).

## 1 Call To Order

### 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.*

- 2** Special Use Permit #2019-0013  
340 South Pickett Street (Parcel Address: 300 South Pickett Street) - Get Air Alexandria  
Public hearing and consideration of a request for a special use permit to operate an amusement enterprise; zoned: CDD #8/ Coordinated Development District #8.  
Applicant: Get Air Alexandria, LLC, represented by M. Catharine Puskar, attorney  
**Attachments:** [SUP2019-0013 Staff Report](#)
- 3** Special Use Permit #2019-0014  
190 South Whiting Street - Sunoco  
Public hearing and consideration of a request for a special use permit to expand an existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales; zoned: OCM(50)/ Office Commercial Medium (50).  
Applicant: Sunoco, LLC, represented by M. Catharine Puskar, attorney  
**Attachments:** [SUP2019-0014 Staff Report](#)
- 4** Special Use Permit #2019-0022  
3703, 4127, 4129, & 4131 Mount Vernon Avenue, 3909 Bruce Street, 3700 Commonwealth Avenue, 3900 Richmond Highway, and 101 Dale Street - Four Mile Run Park Improvements  
Public hearing and consideration of a request for a special use permit for congregate recreational facilities including a new children's play apparatus area; zoned: POS/ Public Open Space and Community Recreation & CDD #7/ Coordinated Development District #7.  
Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities  
**Attachments:** [SUP2019-0022 Staff Report](#)  
[SUP2019-0022 Additional Materials](#)

### New Business

- 5** Public hearing and consideration of the FY 2020 Long Range Planning

Interdepartmental Work Program.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [FY2020 ILRPWP Report](#)  
[FY2020 ILRPWP Additional Materials](#)

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Discussion Item: Green Building Policy Update

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [Green Building Policy Update Presentation](#)

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Special Use Permit #2019-0016

4610 King Street, Unit A3 - Silver Diner

Public hearing and consideration of a request for a special use permit to operate a restaurant with outdoor dining; zoned: CRMU-H/ Commercial Residential Mixed Use (High).

Applicant: Silver Diner Alexandria, LLC., represented by Duncan W. Blair, attorney

**Attachments:** [SUP2019-0016 Staff Report](#)  
[DSUP2013-0001 Reference: Gateway at King & Beaugard Staff Report](#)

8 & 9

Subdivision #2019-0002

5001 Eisenhower Avenue - Victory Center

Public hearing and consideration of a request to subdivide property at 5001 Eisenhower Avenue into two lots; zoned: OCM(100)/ Office commercial medium (100).

Applicant: Stonebridge Acquisitions, LLC., represented by Kenneth W. Wire, attorney

Rezoning #2019-0001 (\*Note: Rezoning #2019-0001 will be heard by the Planning Commission and City Council only if the Planning Commission grants approval of Subdivision #2019-0002)

5001 Eisenhower Avenue - Victory Center

Public hearing and consideration of a request for an amendment to the official zoning map to change the zone of the eastern portion of the property at 5001 Eisenhower Avenue from OCM(100) to CRMU-H with proffers; zoned: OCM(100)/ Office commercial medium (100).

Applicant: Stonebridge Acquisitions, LLC., represented by Kenneth W. Wire, attorney

**Attachments:** [REZ2019-0001 Staff Report](#)  
[REZ2019-0001 Additional Materials](#)

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Development Special Use Permit #2019-0003

Transportation Management Plan Special Use Permit #2019-0025

Special Use Permit #2019-0026

2000 North Beauregard Street - 2000 Beauregard, LLC

Public hearing and consideration of requests for (A) a development special use permit with site plan, subdivision, and modifications to construct a multi-family residential building; (B) a special use permit for a Transportation Management Plan for Tier 2 (multi-family building); and (C) a special use permit for a coordinated sign program (amending DSUP #2017-00019); zoned: CDD #21/ Coordinated Development District #21 (Beauregard Small Area Plan). Applicant: 2000 Beauregard LLC, represented by Jonathan Rak, attorney

**Attachments:** [DSUP2019-0003 Staff Report](#)

[DSUP2019-0003 Site Plan](#)

[DSUP2017-0019 Reference: Original Monday Properties Staff Report](#)

[DSUP2019-0003 Additional Materials](#)

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Development Special Use Permit #2018-0019

1200 North Quaker Lane (Parcel Address: 4200 West Braddock Road)- Episcopal High School Hoxton Field

Public hearing and consideration of a request for a development special use permit and site plan to permit the expansion of a private school for the construction of a new track and field and related athletic facilities (amending DSUP #2017-0021); zoned: R-20/ Single-family.

Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney

**Attachments:** [DSUP2018-0019 Staff Report](#)

[DSUP2018-0019 Site Plan](#)

[DSUP2018-0019 Additional Materials](#)

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Development Special Use Permit #2019-0002

Special Use Permit #2019-0009

Transportation Management Plan Special Use Permit #2019-0008

802 & 808 North Washington Street - Towne Motel Extension

Public hearing and consideration of a request for a development special use permit and site plan to construct a hotel with an increase in floor area ratio up to 2.5; special use permits for a loading reduction, valet parking, and a Transportation Management Plan; and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance (amending DSUP #2015-0004); zoned: CD-X/ Commercial Downtown (Old Town North).

Applicant: Shakti, LLC., represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSUP2019-0002 Staff Report](#)  
[DSUP2019-0002 Site Plan](#)

### 13 Other Business

Commissioner's Reports, Comments, and Questions.

### Minutes

14 Consideration of the minutes from the April 2, 2019 Planning Commission meeting.

**Attachments:** [April 2, 2019 Minutes](#)

### 15 Adjournment

### 16 Administrative Approvals

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

Special Use Permit #2019-0015

510 North Fayette Street

Administrative Special Use Permit request for a change of ownership for a light auto repair shop; zone CRMU/M/ Commercial Residential Mixed Use ( Medium)

Applicant: Yates Old Town Service, LLC

Approved: 04/01/2019

Special Use Permit #2019-0017

1767 King Street

Administrative Special Use Permit request for a change of ownership for a restaurant; zone KR/King Street Urban Retail

Applicant: Ashford TRS Alexandria, LLC

Approved: 04/01/2019

Special Use Permit #2019-0028

127 South Peyton Street # 101

Administrative Special Use Permit request for a change of ownership for a restaurant; zone OCH/Office Commercial High Zone

Applicant: Jose E. Carranza Gochez

Approved: 4/12/2019

Special Use Permit #2019-0003

1504-B Mount Vernon Ave.

Administrative Special Use Permit request for a change of ownership and minor amendment for additional seating and on premises alcohol sales; zone

CL/Commercial Low

Applicant: Dutpiz Inc.

Approved: 4/15/2019

Special Use Permit #2019-0027

205 South Whiting Street, Suite 100

Administrative Special Use Permit request for a new use for a restaurant; zone OCM

(50) /Office Commercial Medium

Applicant: Nga Ho

Approved: 4/19/2019

**For reasonable disability accommodation, contact  
Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**