

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action 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.

1 Call To Order

The Planning Commission meeting was called to order at 7:01 PM. All other members were present at the call to order, with Commissioner Brown arriving at 7:07 PM.

Consent Calendar**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](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0013, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

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](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0014, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

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](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0022, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

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](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the FY 2020 Long Range Planning Interdepartmental Work Program, as submitted. The motion carried on a vote of 7-0.

- 6 Discussion Item: Green Building Policy Update

Staff: City of Alexandria, Department of Planning & Zoning

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

Ann Horowitz (P&Z) and Stephanie Free (P&Z) gave the Planning Commission an update on the City's Green Building Policy, with Chair Macek recusing himself from the discussion.

- 7 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 & Beauregard Staff Report](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-0016, as amended. The motion carried on a vote of 7-0.

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](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve Subdivision #2019-0002, as submitted. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Rezoning #2019-0001, as submitted. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

10

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](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0003, Transportation Management Plan Special Use Permit #2019-0025, and Special Use Permit #2019-0026, as amended. The motion carried on a vote of 7-0.

11

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](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0019, as amended. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to reconsider and amend their vote on Development Special Use Permit #2018-0019. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0019, as amended. The motion carried on a vote of 7-0.

12

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](#)

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0002, Special Use Permit #2019-0009, and Transportation Management Plan Special Use Permit #2019-0008, as submitted. The motion carried on a vote of 7-0.

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](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of April 2, 2019, as submitted. The motion carried on a vote of 7-0.

15 Adjournment

The Planning Commission meeting was adjourned at 10:44 PM

16 Administrative Approvals

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.**