

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Docket

Tuesday, September 1, 2015

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>

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 #2015-0067
111 North Pitt Street (parcel address: 411 King Street) - Burger Fi
Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Retail.
Applicant: David J. Landry
Attachments: [SUP2015-0067 111 N Pitt St](#)

3 Special Use Permit #2015-0066
2700 Jefferson Davis Highway, Unit A - Souvlaki Bar
Public hearing and consideration of a request to operate a restaurant; zoned I/Industrial
Applicant: Souvlaki Bar, LLC
Attachments: [SUP15-066 Staff Report](#)

4 Special Use Permit #2015-0072
3000 & 3014 Colvin Street - Northern Virginia Auto Sales
Public hearing and consideration of a request to operate an automobile sales business; zoned I/Industrial.
Applicant: Thomas Judd
Attachments: [SUP15-072 Staff Report](#)

5 Special Use Permit #2015-0073
6003 Kelley Court - Child Care Home
Public hearing and consideration of a request to operate a child care home; zoned R-12/Residential Single-Family.
Applicant: Vigdonia Guzman
Attachments: [SUP15-073 Staff Report 6003](#)

6 Special Use Permit #2015-0074
1855 Emerson Avenue (Parcel Address: 520 John Carlyle Street) - Carlyle Block L
Public hearing and consideration of a request for an amendment to the Carlyle Special Use Permit (SUP #2015-0024) to allow flexibility for office or retail use; zoned CDD#1/Coordinated Development District #1.
Applicant: Post Carlyle I LLC represented by M. Catharine Puskar, attorney
Attachments: [SUP15-074 Staff Report](#)

7 Development Site Plan #2015-0012
1900 King Street - King Street Metro Reconfiguration
Public hearing and consideration of a request for approval of an amendment to Development Site Plan # 2011-0027 for improvements to the existing parking lot; zoned UT/Utility and Transportation.
Applicant: WMATA and the City of Alexandria
Attachments: [DSP15-012 Staff Report](#)

8 Street Name Case #2015-0001
430 & 450 S. Pickett Street
Public hearing and consideration of a request for approval of new public street names: Stabler Lane and Osprey Place in the Cameron Park development.
Applicant: JBG, represented by Ken Wire, attorney
Attachments: [SNC 15-01 Staff Report](#)

Unfinished Business and Items Previously Deferred

9 Special Use Permit #2015-0028
Encroachment #2015-0003
2312 Mount Vernon Avenue (Parcel Addresses: 2318 Mount Vernon Avenue & 111 East Oxford Avenue) - Pork Barrel BBQ, Holy Cow, and The Sushi Bar
Public hearing and consideration of: A) a request to amend existing Special Use Permit #2010-0011 to increase number of seats, add live entertainment, and for a parking reduction; and B) a request for an encroachment into the public right-of-way; zoned CL/Commercial Low, Mount Vernon Avenue Urban Overlay, and R2-5/Residential Single and Two Family.
Applicant: Hog Thaid LLC
[This case was deferred from the June 2, 2015 Planning Commission hearing.]

Attachments: [SUP15-028 Staff Report](#)

New Business

10 Special Use Permit #2015-0055
612-C South Pickett Street (Parcel Address: 600 South Pickett Street) - General Automobile Repair
Public hearing and consideration of a request to operate a general automobile repair business; zoned I/Industrial.
Applicant: Mohammad S. Khan
Attachments: [SUP15-055 Staff Report](#)
[SUP15-055 Additional Materials](#)

11

Special Use Permit #2015-0056
2216 Mount Vernon Avenue - Del Ray Pizzeria
Public hearing and consideration of a request for an amendment to existing Special Use Permit #2014-0033 to allow for restaurant seating and dining in the second floor with an existing parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay.

Applicant: Del Ray Pizzeria LLC

Attachments: [SUP15-056 Staff Report](#)

12

Special Use Permit #2015-0063
1314 King Street - Marlowe Ink
Public hearing and consideration of a request to operate an amusement enterprise (tattoo and body piercing establishment) and for a parking reduction; zoned KR/King Street Retail.

Applicant: James Marlowe represented by Trish McMaugh, agent

Attachments: [SUP15-063 Staff Report](#)

13

Special Use Permit #2015-0064
100-120 East Windsor Avenue - The Del Ray Montessori School
Public hearing and consideration of requests (A) to amend previously approved Special Use Permit #2014-0084 to increase enrollment and increase hours of operation at an existing private academic school and day care center and (B) for a parking reduction; zoned R-2-5/Residential Single or Two-Family.

Applicant: The Del Ray Montessori School represented by Sarah Fondriest

Attachments: [SUP15-064 Staff Report](#)

14

Development Special Use Permit #2015-0002
Transportation Management Plan SUP #2015-0057
3640 Wheeler Avenue - EZ Storage
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a storage facility including special use permits approval for an increase in Floor Area Ratio (FAR) and a parking reduction; (B) A special use permit for a transportation management plan; zoned I/Industrial.

Applicant: Siena Corporation represented by M. Catharine Puskar, attorney

Attachments: [DSUP15-002 Preliminary Site Plan](#)

[DSUP15-02 Staff Report](#)

15

Development Special Use Permit # 2015-0006
Transportation Management Plan SUP #2015-0094
4880 Mark Center Drive - Mark Center Plaza IA - Building 5
Public hearing and consideration of a request for an extension and update to standard conditions, including the conditions relating to the TMP, to previously approved Development Special Use Permit #2007-0027; zoned CDD #4/Coordinated Development District #4.
Applicant: Institute for Defense Analyses represented by Kenneth Wire, attorney

Attachments: [DSUP15-006 Staff Report](#)

16

Development Special Use Permit #2014-0028
3000 Potomac Avenue - National Industries for the Blind - Potomac Yard
Public hearing and consideration of requests to amend previously approved Development Special Use Permit #2012-0013, to construct an office building, including Special Use Permit approval for a parking reduction and for site plan modifications; zoned CDD# 10/Coordinated Development District #10.
Applicant: National Industries for the Blind represented by Kenneth Wire, attorney

Attachments: [DSUP14-028 Staff Report](#)

17 Minutes

Consideration of the meeting minutes for the July 7, 2015 Planning Commission meeting.

Attachments: [July 7, 2015 Meeting Minutes](#)

Oral Reports by Planning Commission Members

Other Business

18 Adjournment

Administrative Approvals

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance. More information on approved and pending Administrative Special Use Permits is available at: <http://www.alexandriava.gov/planning/info/default.aspx?id=18476>

SUP2015-0065
2300 Mt Vernon Ave
Change of ownership of a restaurant and minor amendment to sell alcohol on its premises.
Applicant: Culinary Concepts, LLC by Larry Ponzi
Approved 7/7/2015

SUP2015-0061
410 E Glebe Rd
Request to operate a restaurant.
Applicant: Betelhem Lando
Approved 7/14/2015

SUP2015-0059
330 John Carlyle St
Change of ownership of a restaurant.
Applicant: John Eberhardt
Approved 7/14/2015

SUP2015-0058
2309 Mt Vernon Ave
Change of ownership of a restaurant.
Applicant: Stomping Ground, LLC by Erik Dorn
Approved 6/30/2015