

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Action Docket

**Tuesday, December 3, 2013**

**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 - Anyone who wishes to speak at a public hearing must complete a speaker form. Speaker forms may be completed online before the hearing at <http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form> . Speaker forms may also be completed at the hearing or in the Planning & Zoning Office in City Hall, 301 King Street Suite 2100. If this is the first time speaking before the Planning Commission, some helpful information may be found at**

**<http://alexandriava.gov/uploadedFiles/planning/revise%20speaker.pdf>**

**1. Call To Order**

The Planning Commission hearing was called to order at 7:00pm.

**Present:** Wasowski, Dunn, Komoroske, Wagner, Lyman, Macek

**Absent:** Hyra

**Consent Calendar**

- 2.** City Charter Section 9.06 Case #2013-0005  
1205 South Alfred Street - Ford Foundation Property  
Public hearing and consideration of a request for Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned RC/High density apartment. Staff: Department of Recreation Parks and Cultural Activities  
**Without objection, the Planning Commission deferred the City Charter Section 9.06 Case #2013-0005.**
- 3.** Special Use Permit #2013-0075  
600 S. Pickett Street - German Auto Center  
Public hearing and consideration of a request to operate a general auto repair shop; zoned I / Industrial. Applicant: German Auto Group of Alexandria, LLC represented by Roland Joun  
**Attachments:** [SUP13-075\\_Staff Report](#)  
**This item was moved to the regular agenda.**  
**On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0075 as amended. The motion carried on a vote of 6 to 0.**
- 4.** Special Use Permit #2013-0077  
682 S. Pickett Street (Parcel Address: 660 S. Pickett St.) - King Pollo Restaurant  
Public hearing and consideration of a request to operate a restaurant; zoned CG/Commercial General. Applicant: Mihn Hwan Oh represented by Bruce D.S. Kim  
**Attachments:** [SUP13-077\\_Staff Report](#)  
**By unanimous consent, the Planning Commission voted to recommend approval of SUP #2013-0077.**
- Unfinished Business and Items Previously Deferred**
- 5.** Special Use Permit #2013-0069  
251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) - El Cuscatleco Restaurant

Public hearing and consideration of a request for an amendment to an existing special use permit (SUP #2012-0028) to allow live entertainment; zoned CDD #12 / Coordinated Development District.

Applicant: Fossal, Inc. represented by Nicholas Gehrig, attorney

**Attachments:**     [SUP13-069 Staff Report](#)

**On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0069. The motion carried on a vote of 6 to 0.**

## New Business

6.                   Special Use Permit #2013-0076  
5 Cameron Street - Blackwall Hitch Restaurant  
Public hearing and consideration of a request to operate a restaurant; zoned CD/Commercial Downtown.  
Applicant: Blackwall Hitch Associates, LLC represented by Duncan Blair, attorney  
  
**Attachments:**     [SUP13-076 Staff Report](#)  
  
**On a motion by Vice Chair Dunn, seconded by Commissioner Wagner, the Planning Commission voted to recommend approval of SUP #2013-0076. The motion carried on a vote of 6 to 0.**
  
7.                   Special Use Permit #2013-0074  
1106 & 1108 King Street - Notting Hill Restaurant  
Public hearing and consideration of a request for an amendment to an existing special use permit to allow an outdoor bar and to remove various special use permit conditions; zoned KR/King Street Retail.  
Applicant: Notting Hill Restaurant & Bar, LLC represented by Amir Jahangeri  
  
**Attachments:**     [SUP13-074 Staff Report](#)  
  
**On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0074 as amended. The motion carried on a vote of 6 to 0.**
  
8.                   Development Special Use Permit #2013-0014  
3300 King St. - T.C. Williams High School Tennis Courts  
Public hearing and consideration of a request for an amendment to a previously approved development special use permit and site plan (DSUP #2002-0044) to allow lighted tennis courts at a public high school; zoned R-20/Single Family.  
Applicant: Alexandria City Public Schools  
  
**Attachments:**     [DSUP13-014 Staff Report](#)  
  
**On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend denial of the request to install**

lighting at the tennis courts and staff's amendments to conditions 85 and 86A. The motion carried on a vote of 3-2-1 with Chairman Komoroske and Commissioner Macek voting against and, Commissioner Wagner abstaining.

On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission recommended approval of the request to add tennis courts as amended. The motion carried on a vote of 6 to 0.

9.

Master Plan Amendment #2013-0007

Eisenhower East Plan Amendment

A) Initiation of a Master Plan Amendment; B) Public hearing and consideration of a request for an amendment to the Eisenhower East Design Guidelines in the Eisenhower East Small Area Plan chapter of the Master Plan to revise the required sidewalk materials.

Staff: Department of Planning and Zoning.

**Attachments:** [MPA13-007 Staff Report.pdf](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Wagner, the Planning Commission voted to initiate MPA #2013-0007. The motion carried on vote of 6 to 0.

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution and recommend approval of MPA #2013-0007. The motion carried on a vote of 6 to 0.

### Oral Reports by Planning Commission Members

Commissioner Wasowski gave an update on the activities of the Transportation Commission.

Commissioner Lyman gave an update on the activities of the Housing Master Plan Advisory Committee.

Vice Chair Dunn gave an update on the activities of the Waterfront Commission.

Commissioner Wagner gave an update on the activities of the Potomac Yard Metrorail Implementation Work Group.

### New Business Continued

10.

Master Plan Amendment #2013-0005

Housing Master Plan

A) Initiation of a Master Plan Amendment; B) Public hearing and consideration of an amendment to the City of Alexandria Master Plan to incorporate the Housing Master Plan chapter. Staff: Office of Housing

**Attachments:** [MPA13-005 Staff Report](#)  
[MPA13-005 Revised Draft Housing Master Plan](#)

On a motion by Commissioner Wagner, seconded by Commissioner Lyman,

the Planning Commission voted to initiate MPA #2013-0005. The motion carried on vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution and recommend approval for Master Plan Amendment #2013-0005 as amended. The motion carried on a vote of 6 to 0.

11.

Text Amendment #2013-0013

A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to implement amendments to the Zoning Ordinance recommended by the Housing Master Plan including an amendment to Section 7-700 regarding bonus density in exchange for affordable housing and an amendment to Section 8-200 (F) regarding the parking requirements for affordable housing projects that undergo a substantial renovation. Staff: Office of Housing

**Staff report and attachments are listed under docket item #10**

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to initiate TA #2013-0013. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of the text amendment to Section 8-200(F)(4). The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to defer the text amendment to Section 7-700. The motion carried on a vote of 6 to 0.

12.

Text Amendment #2013-0009

Transportation Management Plans

A) Initiation of text amendment; B) Public hearing and consideration of a text amendment to Section 11-700 of the Zoning Ordinance to establish new regulations regarding Transportation Management Plan Special Use Permits. Staff: Department of Transportation and Environmental Services

**Attachments:**     [TA13-009\\_Staff Report](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to defer TA #2013-0009. The motion carried on a vote of 5 to 1, with Commissioner Wagner voting against.

13.

Text Amendment #2013-0003

Protest Petitions

A) Initiation of a text amendment; B) Public hearing and consideration of amendments to Section 11-808 of the zoning ordinance regarding protest petitions. Staff: Department of Planning and Zoning

**Attachments:**     [TA13-003\\_Staff Report](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to initiate TA #2013-0003. The motion carried on a vote of 6 to 0.

On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of TA #2013-0003 as amended. The motion carried on a vote of 6 to 0.

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to adopt the policy as set forth in Attachment #2 of the staff report. The motion carried on a vote of 6 to 0.

### **Other Business**

No other business was discussed.

### **Minutes**

14. Consideration of the Planning Commission minutes of November 7, 2013.

Attachments:     [November 7, 2013 Minutes](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to approve the minutes of November 7, 2013. The motion carried on a vote of 6 to 0.

15.     **Adjournment**

The Planning Commission meeting was adjourned at 12:50 a.m.