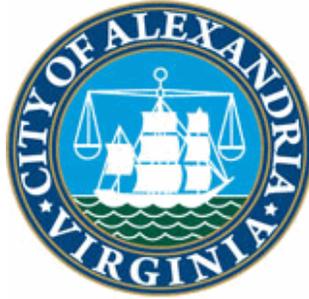


City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, December 6, 2016

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 7:00pm. All members were present.

2 Discussion Item: Update on the Old Town North Small Area Plan process.

Attachments: [Draft Chapters released as of November 15, 2016](#)

The Planning Commission received a presentation and an update from staff.

Consent Calendar

3 Special Use Permit #2016-0077
1508 Mount Vernon Avenue - Junction Bakery & Bistro
Public hearing and consideration of a request for an amendment to SUP #2015-0102 to allow off-premises alcohol sales; zoned: CL/Commercial Low.
Applicant: Noe Landini
[This case was deferred from the December 6, 2016 hearing.]

Attachments: [SUP2016-0077 Staff Report](#)
[SUP2016-0077 Additional Materials](#)

Without objection, the Planning Commission deferred Special Use Permit #2016-0077.

4 Special Use Permit #2016-0081
5428 Eisenhower Avenue (parcel address: 5400 Eisenhower Av) - Team Red, White & Blue
Public hearing and consideration of a request to operate a fraternal or private club; zoned: OCH/Office Commercial-High.
Applicant: Team Red, White & Blue, represented by M. Catharine Puskar, attorney

Attachments: [SUP2016-0081 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0081.

5 Encroachment #2016-0008
310 South Saint Asaph Street
Public hearing and consideration of a request for an encroachment into the public right-of-way for a front stoop; zoned: RM/Residential Medium-Townhouse.
Applicant: Cheryl Jaeger

Attachments: [ENC2016-0008 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Encroachment #2016-0008.

Unfinished Business and Items Previously Deferred

- 6 Special Use Permit #2016-0041
1400 Duke Street - J & S Restaurant
Public hearing and consideration of requests to operate a restaurant and for a parking reduction; zoned: OCM (50)/Office Commercial Medium.
Applicant: J & S Restaurant, LLC
[Deferred from the November 1, 2016 hearing.]

Attachments: [SUP2016-0041 Staff Report](#)
 [SUP2016-0041 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to approve SUP #2016-0041 as amended. The motion carried on a vote of 7 to 0.

New Business

- 7 Text Amendment #2016-0007
Location of Accessory Buildings and Free-standing Garages
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to Section 7-202 and Section 7-2505 of the Zoning Ordinance regarding proximity of accessory buildings and free-standing garages located on single-family and two-family dwelling lots to buildings on adjacent lots.
Staff: City of Alexandria Department of Planning and Zoning

Attachments: [TA2016-0007 Staff Report](#)
 [TA2016-0007 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2016-0007. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2016-0007. The motion carried on a vote of 7 to 0.

- 8 Development Special Use Permit #2016-0009
4643 Taney Ave - Patrick Henry School and Recreation Center
Public hearing and consideration of a request for a Development Special Use Permit with site plan to construct a school and community center building, including Special Use Permit requests for additional height of a public school building; for an indoor and outdoor recreation facility and community center; for more than one mechanical penthouse; for a mechanical penthouse exceeding 15 feet in height; and to increase the number of parking spaces above those required by the Zoning Ordinance; zoned R-12/Residential.

Applicant: Alexandria City Public Schools and City of Alexandria

- Attachments:** [DSUP2016-0009 Staff Report](#)
 [DSUP2016-0009 Additional Materials](#)
 [DSUP2016-0009 Site Plan](#)

On a motion by Commissioner Koenig, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0009 as amended. The motion carried on a vote of 7 to 0.

9

Development Special Use Permit #2016-0008
 Transportation Management Plan SUP #2016-0060
 930 North Henry Street - Carpenter’s Shelter
 Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan, with modifications, to construct a multi-family residential building and homeless shelter, including Special Use Permits for an increase in the number of allowable penthouses; for increased density for mixed use pursuant to Section 5-305(C); and for increased density for affordable housing pursuant to Section 7-700; and (B) a Special Use Permit for a Transportation Management Plan; zoned: CRMU-H/Commercial-Residential Mixed Use (High).
 Applicant: Carpenter’s Shelter, represented by Duncan Blair, attorney

- Attachments:** [DSUP2016-0008 Staff Report](#)
 [DSUP2016-0008 Additional Materials](#)
 [DSUP2016-0008 Site Plan](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0008. The motion carried on a vote of 7 to 0.

10

Development Site Plan #2016-0016
 600, 600A, 601, 602, 603, 604, 606 President Ford Lane and 1416, 1418, 1422, 1426 Janneys Lane - Oak Grove Amendment and Extension
 Public hearing and consideration of a request for an amendment to and extension of a previously approved Development Site Plan for eight single-family homes (DSP #2004-0005) to allow construction of the remaining undeveloped Lot 9 with a new unit type and to update lot and building tabulations; zoned R-20/Residential Single-family.
 Applicant: Oak Grove Estates, LC, represented by Jack Perkins

- Attachments:** [DSP2016-0016 Staff Report](#)
 [DSP2016-0016 Additional Materials](#)
 [DSP2016-0016 Site Plan](#)

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to approve Development Site Plan #2016-0016 as amended. The motion carried on a vote of 7 to 0.

Other Business

- 11 Commissioner’s Reports, Comments, & Questions
- Commissioner Lyle gave an update on the Eisenhower West/Van Dorn Implementation Plan.**
- Commissioner Koenig gave an overview of the Patrick Henry Advisory Group and lessons learned from observation of the process.**

Minutes

- 12 Consideration of the minutes from the November 1, 2016 Planning Commission meeting.
- Attachments:** [November 1, 2016 Minutes](#)
- Without objection, the Planning Commission approved the minutes from the November 1, 2016 meeting.**

13 **Adjournment**

The Planning Commission meeting was adjourned at 11:55PM.

Administrative Approvals

SUP2016-00073
1767 King Street
Minor amendment request to change ownership for an existing restaurant.
Applicant: W-LCP Alexandria VII, LLC.
Approved: 10/31/2016

SUP2016-00071
107 N Fayette Street
Administrative Special Use permit request to operate a restaurant with accessory catering operation
Applicant: Meggrolls, One
Approved: 11/01/2016

SUP2016-00072
3120 Colvin Street
Minor amendment request to previous SUP2016-000042 to expand the size of an existing temporary trailer
Applicant: Bruce Raiszadeh
Approved: 10/28/2016

SUP2016-00066

2762 Duke Street

Administrative Special Use Permit request for a change of ownership and a minor amendment of SUP2001-00009 to amend condition #2, #4 and #5 to reduce the off-site parking requirement and remove the shuttle requirement.

Applicant: Victory Temple Missionary Baptist Church (VTMBC)

Approved: 11/07/2016