

City of Alexandria

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



Docket

Tuesday, March 1, 2016

7:30 PM

City Hall Council Chambers

Planning Commission

1 Call To Order

- 2 Election of Planning Commission Officers for Chair and Vice Chair

Consent Calendar

- 3 Special Use Permit #2015-0136
277 South Washington Street #110 - barre3 Alexandria
Public hearing and consideration of a request to operate a commercial school;
zoned: CD/ Commercial Downtown.
Applicant: barre3 Alexandria, represented by Michelle Rosati, attorney
Attachments: [SUP2015-0136 Staff Report](#)
[SUP2015-0136 Presentation](#)
- 4 Special Use Permit #2015-0140
1127 King Street, 2nd floor - Escape Quest
Public hearing and consideration of a request to operate an amusement
enterprise and for a parking reduction; zoned: KR/King Street Retail.
Applicant: Escape Quest, LLC
Attachments: [SUP2015-0140 Staff Report](#)
[SUP2015-0140 Presentation](#)
- 5 Development Special Use Permit #2015-0030
5740 Edsall Road - Edsall Road Shell Gas Station
Public hearing and consideration of a request for an extension and update to
standard conditions of previously-approved Development Special Use Permit
#2011-0032 to construct a full service gas station with a convenience store and a
drive-thru carwash facility and a Special Use Permit request for a parking
reduction; zoned CG/Commercial General.
Applicant: NOVA Petroleum Realty, LLC represented by M. Catharine Puskar,
attorney
Attachments: [DSUP2015-0030 Staff Report](#)
[DSUP2015-0030 Preliminary Site Plan](#)
[DSUP2015-0030 Presentation](#)

New Business

- 6 Special Use Permit #2015-0130
Encroachment #2015-0007
535 East Braddock Road (parcel address: 501 East Braddock Road) - Dos
Amigos
Public hearing and consideration of requests for: (A) an amendment to an
existing Special Use Permit (SUP #2012-0039) for additional outdoor dining
seats and a request for a parking reduction; and (B) an Encroachment into the
public right-of-way for outdoor dining; zoned: CRMU-H/Commercial

Residential Mixed Use/High.

Applicant: Cucotan, LLC represented by Duncan Blair, attorney

Attachments: [SUP2015-0130/ENC2015-0007 Staff Report](#)

[ENC2015-0007 Encroachment Plat](#)

[SUP2015-0130/ENC2015-0007 Additional Materials](#)

[SUP2015-0130 ENC2015-0007 Presentation](#)

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Special Use Permit #2015-0139

3500 King Street - Sunoco, Inc. (R&M)

Public hearing and consideration of a request to amend SUP #2004-0047 to add off-premises alcohol sales at an existing convenience store and gas station; zoned: CG/Commercial General. Applicant: Sunoco, Inc. (R&M), represented by Nathan Schmalhofer, agent

Attachments: [SUP2015-0139 Staff Report](#)

[SUP2015-0139 Presentation](#)

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Master Plan Amendment #2015-0009

Text Amendment #2016-0001

Rezoning #2015-0005

Coordinated Development District Concept Plan #2015-0008

Development Special Use Permit #2015-0019

Coordinated Sign Program Special Use Permit #2015-0115

TMP Special Use Permit #2015-0116

Special Use Permit #2016-0001

Encroachment #2016-0001

530 First Street (parcel address: 500 First Street) and 901 North Saint Asaph Street

ABC/Giant- Edens

Public hearing and consideration of requests for: (A) Amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation for the site from CG to CDD#25 and to amend the height map for the site from 50 to 77 feet; (B) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #25; (C) Amendment to the official zoning map for 530 First Street and 901 North Saint Asaph Street from CG to CDD#25/Coordinated Development District #25; (D) Coordinated Development District Concept Plan; (E) Development Special Use Permit, with modifications, and Special Use Permits for more than one rooftop penthouse and a parking reduction, to construct a mixed-use building with 232 residential units and ground-level commercial uses; (F) Special Use Permit for a Coordinated Sign Program; (G) Special Use Permit for a Transportation Management Plan; (H) Special Use Permit for multiple commercial uses; and (I) Encroachment request to locate an underground electric transformer in the public right-of-way; zoned CG/Commercial General. Old Town North Small Area Plan.

Applicant: Giant Alexandria E&A, LLC represented by M. Catharine Puskar, attorney

Attachments: [MPA2015-0009 Staff Report](#)
[MPA2015-0009 Site Plan](#)
[MPA2015-0009 CDD Concept Plan](#)
[MPA2015-0009 Additional Materials](#)
[MPA2015-0009 Presentation](#)

Minutes

9 Consideration of the meeting minutes for the February 2, 2016 and February 4, 2016 Planning Commission hearings.

Attachments: [February 2, 2016 Minutes](#)
[February 4, 2016 Minutes](#)

Other Business

10 Discussion Item: Affordable Housing

Attachments: [Affordable Housing Presentation](#)

11 Commissioner's Reports, Comments & Questions

12 Adjournment

Administrative Approvals

SUP2015-00134
672 S. Pickett Street
Request for a minor amendment to adjust hours of operation for a restaurant.
Applicant: Seifu Tessema
Approved: 1-22-2016

SUP2015-00133
1603 Commonwealth Avenue
Request for a change of ownership for a restaurant.
Applicant: Washout, LLC
Approved: 1-22-2016