

Docket Item #17

Planning Commission Meeting
June 4, 2013

Consideration of approval of the Planning Commission minutes of the public hearing meeting of May 7, 2013.

***** MINUTES *****

ALEXANDRIA PLANNING COMMISSION

MAY 7, 2013

7:30 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

John Komoroske, Chair
Stewart Dunn, Vice Chair
Maria Wasowski
Nate Macek
Mary Lyman
Derek Hyra
Eric Wagner

Members Absent:

None

Staff Present:

Faroll Hamer	Department of Planning & Zoning
Joanna Anderson	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Gwen Wright	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Tony Sommers	Department of Planning & Zoning
Jill Schaup	City Attorney

1. Call to Order.

The Planning Commission public hearing was called to order at 7:30 P.M.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

2A C. Master Plan Amendment #2013-0001

Rezoning #2013-0001

34A, 36 and 100 South Reynolds Street-Washington Suites Residences

Public Hearing and Consideration of requests for: A) Master Plan Amendment to the Landmark/Van Dorn Small Area Plan to amend the land use maps for 34A and 36 S. Reynolds St. from Medium/High Residential CG/Commercial General to Medium/High Residential RH/High Density Apartment; and B) a zoning map amendment (rezoning) to amend the zoning of 34A and 36 S. Reynolds St. from CG/Commercial General to RC/High Density Apartment; zoned RC/High Density Apartment and CG/Commercial General. Applicant: Duke Street Investors, LC represented by Jonathan Rak, attorney

Planner Richard Lawrence gave a presentation.

Speaker:

Jonathan Rak, attorney representing the applicants, spoke in support of the application.

PLANNING COMMISSION ACTION:

Master Plan Amendment #2013-0001:

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution for MPA #2013-0001 to amend the Landmark/Van Dorn Small Area Plan to change the master plan designation from CG to RH on land use maps 10 and 11 and the master plan designation from CG to RC on zoning maps 13 and 14. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission found that the proposed amendment was consistent with the intent of the Landmark/Van Dorn Small Area Plan.

Rezoning #2013-0001:

On a motion made by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of the Rezoning #2013-0001, to revise the zoning designation from CG/Commercial General to RC/High density apartment zone at 34A and 36 South Reynolds Street. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff recommendations and found that the proposed amendment was consistent with the intent of the Landmark/Van Dorn Small Area Plan.

Development Site Plan #2012-0032

On a motion made by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to approve the DSP #2012-0032, with modifications, subject to applicable codes, ordinances and conditions with amendments to delete condition 46 and add conditions 3(g) and 37(a). The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. At a minimum the Landscape Plan shall:
 - g. **CONDITION ADDED BY PLANNING COMMISSION:** Enhance the plant material proposed in the landscape areas between the parking lot and the street to ensure that it adequately screens parked cars from Reynolds Street. A landscape plan showing this enhanced landscaping shall be submitted for review with the first final site plan. (PC)

37. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
CONDITION ADDED BY PLANNING COMMISSION:
 - a. The hours of noise-producing outdoor construction will be limited to between the hours of 8:00 am to 5:00 pm Monday through Friday. Outdoor construction activities which do not produce excessive noise will be limited to between the hours of 7:00 am and 6:00 pm. This condition will not apply to the final two week of construction during which time noise-producing outdoor construction may be performed between the hours of 7:00 am and 6:00 pm, as necessary. (PC)

NEW BUSINESS:

3. Public Playspace Policy
Public hearing and consideration of the adoption of a public playspace policy. Staff: Department of Recreation, Parks and Cultural Activities.

PLANNING COMMISSION ACTION: The Planning Commission noted the deferral of this item.

4. Section 9.06 Case #2013-0003
Eisenhower Avenue - Between Mill Road and Holland Lane
Public hearing and consideration of a request for Planning Commission to review whether the purchase of property for use as public right-of-way for the Eisenhower Widening Project is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Transportation and Environmental Services

PLANNING COMMISSION ACTION: The Planning Commission noted the deferral of this item.

5. Subdivision #2013-0002
724 and 726 Timber Branch Drive
Public hearing and consideration of a request for approval of a plat of subdivision with variations to adjust the property line between two lots; zoned R8/Single Family.
Applicant: DuMor Properties, LLC by Duncan Blair, attorney

Acting Deputy Director Joanna Anderson gave a presentation and answered questions from the Commission.

Speaker:

Duncan Blair, attorney representing the applicant, spoke in support of the application.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wagner, seconded by Commissioner Wasowski, the Planning Commission approved SUB #2013 0002. The motion passed on a vote of 6 0. Vice Chair Dunn abstained.

- 6A&B. Subdivision #2013-0005
Development Site Plan #2012-0029
333 North Royal Street and 316 Princess Street - The Middleton Townhomes
Public hearing and consideration of a request for A) a request to subdivide the subject properties into four lots; and B) a development site plan, with modifications, to construct four residential townhomes; zoned RM/Townhouse. Applicant: Royal MarketPlace, LLC by Scott Mitchell

Principal Planner Dirk Geratz gave a presentation and answered questions from the Commission.

Speakers:

Ms. Mary Catherine Gibbs, attorney representing the applicant, spoke in support of the applications.

Ms. Jennifer Smith, president of the Gadsby's Court Homeowner's Association and resident of 312 Princess Street, spoke in support of the applications but expressed concerns with the width of the alley. Ms. Smith requested that the staff and the Planning Commission widen the alley to ensure adequate access to the proposed parking spaces. Ms. Smith also noted that the Homeowner's Association was asked, by the Alexandria Police Department, to install a fence at the end of the alley. Ms. Smith was concerned that this fence would be removed.

Ms. Mary Schmidt, resident of 314 Princess Street, expressed concern with the width of the alley, the use of the alley by the proposed townhome residents and the ability of the alley to handle two-way traffic.

Ms. Carolyn Merck, resident of 324 North Royal Street, expressed concerns with the height and mass of the proposed townhomes, particularly in relation to the adjacent townhomes. Ms. Merck also expressed concerns with the proposed open space and the width of the alley.

She noted that the elimination of the proposed elevators could reduce the height of the proposed townhomes, allow a greater setback from North Royal Street and provide additional open space.

Ms. Yvonne Weight Callahan, president of the Old Town Civic Association, requested that the mass and scale of the corner unit be modified. Ms. Callahan expressed concern with potential damage to the private alley.

Ms. Gail Manza, resident of 310 Princess Street, expressed concerns with the width of the existing alley and the bus stop location identified in recommendation R-1 on page 30 of the staff report. Ms. Manza requested the opportunity to work with staff prior to determining the final location of the bus stop.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION:

Subdivision #2013-0005:

On a motion by Commissioner Lyman, seconded by Commissioner Wagner, the Planning Commission approved the subdivision. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission found that the proposed subdivision was consistent with the subdivision standards outlined in Sections 11-1708 and 11-1710 of the Zoning Ordinance.

Development Site Plan #2012-0029:

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission approved DSP# 2012-0029, subject to compliance with all applicable codes, ordinances and conditions, as amended. The Planning Commission added condition 38A and amended the Transportation and Environmental Services recommendation R-1. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission found that the proposed development site plan was consistent with the neighborhood character, but noted concerns with the turning movements and alley width proposed.

38A. CONDITION ADDED BY PLANNING COMMISSION: The applicant shall continue to work with staff to ensure that all turning movements using a City standard vehicle will not encroach onto properties adjacent to the 10-foot alley to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. To achieve adequate turning movements, the alley may be expanded approximately 2 feet and the approved open space for the site may be reduced by no more than 5 percent to the satisfaction of the Directors of P&Z and T&ES. If the open space reduction exceeds 5 percent, the applicant shall return to Planning Commission. Additionally, the Directors of

P&Z and T&ES will consult with the abutting neighbors with regard to a revised site plan addressing the turning movements. (PC)

R-1. RECOMMENDATION AMENDED BY PLANNING COMMISSION: Make bus stop on southbound North Fairfax Street at Princess Street ADA compliant, in consultation with the adjacent neighbors. ADA compliance includes:

- a. Install an unobstructed eight (8) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross-slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.
- b. Create a 90 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb for bus stops located far-side of an intersection. If the bus stop is located on a bulb out / extension into the roadway, the 90-foot "No Parking, Bus Stop Zone" shall not be required. (T&ES)(PC)

7. Special Use Permit #2013 0004
321 South Washington Street Bubble Tea Café
Public Hearing and Consideration of a Special Use Permit request to operate a restaurant and a request for a parking reduction; zoned CD/Commercial Downtown. Applicant: Chi Squared, LLC by Jessica Gurney

Planner Nathan Randall gave a presentation.

Speakers:

Franchesco Abbruzzetti, business owner at 305 South Washington Street, expressed concern about the lack of available parking in the area.

Jessica Gurney, applicant, spoke in support of the request.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Mr. Macek, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

8. Special Use Permit #2013-0007
100 East Windsor Avenue - Del Ray Montessori School Expansion
Public Hearing and Consideration of a request for an SUP amendment to a previously

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approved SUP (SUP #2011-0062) for the expansion of an existing child care center and private academic school, and a request for a parking reduction; zoned R-2-5/Single and Two-Family and RB / Townhouse. Applicant: The Del Ray Montessori School by Sarah Fondriest

Planner Nathan Randall gave a presentation.

Speakers:

Sarah Fondriest, applicant, spoke in support of the request.

J. Page Turney, 12 West Oak Street, spoke in support of the request.

Sarah Hout, representing the Del Ray Citizens Association's Land Use Committee, expressed support for the school generally but spoke in favor of finding an alternative student pick-up/drop-off arrangement.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Wagner, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

9. Special Use Permit #2013-0008
4001 Mount Vernon Avenue - Automobile Service Station
Public Hearing and Consideration of a request for an amendment to a previously approved SUP (SUP #2010-0001) for the continued operation of a noncomplying automobile service station; zoned NR/Neighborhood Retail (Arlandria). Applicant: Roshan Enterprises, Inc.

Planner Nathan Randall gave a presentation and answered questions from the Commission.

Speakers:

Zeeshan Ahmad, applicant, spoke in support of the request.

PLANNING COMMISSION ACTION, MAY 7, 2013: On a motion by Ms. Wasowski, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

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Chairman Komoroske closed the public hearing.

10A&B.Special Use Permit #2013-0009

City Charter Section 9.06 Case #2013-0002

101 & 107 North Union Street - Restaurant

Public Hearing and Consideration of requests A) to operate a restaurant; and B) for Planning Commission to review whether the proposed use of a portion of the City Marina for private outdoor restaurant seating is consistent with the City of Alexandria Master Plan; zoned KR/King Street Retail and WPR/Waterfront Park and Recreation. Applicant: The Waterfront Market, LLC by John P. Manor and Orawan Jitwiwat

Planner Richard Lawrence gave a presentation and answered questions from the Commission.

Speakers:

Yvonne Callahan, president of Old Town Civic Association, indicated that due to time constraints OTCA was unable to vote on the project but agreed that in general there is a lot to like about it. They like that it is in Old Town, the hours, and that it is a project done by the owner of Bittersweet. They expressed concern about the use of public space for private enterprise, indicating the concept may not be a bad idea if the City will use the revenue from the leasing of public spaces to fund the acquisition of additional open spaces that would be accessible to the public. Ms. Callahan also requested that the location of benches to be removed along King Street be relocated in the general area to retain the seating for bus stop and trolley riders.

Lynn Hampton, resident of 215 Park Rd, supports the project. Ms. Hampton expressed that the use compliments the history of the Waterfront as a seaport town and adds permanence to the use of the retail space as well as bringing much needed activity, services, and dining to the Waterfront area boaters and residents. She acknowledged the limitations of current policy but said because she and her husband are sailors and their only regret is that the outdoor dining hours aren't longer as they would enjoy sitting on the dock at a restaurant up until 1:00 am when they return from sailing.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission recommended approval of SUP #2013-0009 and found the use of a portion of the City Marina for outdoor restaurant seating consistent with the Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

11. Special Use Permit #2013 0011
1321 & 1423 Leslie Avenue Commonwealth Academy

Public hearing and consideration of a request for an SUP amendment to a previously approved SUP (SUP #2011 0012) to expand an existing private school; zoned CSL/Commercial service low. Applicant: Learning Foundation of Metropolitan Washington by Duncan Blair, attorney

Planner Nathan Randall gave a presentation and answered questions from the Commission.

Speakers:

Duncan Blair, attorney for the applicant, spoke in support of the request and requested condition changes regarding the timing of the proposed enrollment increase, future façade changes, litter pick-up, and trash storage, as outlined in his May 6, 2013 letter.

Sarah Hout, representing the Del Ray Citizens Association's Land Use Committee, expressed general support for the proposal and noted DRCA's interest in having a three-way stop at the intersection of Leslie and East Alexandria Avenues as well as concern about the provision of parking given higher than average student/teacher ratios.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Mr. Wagner, the Planning Commission recommended approval of the request, with amendments to Conditions #2, #3, #6, and #25, and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and with condition changes proposed by the applicant and staff regarding the timing of enrollment increases, the implementation of student pick-up/drop-off, the preservation of the building façade and the frequency of litter pick-up.

2. CONDITION AMENDED BY STAFF AND PLANNING COMMISSION: The maximum student enrollment shall not exceed 150 ~~180~~ students. ~~Prior to school enrollment exceeding 150 students, the Director of Planning & Zoning shall determine whether the existing pick-up/drop-off operation is consistent with Condition #3 and whether it negatively impacts the smooth and safe flow of traffic on Leslie and East Alexandria Avenues. If the Director determines that the pick-up/drop-off arrangement is inadequate or inconsistent with Condition #3, or that the applicant's pick-up/drop-off operation cannot accommodate an additional 30 students, the Director shall docket the Special Use Permit for review by Planning Commission and City Council. (P&Z) (PC) (SUP#2006-0015)~~

3. CONDITION AMENDED BY STAFF AND PLANNING COMMISSION: The applicant shall, to the satisfaction of the Director of Planning & Zoning, and in collaboration with affected neighbors and the City Departments of Transportation & Environmental Services and Police, develop and generally conform its operation generally to the elements of the Traffic Summary and Transportation Management Plan, dated September 28, 2001, filed as part of the application, transportation management plan dated April 19, 2013, a new transportation plan which shall be updated to includes, without limitation at a minimum:

- a) staggered arrival and departure times for students, which shall include two different arrival/dismissal times each for lower/middle school students and high school students, or a reasonable alternative staggering arrangement to the satisfaction of the Director of Planning & Zoning,
- b) the use of a School Transportation Coordinator to assist with traffic management when students are arriving and leaving the premises;
- c) no use of buses to transport students to and from school, except those small, public buses bringing students from public school as described in the application; and
- d) coordinating and promoting carpooling among parents and students;
- e) maintenance of the student pick-up/drop-off zone or zones in a location and during hours approved by the Directors of Planning & Zoning and Transportation & Environmental Services and the Traffic and Parking Board;
- f) prohibiting the pick-up and drop-off of students outside of approved student pick-up/drop-off zone(s) unless approved by the Director of Planning & Zoning; and
- g) routinely informing and reminding parents, as part of orientation meetings and on a monthly basis for the first year after approval of this Special Use Permit, of all relevant provisions of the transportation plan.

Consistent with and in addition to the aforementioned plan, the applicant shall obtain Traffic and Parking Board approval for, at a minimum: 1) the expanded/second pick up and drop off zone as discussed in this report and 2) the lifting of the no parking restriction on the western side of Leslie Avenue as discussed in this report. If the Traffic and Parking Board does not approve these minimum changes, or a reasonable alternative as determined by the Director of Planning & Zoning, the Special Use Permit will be re-docketed for consideration by the Planning Commission and City Council. The new plan shall be reviewed and approved by the Director of Planning & Zoning within 90 days of approval of this Special Use Permit and shall be implemented at the beginning of the 2013-2014 school year. If within the first 30 days following implementation, the Director determines that the pick-up/drop-off arrangement is inadequate or inconsistent with this condition, or that the applicant's pick-up/drop-off operation cannot accommodate an additional 30 students, the Director shall docket the Special Use Permit for review by Planning Commission and City Council. (P&Z)(T&ES)(PC) (SUP#2006-0015)

6. CONDITION AMENDED BY PLANNING COMMISSION: In the event historic structures guidelines are created for the historic structures on the 1300-1500 blocks of Leslie Avenue, all future changes to the exterior of the building proposed by the applicant will require the review and approval of the Director of Planning & Zoning for consistency with any such future guidelines. The applicant shall maintain the building and the site, including landscaping and façade treatment, generally consistent with the conceptual drawings provided as part of the application, to the satisfaction of the Director of Planning & Zoning. All future changes to the exterior of the building will require the review and approval of the Director of Planning & Zoning for consistency with any future design guidelines that are created for the structures on the 1300-1500 blocks of Leslie Avenue. (P&Z) (SUP#2006-0015)

25. CONDITION ADDED BY STAFF AND AMENDED BY PLANNING COMMISSION: Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of

business, and more often if necessary, once each school day to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)

12. Vacation #2013 0002
1000 1002 Pendleton Street
Public hearing and consideration of a request to vacate a public right of way; zoned CSL/Commercial service low. Applicant: Classic Cottages, LLC by Duncan Blair, attorney
Planner Nathan Randall gave a presentation and answered questions from the Commission.

Speakers:

Duncan Blair, attorney representing the applicant, spoke in support of the request.

Rick Pullen, 1004 Pendleton Street, raised concerns about the possibility of the applicant erecting a fence on its property that extends farther than his fence, the location of a utility pole, and the encroachment of the existing dwelling at 1002 Pendleton on his property.

Jeremy Purtell, 518 North Patrick Street, expressed concern about the possibility of future encroachments from 1000-1002 Pendleton in the 10-foot alley that will remain between his property and the applicant's property.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Ms. Lyman, seconded by Mr. Dunn, the Planning Commission recommended approval of the request, with the addition of Condition #6 to address a neighbor's concerns and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

6. CONDITION ADDED BY PLANNING COMMISSION: The applicant shall allow for the relocation of an existing utility pole at 1004 Pendleton to a location adjacent to the common property line between 1000/1002 Pendleton and 1004 Pendleton if such relocation is approved by Dominion Virginia Power. The applicant shall also not erect any new fencing that extends farther toward the remaining public alley than the existing fence at 1004 Pendleton Street. (PC)

13. Development Special Use Permit #2012-0027
3650 Commonwealth Avenue-Four Mile Run Pump Station
Public Hearing and Consideration of a request for an amendment to a previously approved development special use permit, with site plan and modifications, to construct buildings for equipment related to the operations of a wastewater treatment facility. Applicant: City of Alexandria, Sanitation Authority d/b/a Alexandria Renew Enterprises

Principal Planner Gary Wagner gave a presentation and answered questions from the Commission.

Speakers:

Jonathan Rak, attorney representing the applicant, spoke in support of the application.

Kevin Beekman, member of the Arlandria Advisory Group and the Four Mile Run Task Force, was concerned that those groups were not afforded the opportunity for input into the project. He also expressed concern that the proposed plan was a substantial departure from the previous plan approved in March 2012. He felt that the proposed plan should conform to the Four Mile Run Design Guidelines.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of DSUP #2012-0027 subject to compliance with all applicable codes, ordinances and staff recommendations, and an amendment to Condition #9. The motion carried on a vote of 7-0.

Reason: The Planning Commission generally agreed with the staff analysis; however added language to Condition #9 that requires the design of structures, fences and gates to take into consideration the Four Mile Run Design Guidelines.

9. [CONDITION AMENDED BY PLANNING COMMISSION] Provide material, finishes, and architectural details for all structures, fences and gates, ~~retaining walls, seat walls, decorative walls, and screen walls.~~ ~~Indicate methods for grade transitions, gates, handrails – if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions.~~ Design and construction of all walls structures, fences and gates shall take into consideration the Four Mile Run Design Guidelines and shall be to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. The perimeter fence and gates should consist of a maximum 8 ft. high architectural fence that allows views into and through the site. (RP&CA)(P&Z)(T&ES)(PC)

14. Development Site Plan #2012-0034
2601 Cameron Mills Road - George Mason Elementary School Addition
Public hearing and consideration of a request for a development site plan for modular additions for classrooms and cafeteria at an elementary school; zoned R8/Residential.
Applicant: Alexandria City Public Schools

Planner Tony Sommers gave a presentation and answered questions from the Commission.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wagner, seconded by Commissioner Dunn, the Planning Commission voted to approve the request, subject to

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compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

No other business was discussed.

15. Consideration of approval of the Planning Commission minutes of the regular public hearing of April 2, 2013.

The Planning Commission approved the April 2, 2013 minutes without objection.

Adjournment

The Planning Commission meeting was adjourned at 11:30 p.m.