

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Docket

**Tuesday, October 1, 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/revised%20speaker.pdf>

**The Planning Commission will hold a work session on October 1, 2013 at 6:00pm in the City Hall Council Workroom to discuss potential changes to Section 11-808 of the Zoning Ordinance regarding protest petitions.**

**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 #2013-0057  
426 E. Monroe Ave. - Simpson Stadium Park  
Public hearing and consideration of a request to install lighting and to install light poles greater than 15 feet in height at an existing dog exercise area in Simpson Stadium Park; zoned POS / Public Open Space.  
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities

**Attachments:**    [SUP13-057 Staff Report to PC](#)  
                              [SUP13-057 Additional Materials](#)  
                              [SUP13-057 Additional Materials 2](#)

**Unfinished Business and Items Previously Deferred**

- 3.** Special Use Permit #2011-0014  
3601 & 3951 Jefferson Davis Highway - Dominion Virginia Power Electrical Terminal  
Public hearing and consideration of a request for an extension of an SUP approval and the removal of the Condition of Expiration for an electrical terminal station; zoned CDD-10/Coordinated Development District 10.  
Applicant: Dominion Virginia Power represented by Elizabeth Harper

**Attachments:**    [SUP11-014 Staff Report to PC](#)  
                              [SUP11-014 Staff Report Revision Memo](#)  
                              [SUP11-014 Additional Materials](#)  
                              [SUP11-014 Additional Materials 2](#)  
                              [SUP11-014 Additional Materials 3](#)

**New Business**

4. Alexandria Playspace Policy  
Public hearing and consideration of the adoption of a public playspace policy.  
Staff: Department of Recreation, Parks and Cultural Activities.]
- Attachments:** [Play Space Policy Staff Report to PC](#)
5. Text Amendment #2013-0008  
Residential Parking Permits  
A) Initiation of a text amendment; B) Public hearing and consideration of a request for an amendment to the Zoning Ordinance to add a new Section 11-514 concerning visitor and guest parking permits.  
Staff: Department of Transportation and Environmental Services
- Attachments:** [TA13-008 Staff Report to PC](#)  
[TA13-008 Additional Material](#)
6. Text Amendment #2013-0010  
Public Schools and Social Service Uses  
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to the Zoning Ordinance to add public schools and social service uses in certain zones.  
Staff: Department of Planning and Zoning
- Attachments:** [TA13-010 Staff Report to PC](#)
7. Special Use Permit #2013-0060  
4401 Ford Avenue - Intellectual Disability Day Support Program  
Public hearing and consideration of a request to operate a social service use; zoned CRMU-H / Commercial Residential Mixed Use High.  
Applicant: City of Alexandria Department of Community & Human Services
- Attachments:** [SUP13-060 Staff Report to PC](#)
8. Vacation #2013-0003  
1607 & 1609 Russell Road  
Public hearing and consideration of a request for a vacation of public right-of-way; zoned R-5/Single-family. Applicant: Robert J. and Karen F. Kaufman
- Attachments:** [VAC13-003 Staff Report to PC](#)

9. Vacation #2013-0004  
3001 N. Beauregard Street and 3003 E. Campus Drive  
Public hearing and consideration of a request to vacate a portion of public access and emergency vehicles easements; zoned RA / Residential Multi-Family.  
Applicant: Northern Virginia Community College  
**Attachments:** [VAC13-004 Staff Report to PC](#)
10. Special Use Permit #2013-0065  
607 Notabene Dr. - Day Care Center  
Public hearing and consideration of a request to operate a day care center and a request for a parking reduction; zoned RA/Residential Multi-Family.  
Applicant: The Child and Family Network Centers represented by Lee Jackson  
**Attachments:** [SUP13-065 Staff Report to PC](#)  
[SUP13-065 Additional Material](#)

## Oral Reports By Members of the Planning Commission

### New Business Continued

11. Special Use Permit #2013-0053  
650 Maskell St. - The Station at Potomac Yard Condominium  
Public hearing and consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned CDD-10 / Coordinated Development District 10.  
Applicant: Alexandria Potomac Station Limited Partnership by Duncan W. Blair, attorney  
**Attachments:** [SUP13-053 Staff Report to PC](#)
12. Development Site Plan #2012-0030  
2700 & 2706 Jefferson Davis Highway - Tony's Corner  
Public hearing and consideration of a request for a development site plan with modifications to construct two commercial buildings; zoned I / Industrial.  
Applicant: Tony's Corner LLC represented by Duncan W. Blair, attorney  
**Attachments:** [DSP12-030 Staff Report to PC](#)  
[DSP12-030 Additional Materials](#)

13. Master Plan Amendment #2013-0004  
Rezoning #2013-0003  
Development Special Use Permit #2013-0002  
Encroachment #2013-0003  
700 & 710 North Washington St. - 700 N Washington  
Public hearing and consideration of requests for: A) an amendment to the Old Town North Small Area Plan to change the land use and zoning maps from CDX / Commercial Downtown Old Town North to CRMU-X / Commercial Residential Mixed Use Old Town North; B) amendment to the zoning maps to change the zoning from CDX / Commercial Downtown Old Town North to CRMU-X / Commercial Residential Mixed Use Old Town North; C) a development special use permit and site plan with modifications to construct a mixed use development with residential and ground floor retail and SUP approval for a parking reduction and for offsite parking located within 300 feet; and D) an encroachment into the public right-of-way for planter boxes; zoned CDX / Commercial Downtown (Old Town North).  
Applicant: Mahmood Investment Corp. represented by Harry Hart, attorney

**Attachments:** [DSUP13-002 Staff Report to PC](#)

14. Development Special Use Permit #2013-0018  
2401 Eisenhower Ave. - Hoffman Town Center Block 8  
Public hearing and consideration of a request for an amendment to a previously approved development special use permit with site plan (DSUP #2011-0020) to increase the allowable height; zoned CDD #2/ Coordinated Development District 2.  
Applicant: Hoffman Family, LLC represented by Kenneth W. Wire, attorney

**Attachments:** [DSUP 2013-018 Staff Report to PC](#)

## Other Business

### Minutes

15. Consideration of the Planning Commission minutes of September 3, 2013.

**Attachments:** [September 3, 2013 Planning Commission Minutes](#)

## 16. Adjournment

### Information

### Administrative Approvals

*The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.*

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

**Special Use Permit #2013-0016**

4746 Eisenhower Avenue (parcel address 4740 Eisenhower Ave.)

Administrative Special Use Permit for approval of a request for a shared parking arrangement at an existing church.

APPLICANT: My Father's House Christian Church represented by Lou Whiting, Pastor

**Special Use Permit #2013-0034**

3807 Mt. Vernon Avenue - Restaurant

Administrative Special Use Permit for approval of a request for a change of ownership.

APPLICANT: Sheela Perera

**Special Use Permit #2013-0047**

3644 King Street - Restaurant

Administrative Special Use Permit for approval of a request for outdoor dining at an existing restaurant.

APPLICANT: Zoe's Virginia LLC