

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action 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 held 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

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

Commissioners Present: Macek, Lyman, Wagner, Komoroske, Dunn, Wasowski, Hyra

Consent Calendar

- 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](#)

This item was moved to the regular agenda.

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0057. The motion carried on a vote of 7 to 0.

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](#)

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of SUP #2011-0014 as amended. The motion carried on a vote of 7 to 0.

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](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend adoption of the public playspace policy. The motion carried on a vote of 7 to 0.

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](#)

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to initiate and recommend approval of TA #2013-0008. The motion carried on a vote of 5 to 2, with Vice Chair Dunn and Chairman Komoroske voting against.

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](#)

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to initiate the TA #2013-0010. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of TA #2013-0010. The motion carried on a vote of 7 to 0.

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](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0060. The motion carried on a vote of 6 to 0. Commissioner Wagner was absent.

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](#)

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

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](#)

On a motion by Commissioner Lyman, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of VAC #2013-0004. The motion carried on a vote of 6 to 0. Commissioner Wagner was absent.

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](#)

On a motion by Commissioner Wasowski, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of SUP #2013-0065 as amended. The motion carried on a vote of 6 to 0. Commissioner Wagner was absent.

Oral Reports By Members of the Planning Commission

Commissioner Wasowski reported on the Transportation Commission.

Vice Chair Dunn reported on the Waterfront 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](#)
- On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0053. The motion carried on a vote of 6 to 0. Commissioner Wagner was absent.
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](#)
- On a motion by Commissioner Wasowski, seconded by Commissioner Hyra, the Planning Commission voted to approve DSP #2012-0030. The motion carried on a vote of 6 to 0. Commissioner Wagner was absent.
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](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution for MPA #2013-0018. The motion carried on a vote 6 to 0. Commissioner Wagner was absent.

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of REZ #2013-003. The motion carried on a vote of 6 to 0. Commissioner Wagner was absent.

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of DSUP #2013-0002, as amended, and ENC #2013-0003. The motion carried on a vote of 6 to 0. Commissioner Wagner was absent.

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](#)

On a motion by Commissioner Hyra, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of DSUP #2013-0018. The motion carried on a vote of 5 to 1, with Vice Chair Dunn voting against. Commissioner Wagner was absent.

Other Business

No other business was discussed.

Minutes

15.

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

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

The Planning Commission approved the minutes of September 3, 2013 without objection.

16. Adjournment

The Planning Commission meeting was adjourned at 11:20 p.m.

Information

Administrative Approvals

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