

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, January 5, 2017

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](mailto:PlanComm@alexandriava.gov) .

The Planning Commission held a work session on January 5, 2017 at 6:00pm to discuss the Long Range Interdepartmental Planning Work Program. The work session will be held in City Hall Council Workroom at 301 King St Alexandria, VA 22314.

## 1 Call To Order

**The Planning Commission meeting was called to order at 7:05pm. Commissioner Wasowski was excused. All other members were present.**

## Consent Calendar

2

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](#)

**This item was removed from the consent calendar.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2016-0077 as amended. The motion carried on a vote of 6 to 0.**

3

Special Use Permit #2016-0083  
311 North Henry Street  
Public hearing and consideration of a request to continue operation of a non-complying general automobile repair use; zoned: CL/Commercial Low.  
Applicant: Prime Auto Care, Inc., represented by Robert Byrnes

**Attachments:**     [SUP2016-0083 Staff Report](#)  
                                  [SUP2016-0083 Additional Materials](#)

**This item was removed from the consent calendar.**

**On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2016-0083. The motion carried on a vote of 6 to 0.**

4

Special Use Permit #2016-0084  
4251 Eisenhower Avenue - Public Recycling & Mulch Drop-off Center  
Public hearing and consideration of a request for an extension of a previously approved Special Use Permit (DSUP #2007-0026) to continue use of the City recycling and mulching facility; zoned: POS/Public Open Space.  
Applicant: City of Alexandria Department of Transportation & Environmental

Services

**Attachments:** [SUP2016-0084 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0084.**

5

Special Use Permit #2016-0085

1601 Duke Street (sub-parcel addresses: 1601A, 1603 & 1607 Duke St) - VINCI School

Public hearing and consideration of a request to operate a private academic school; zoned: OCH/Office Commercial-High.

Applicant: Vinci Education Corporation, represented by Mark Yoo, architect

**Attachments:** [SUP2016-0085 Staff Report](#)

**This item was removed from the consent calendar.**

**On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2016-0085. The motion carried on a vote of 6 to 0.**

6

Special Use Permit #2016-0090

307 North Washington Street

Public hearing and consideration of a request for a parking reduction with setback and open space modifications; zoned: CD/Commercial Downtown.

Applicant: Hart Washington Street, LLC

**Attachments:** [SUP2016-0090 Staff Report](#)

[SUP2016-0090 Additional Materials](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0090.**

7

Encroachment #2016-0009

119 King Street - The Wharf Restaurant

Public hearing and consideration of a request for an encroachment into the public right-of-way for a retractable awning; zoned: KR/King Street Retail.

Applicant: Potomac Restaurants, LLC, by Mike Brumagin

**Attachments:** [ENC2016-0009 Staff Report](#)

[ENC2016-0009 Additional Materials](#)

**This item was removed from the consent calendar.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2016-0009 as amended. The motion carried on a vote of 6 to 0**

## New Business

- 8 Text Amendment #2016-0008  
Sign Regulations in the Historic District  
A) Initiation of a Text Amendment; and B) Public hearing and consideration of a Text Amendment to Article IX Section 9-300 of the Zoning Ordinance regarding regulations for signs in the historic districts.  
Staff: City of Alexandria Department of Planning and Zoning  
**Attachments:** [TA2016-0008 Staff Report](#)  
**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2016-0008. The motion carried on a vote of 6 to 0.**  
**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Text Amendment #2016-0008. The motion carried on a vote of 6 to 0.**
- 9 Special Use Permit #2016-0086  
400 Tennessee Avenue  
Public hearing and consideration of a request to construct a new single-family dwelling on a developed substandard lot; zoned: R-8/Residential Single-family.  
Applicant: Larry and Brenda Kahan, represented by Duncan Blair, attorney  
**Attachments:** [SUP2016-0086 Staff Report](#)  
[SUP2016-0086 Additional Materials](#)  
**On a motion by Commissioner Koenig, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2016-0086. The motion carried on a vote of 6 to 0.**
- 10 Development Special Use Permit #2015-0021  
4213 & 4141 Duke Street - Taco Bell  
Public hearing and consideration of a request for a Development Special Use Permit and site plan with modifications to the zone transition setback and to the additional setback from the centerline of Duke Street, to construct a new restaurant building with outdoor dining and a drive-through facility and associated site improvements; zoned: CG/Commercial General & CC/Commercial Community.  
Applicant: Taco Bell of America, LLC, represented by M. Catharine Puskar, attorney  
**Attachments:** [DSUP2015-0021 Staff Report](#)  
[DSUP2015-021 Additional Materials](#)  
[DSUP2015-0021 Site Plan](#)  
**On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0021 as amended. The motion carried on a vote of 6 to 0**

## Other Business

- 11 Commissioner's Reports, Comments & Questions
- Commissioner Koenig expressed appreciation for the civic association map distributed by staff. He suggested that similar information be provided with the staff reports.**
- Chairman Lyman reported on the ARHA redevelopment kick off event held in December.**

## Minutes

- 12 Consideration of the minutes from the December 6, 2016 Planning Commission meeting.
- Attachments:**     [December 6, 2016 Minutes](#)
- Without objection the Planning Commission approved the minutes of December 6, 2016 as submitted.**

## 13 Adjournment

**The Planning Commission meeting was adjourned at 10:30pm.**

## Administrative Approvals

SUP #2016-0070  
500-520 North Fayette Street  
Minor amendment request for increased square footage.  
Applicant: Automotive Services Garage  
Approved: 11/23/2016

SUP #2016-0064  
442 North Henry Street  
Minor amendment request for a change of hours of operation.  
Applicant: 442 N Henry, LLC.  
Approved: 12/2/2016

SUP #2016-0082  
1504 King Street  
Minor amendment request for delivery services.  
Applicant: Namaste 2 F&B, LLC  
Approved: 12/1/2016

SUP #2016-0078  
222 North Lee Street

Request for change of ownership.  
Applicant: Tserendolgor Batargal  
Approved: 12/2/2016