

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Meeting Minutes

Tuesday, January 6, 2015

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>

Approved minutes of the January 6, 2015 Planning Commission meeting.

Attachments: [January 6, 2015 Meeting Minutes](#)

The Planning Commission will hold a work session to review the results and draft recommendations of the Parking Standards for New Development Study on Tuesday, January 6 at 6:00pm in the City Council Work Room, 301 King Street.

1 Call To Order

The Planning Commission meeting was called to order at 7:07pm. All members were present.

Consent Calendar

2 Vacation #2014-0005

2500 Sanford Street

Public hearing and consideration of a request for a vacation of public right-of-way; zoned R-8/Residential Single-Family.

Applicant: Joe Salama

Attachments: [VAC14-005 Staff Report](#)
 [VAC14-005 Additional Materials](#)

By unanimous consent, the Planning Commission voted to recommend approval of VAC #2014-0005.

3 Special Use Permit #2014-0109

1940 Duke Street - Panera Bread

Public hearing and consideration of a request to amend Special Use Permit #2014-0081 to increase permitted number of delivery vehicles; zoned CDD #1/Coordinated Development District 1.

Applicant: Panera, LLC represented by Duncan Blair, attorney

Attachments: [SUP14-109 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of SUP #2014-0109.

- 4 Special Use Permit #2014-0112
3131 Colvin Street (Parcel Address: 3148 Duke Street) and 3120 Colvin Street - Total Package Auto
Public hearing and consideration of a request to operate an automobile sales business; zoned CG/Commercial General and I/Industrial.
Applicant: Total Package Auto LLC represented by Ryan Alexander

Attachments: [SUP14-112 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of SUP #2014-0112.

- 5 Special Use Permit #2014-0113
5055 Seminary Road - Farmers Market at Southern Towers
Public hearing and consideration of a request to operate an outdoor food and crafts market; zoned RC/High-Density Apartment.
Applicant: Jim Nicholson
[This item was deferred at the January 2, 2015 Planning Commission hearing.]

Attachments: [SUP14-113 Staff Report](#)

Without objection, the Planning Commission noted the deferral of SUP #2014-0113.

Unfinished Business and Items Previously Deferred

- 6 Development Site Plan #2014-0024
Special Use Permit #2014-0088
5055 Seminary Road - Southern Towers Clubhouse
Public hearing and consideration of requests for: a) development site plan, with modifications, to construct a clubhouse building and b) a special use permit to operate a day care center; zoned RC/High Density Apartment.
Applicant: Southern Towers LLC represented by Kenneth Wire, attorney
[This case was deferred at the December 2, 2014 Planning Commission hearing.]

Attachments: [DSP14-024 Staff Report](#)
 [DSP14-024 Additional Materials](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve DSP #2014-0024. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2014-0088. The motion carried on a vote of 7 to 0 .

New Business

- 7** Subdivision #2014-0015
500 and 502 Gibbon Street
Public hearing and consideration of a subdivision request with variations to subdivide an existing parcel into two new lots; zoned RM/Residential Townhouse.
Applicant: Catherine D. Webster and Margaret Lynne Bourjaily represented by Duncan Blair, attorney
Attachments: [SUB14-015 Staff Report](#)

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski , the Planning Commission voted to approve SUB #2014-0015. The motion carried on a vote of 7 to 0.
- 8** Subdivision #2014-0016
310 North Quaker Lane
Public hearing and consideration of a request to subdivide an existing parcel into two new lots; zoned R-20/Residential Single-Family.
Applicant: J. Perry Kruger represented by Duncan Blair, attorney
Attachments: [SUB14-016 Staff Report](#)

On a motion by Commissioner Lyman, seconded by Commissioner Lyle, the Planning Commission voted to approve SUB #2014-0016. The motion carried on a vote of 7 to 0.
- 9** Special Use Permit #2014-0108
1001 King Street - Blüprint Chocolatiers
Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Urban Retail Zone.
Applicant: Teaspoon LLC represented by Kim Gustafson
Attachments: [SUP14-108 Staff Report](#)
[SUP14-108 Additional Materials](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of SUP #2014-0108. The motion carried on a vote of 7 to 0.

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Special Use Permit #2014-0111

1117 Roan Lane

Public hearing and consideration of a request to construct new single-family dwelling on a substandard lot; zoned R-12/Residential Single-Family.

Applicant: Classic Cottages LLC represented by Duncan Blair, attorney

Attachments: [SUP14-111 Staff Report](#)

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of SUP #2014-0111. The motion carried on a vote of 6 to 1 with Commissioner Brown voting against.

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Text Amendment #2014-0008

Rezoning #2014-0007

CDD Concept Plan #2014-0003

Development Special Use Permit #2014-0012

4800 Fillmore Avenue - Goodwin House

Initiation of a text amendment and public hearing and consideration of requests for: a) a text amendment to the Zoning Ordinance to amend the provisions of Section 5-600 to establish a new Coordinated Development District Zone; b) an amendment to the official zoning map to change the zone from RC/High-Density Apartment and RA/Multifamily to Coordinated Development District #23; c) a special use permit for a CDD conceptual design plan; and d) a development special use permit with site plan to construct a home for the elderly; zoned RC/High-Density Apartment and RA/Multifamily.

Applicant: Goodwin House Inc., represented by M. Catharine Puskar, attorney

Attachments: [DSUP14-012 Staff Report](#)
 [DSUP14-012 Additional Materials](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to initiate TA #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of TA #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of REZ #2014-0007. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of CDD Concept Plan #2014-0003. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of DSUP #2014-0012. The motion carried on a vote of 7 to 0.

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Master Plan Amendment #2014-0008

Rezoning #2014-0008

Development Special Use Permit #2014-0003

Transportation Management Plan SUP #2014-0096

Vacation #2014-0003

5000 and 5001 Echols Avenue - The Fillmore

Public hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 35 feet and 45 feet to 70 feet on the site area, and the proposed land use map from Institutional to Commercial Residential Mixed Use-Medium (CRMU-M) on the site area; (B) an amendment to the official zoning map to change the zone from R-12 to CRMU-M; (C) a development special use permit and site plan to construct two multi-family residential buildings including special use permits for an increase in Floor Area Ratio (FAR) and a parking reduction; (D) a special use permit for a Transportation Management Plan; and (E) to vacate a portion of public right of way; zoned R-12 /Residential Single-Family.

Applicant: AHC Inc., represented by Duncan Blair, attorney

Attachments:

[DSUP14-003 Staff Report](#)

[DSUP14-003 Additional Materials](#)

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to adopt the resolution and recommend approval of MPA #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of REZ #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of DSUP #2014-0003. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of TMP SUP #2014-0096. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman seconded by Commissioner Macek, the Planning Commission voted to recommend approval of VAC #2014-0003. The motion carried on a vote of 7 to 0.

Oral Reports by Planning Commissioners

No Oral Reports were given.

Other Business

Discussion Item: FY2016 Draft Interdepartmental Work Program

Attachments: [Draft Interdepartmental Work Program Memo](#)

Karl Moritz, Director, gave a presentation and answered questions from the Commission.

Discussion Item: Proposed Waterfront Phasing and Funding Plan

Attachments: [Waterfront Phasing and Funding Plan Memo](#)

Emily Baker, Director, and Anthony Gammon, Civil Engineer, gave a presentation and answered questions from the Commission.

Minutes

13 Consideration of the minutes of the January 6, 2015 hearing.

Attachments: [January 6, 2015](#)

Without objection, the Planning Commission deferred action on the December 2, 2014 minutes.

14 Adjournment

The Planning Commission hearing was adjourned at 12:07am.

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance. More information on approved and pending Administrative Special Use Permits is available at:

[<http://www.alexandriava.gov/planning/info/default.aspx?id=18476>](http://www.alexandriava.gov/planning/info/default.aspx?id=18476)

Special Use Permit #2014-00071
2201 Mt Vernon Ave
Change of ownership of a massage establishment
Applicant: Daniel Bender
Approved 2/9/2015

Special Use Permit #2015-00017
1309 King St
Change of ownership of a restaurant
Applicant: Whim Pop, Inc. by Maria Romano
Approved 3/17/2015

Information