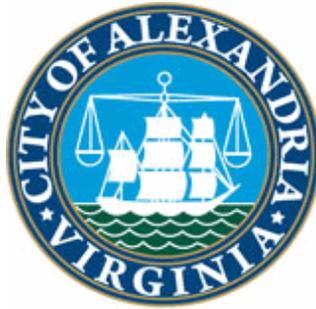


# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, November 9, 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).

## 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 #2017-0087  
4800 Brenman Park Drive  
Public hearing and consideration of a request for park improvements consisting of a new scoreboard and batting cages; zoned: CDD #9/Coordinated Development District #9.

Applicant: City of Alexandria Department of Recreation, Parks & Cultural Affairs

**Attachments:** [SUP2017-0087 Staff Report](#)

[SUP2017-0087 Additional Materials](#)

- 3 Special Use Permit #2017-0100  
5380 Eisenhower Avenue  
Public hearing and consideration of a request for a Special Use Permit for new uses generally categorized as light assembly and production uses, retail and service uses, storage and distribution uses, research and laboratory uses, and social service uses, and for a parking reduction; zoned: OCH/Office Commercial High  
Applicant: Boundary Companies, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2017-0100 Staff Report](#)

[SUP2017-0100 Additional Materials](#)

### Unfinished Business and Items Previously Deferred

- 4 Subdivision #2017-0003  
2619 & 2621 Randolph Avenue  
Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.

Applicant: Charles P. Halloran

**Attachments:** [SUB2017-0003 Memo](#)

[SUB2017-0003 Staff Report](#)

[SUB2017-0003 Revised Preliminary Plat](#)

### New Business

- 5 Text Amendment #2017-0001  
Floor Area Ratio

(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 2-145, 2-195, and 7-202 and to add new sections 2-113.1 and 2-194.1 regarding floor area ratio.

Staff: City of Alexandria Department of Planning and Zoning

**Attachments:** [TA2017-0001 Staff Report](#)

[TA2017-0001 Additional Materials](#)

- 6** FY 2019 Interdepartmental Long Range Planning Work Program  
Public hearing and discussion of the FY 2019 Interdepartmental Long Range Planning Work Program. This item is open to public comment.

Staff: City of Alexandria Department of Planning & Zoning

**Attachments:** [FY2019 ILRPWP Memo & Work Program Chart](#)

- 7** Master Plan Amendment #2017-0005  
Rezoning #2017-0002  
Development Special Use Permit #2016-0041  
Transportation Management Plan Special Use Permit #2017-0102  
400 & 418 North Washington Street, 413 & 417 North Columbus Street - Sunrise Senior Living  
Public hearing and consideration of requests for: (A) a resolution to amend the Braddock Road Metro Small Area Plan chapter of the Master Plan to amend the land use designation for 413 and 417 North Columbus Street from RM to CD; (B) amendment to the official zoning map to change the zone at 413 and 417 North Columbus Street from RM to CD; (C) a Development Special Use Permit and site plan with modifications to construct a home for the elderly, including a request for a Special Use Permit to increase the floor area ratio from 1.5 to 2.5; and (D) a Special Use Permit for a Transportation Management Plan; zoned: CD/Commercial Downtown and RM/Townhouse.

Applicant: Sunrise Development, Inc., represented by Kenneth Wire, attorney

**Attachments:** [DSUP2016-0041 Staff Report](#)

[DSUP2016-0041 Additional Materials](#)

[DSUP2016-0041 Site Plan](#)

- 8** Development Site Plan #2017-0022  
Subdivision #2017-0006  
Street Name Case #2017-0001  
3832 & 3834 Seminary Road - Karig Estates  
Public hearing and consideration of a request for an amendment to previously-approved Development Site Plan #2016-0025, with a modification, to revise the location of the proposed single-family dwelling on Lot #4 and to revise conditions of approval; a request for subdivision approval to subdivide two existing lots into four new lots with dedication of land to the City for a public street and sidewalks; and a request to name a new public street; zoned: R-20/Residential.  
Applicant: 3834 Seminary, LLC represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSP2017-0022 Staff Report](#)  
[DSP2017-0022 Additional Materials](#)  
[DSP2017-0022 Preliminary Subdivision Plat](#)  
[Previously-Approved Site Plan - DSP2016-0025](#)

## Other Business

9 Discussion item: Commercial Parking Standards

**Attachments:** [Presentation from October 3rd Worksession](#)

10 Commissioner's Reports, Comments, & Questions

## Minutes

11 Consideration of the minutes from the September 7, 2017 and October 3, 2017 meetings.

**Attachments:** [Revised September 7, 2017 Minutes](#)  
[October 3, 2017 Minutes](#)

## 12 Adjournment

### Administrative Approvals

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

SUP #2017-00094  
1008 Madison Street (1008-1010 Madison Street)  
Request for a new use for a restaurant  
Applicant: Kristopher Garcia  
Approved: 09/25/2017

SUP #2017-00108  
416 Hume Avenue  
Request to change of ownership  
Applicant: Greg Ramsey  
Approved: 10/10/2017

SUP #2017-00099  
4946-C Eisenhower Avenue  
Request for new use of light auto repair  
Applicant: Sachindra DeSaram  
Approved: 10/11/2017

SUP #2017-00107

103 North Alfred Street

Request for a change of ownership and minor amendment to increase hours of operation and indoor seating.

Applicant: AV Resto Group, LLC

Approved: 10/11/2017

SUP #2017-00105

109 North Fairfax Street

Request for new use to operate a massage establishment

Applicant: Juan Hong Chen

Approved: 10/18/2017