

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action 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.

1 Call To Order

The Planning Commission meeting was called to order at 7:03PM. Commissioner Lyle was excused. All other members were present.

Consent Calendar**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

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0087.

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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](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0100 as amended.

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 Revised Preliminary Plat](#)

By unanimous consent, the Planning Commission voted to defer Subdivision #2017-0003.

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](#)
On a motion by Commissioner Brown, seconded by Commission Koenig, the Planning Commission voted to defer Text Amendment #2017-0001. The motion carried on a vote of 6 to 0.
- 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](#)
The Planning Commission discussed and provided feedback on the program.
- 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](#)
On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the

Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0005. 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 Rezoning #2017-0002. 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 Development Special Use Permit #2016-0041 as amended and TMP Special Use Permit #2017-0102. The motion carried on a vote of 6 to 0.

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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](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to approve the amended Development Site Plan #2017-0022 with modification. The motion carried on a vote of 4 to 0 to 2, with Commissioner Brown and Commissioner McMahon abstaining.

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2017-0006. The motion carried on a vote of 6 to 0.

On a motion by Commission Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to approve Street Name Case #2017-0001. The motion carried on a vote of 6 to 0.

Other Business

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Discussion item: Commercial Parking Standards

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

Katy North, T&ES, presented and answered questions from the Commission.

10 Commissioner's Reports, Comments, & Questions

No other business was discussed.

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](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to approve the minutes from the September 7, 2017 meeting as submitted. The motion carried on a vote of 6 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes from the October 3, 2017 meeting as amended. The motion carried on a vote of 6 to 0.

12 Adjournment

The Planning Commission meeting was adjourned at 12:15AM.

Administrative Approvals

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