

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, April 6, 2017

6:00 PM

**The public hearing items for consideration will begin directly after the work session has finished.  
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) .

[16-6251](#)

**NOTE:** The public hearing items for consideration will begin directly after the work session has finished.

The Planning Commission held a work session on April 6, 2017 from 6:00pm to 8:00pm to discuss the long range planning items listed below. The work session was held in City Hall Council Workroom at 301 King St Alexandria, VA 22314.

6:00pm - 7:00pm: Old Town North

7:00pm - 8:00pm: North Potomac Yard

**Attachments:**     [Old Town North work session](#)  
                              [North Potomac Yard work session](#)

## 1     **Call To Order**

**The Planning Commission meeting was called to order at 8:05 pm.**

## 2     [16-6187](#)

Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program.  
Staff: City of Alexandria - Office of Management and Budget

**Attachments:**     [CIP Memo from Office of Management and Budget](#)  
                              [CIP Memo from Planning and Zoning](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission determined that the Capital Improvement Plan is consistent with the City's Master Plan. The motion carried on a vote of 7-0.**

## Consent Calendar

## 3     [SUP16-100](#)

Special Use Permit #2016-0100

623 & 625 North Columbus Street

Public hearing and consideration of a request for parking reductions and for open space modifications for the construction of two single family dwellings; zoned: RB/Townhouse. Applicant: 623 & 625 North Columbus Street Homes, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [SUP2016-0100 Staff Report](#)  
                              [SUP2016-0100 Additional Materials](#)

**By unanimous consent, the Planning Commission deferred Special Use Permit #2016-0100.**

## 4     [DSUP17-003](#)

Development Special Use Permit #2017-0003

1225 First Street - Braddock Gateway Phase I Amendment

Public hearing and consideration of a request for an amendment to a previously approved Development Special Use Permit #2014-0015 to update the residential parking requirements and increase the slope of the parking

garage ramp; zoned: CDD#15/Coordinated Development District #15.  
Applicant: Braddock Gateway, LLC, represented by Mary Catherine Gibbs,  
attorney

**Attachments:**     [DSUP2017-0003 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0003 as amended.**

## New Business

- 5     [16-6249](#)     Residential Permit Parking for New Development Policy  
Public hearing and recommendation on the Residential Permit Parking for New Development Policy.  
Staff: City of Alexandria Department of Transportation and Environmental Services
- Attachments:**     [Staff Report](#)  
                              [Additional Materials](#)
- On a motion by Commissioner Brown, seconded by Commissioner Wasowski, the Planning Commission voted to recommend adoption of the Residential Permit Parking for New Development Policy. The motion carried on a vote of 5-2, with Vice Chairman Macek and Commissioner Lyle dissenting.**
- 6     [DSUP16-012](#)     Development Special Use Permit #2016-0012  
2360 Eisenhower Avenue & 2300 Dock Lane - Hoffman Blocks 11 & 12  
Public hearing and consideration of a request for an extension of an existing Development Special Use Permit (#2013-0008) with updated standard conditions and revised conditions related to transportation improvements; zoned: CDD #2/Coordinated Development District #2.  
Applicants: Hoffman Towers Block 11, LLC & Hoffman Towers Block 12, LLC, represented by Ken Wire, attorney
- Attachments:**     [DSUP2016-0012 Staff Report](#)  
                              [DSUP2016-0012 Additional Materials](#)
- On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0012 as amended. The motion carried on a vote of 7-0.**
- 7     [DSUP17-001](#)     Development Special Use Permit #2017-0001  
Special Use Permit #2017-0018  
1700 Duke Street - Whole Foods Market  
Public hearing and consideration of requests for: (A) a Development Special Use Permit to remove conditions from a previously approved DSUP (#2002-0009) associated with restaurant use in the grocery store; and (B) for a Special Use Permit for the expansion of restaurant use associated with the grocery store; zoned: CDD #1/Coordinated Development District #1.  
Applicant: Whole Foods Market, Inc., represented by M. Catharine Puskar,

attorney

**Attachments:**     [DSUP2017-0001 Staff Report](#)  
                                 [DSUP2017-0001 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval Development Special Use Permit #2017-0001 and Special Use Permit #2017-0018 as amended. The motion carried on a vote of 7-0.**

## Other Business

- 8     [16-6321](#)     Discussion Item: Update on Floor Area Ratio Text Amendment
- The Planning Commission received an update on Floor Area Ratio matters and proposed amendments to the Zoning Ordinance in order to address said matters.**
- 9     **16-6252**     Commissioner's Reports, Comments & Questions
- Commissioner Koenig mentioned an open house for the North Potomac Yard Small Area Plan on April 18, 2017 at 6:00 pm.**
- Commissioner Wasowski mentioned a community open house for the Old Town North Small Area Plan Advisory Group on April 13, 2017 at 7:00 pm.**

## Minutes

- 10    [16-6331](#)     Consideration of the minutes from the March 7, 2017 Planning Commission meeting.
- Attachments:**     [March 7, 2017 Minutes](#)
- Without objection, the Planning Commission approved the minutes from the March 7, 2017 meeting as submitted.**

## 11    Adjournment

**The Planning Commission meeting was adjourned at 11:01 pm.**

## Administrative Approvals

[SUP17-004](#)     SUP #2017-0004  
                         3807 Mount Vernon Avenue  
                         Request for a change of ownership for restaurant use  
                         Applicant: Dip Raj Magan  
                         Approved: 03/09/2017