

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action Docket

Tuesday, June 4, 2013

6:30 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 - Anyone who wishes to speak at a public hearing must complete a speaker form. Speaker forms may be completed online before the hearing at <http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>. Speaker forms may also be completed at the hearing or in the Planning & Zoning Office in City Hall, 301 King Street Suite 2100. If this is the first time speaking before the Planning Commission, some helpful information may be found at

<http://alexandriava.gov/uploadedFiles/planning/revised%20speaker.pdf>

1. Call To Order

The Planning Commission meeting was called to order at 6:30pm.

The order of the docket was changed as follows: 5, 15, 16A-E, 2-4, 6-17.

Consent Calendar**2.**

Special Use Permit #2013-0014

701 Prince Street Suite 200 (Parcel Address: 119 S. Washington Street) -
Radiance Yoga

Public Hearing and Consideration of a request to operate a commercial school
with more than 20 students; zoned CD/Commercial Downtown. Applicant:
Masuda Mohamadi

Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-014 Staff Report to CC](#)
 [SUP13-014 Presentation to CC](#)

**The Planning Commission voted to recommend approval of SUP #2013-0014 by
unanimous consent.**

3.

Special Use Permit #2013-0021

2900 Eisenhower Avenue - Private Academic School

Public Hearing and Consideration of a request to operate a private academic
school; zoned OCM (100)/Office Commercial Medium (100). Applicant:
Stratford University

Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-021 Staff Report to CC](#)
 [SUP13-021 Presentation to CC](#)

**The Planning Commission voted to recommend approval of SUP #2013-0021 by
unanimous consent.**

4.

Special Use Permit #2013-0026

5234 Seminary Road - Child Care Home

Public Hearing and Consideration of a request for a child care home; zoned
R-12/Single-family. Applicant: Maria I. Robles

Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-026 Staff Report to CC](#)
 [SUP13-026 Presentation to CC](#)

**The Planning Commission voted to recommend approval of SUP #2013-0026 by
unanimous consent.**

Unfinished Business and Items Previously Deferred

5. Section 9.06 Case #2013-0003
Eisenhower Avenue - Between Mill Road and Holland Lane
Public Hearing and Consideration of a request for Planning Commission to review whether the acquisition of property for use as public right-of-way for the Eisenhower Widening Project is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Transportation and Environmental Services
Planning Commission Action: Recommend Approval 5-0
FOR COUNCIL'S INFORMATION ONLY

Attachments: [Sec 906 13-003 Staff Report to Council.pdf](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission found the proposed acquisition to be consistent with the Master Plan and voted to approve Section 9.06 Case #2013-0003. The motion passed on a vote 5-0.

New Business

6. Subdivision #2013-0003
11 East Reed Avenue
Public hearing and consideration of a subdivision request to divide the subject property into two lots; zoned RB/Townhouse.
Applicant: Classic Cottages, LLC by Duncan Blair, attorney.
Planning Commission Action: Denied the Request 4-1

Attachments: SUB13-003 Staff Report to PC
 SUB13-003 Presentation to CC
 SUB13-003 11 Memo & Staff Report to CC

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to deny SUB #2013-0003. The motion passed on a vote of 4-1, with Commissioner Macek voting against.

7. Subdivision #2013-0004
1000 -1002 Pendleton Street
Public hearing and consideration of a subdivision request, with variations, to divide the subject property into two lots; zoned CSL/Commercial Service Low.
Applicant: Classic Cottages, LLC by Duncan Blair, attorney
Planning Commission Action: Approved 5-0

Attachments: [SUB13-004 Staff Report to PC](#)

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to approve SUB #2013-0004. The motion passed on a vote of 5-0.

8. **Special Use Permit #2013-0018**

1024 Cameron Street - Restaurant

Public Hearing and Consideration of a request to operate a restaurant; zoned CD/Commercial Downtown. Applicant: Peyman Eskandari
Planning Commission Action: Recommend Approval with Amendments 5-0

Attachments: [SUP13-018 Application.pdf](#)

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of SUP #2013-0018 with amendments. The motion carried on a vote of 5-0.

9.

Special Use Permit #2013-0019
1116 King Street - Restaurant Expansion
Public Hearing and Consideration of a request to expand an existing grandfathered restaurant; zoned KR/King Street Urban Retail. Applicant: Cyrille Brenac
Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-019 1116 Staff Report to CC](#)
 [SUP13-019 Presentation to CC](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0019. The motion passed on a vote of 5-0.

10.

Special Use Permit #2013-0023
805 King Street - Apartment Hotel
Public Hearing and Consideration of a request to operate an apartment hotel and for required parking to be located more than 500 feet from the business; zoned KR/King Street Urban Retail. Applicant: PMA Properties 805 LLC
Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-023 Staff Report to CC](#)
 [SUP13-023 Presentation to CC](#)

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of SUP #2013-0023. The motion passed on a vote of 5-0.

11.

Special Use Permit #2013-0020
216 S. Peyton Street (Parcel Addresses: 210-216 S. Peyton Street and 335 Commerce Street) - Capital Hostel
Public Hearing and Consideration of a request to operate a hostel (hotel) and a request for a parking reduction; zoned CD/Commercial Downtown.
Applicant: Capital Hostels, LLC
Planning Commission Action: Recommend Approval 4-0

Attachments: [SUP13-020 216 Staff Report to CC](#)
[SUP13-020 Presentation to CC](#)
[SUP13-020 After Items](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0020 with amendments. The motion passed on a vote of 4-0, with Mr. Dunn abstaining.

12. Special Use Permit #2013-0022
600A S. Pickett St. - Auto Repair Shop
Public Hearing and Consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: Perfect Auto Detail, Inc.
Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-022 Staff Report to CC](#)
[SUP13-022 Presentation to CC](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0022. The motion passed on a vote of 5-0.

13. Special Use Permit #2013-0017
4740 Eisenhower Avenue - Dog Daycare
Public Hearing and Consideration of a request to operate a dog daycare with boarding and grooming services and overnight accommodation and a request for a parking reduction; zoned OCM (100) / Office Commercial Medium (100). Applicant: Mary Kenkel
Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-017 Staff Report to CC](#)
[SUP13-017 Presentation to CC](#)
[SUP13-017 After Items](#)

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0017. The motion carried on a vote of 5-0.

- 14A&
C. Rezoning #2013-0002
Development Special Use Permit #2013-0004
Transportation Management Plan SUP #2013-0025
5801 and 5815 Duke Street - Landmark Mall
Public Hearing and Consideration of requests for: A) a zoning map amendment to change the zoning from CR/Commercial Regional to CRMU-M/Commercial Residential Mixed Use Medium; B) a development special use permit and site plan, with modifications, to construct a mixed-use town center including special use permits for retail over 20,000 sq. ft., increase in allowed floor area ratio, and an amusement enterprise; C) approval of a transportation management plan; zoned CR/Commercial Regional.
Applicant: The Howard Hughes Corporation represented by Jonathan Rak,

attorney.

Planning Commission Action: REZ #2013-0002 - Recommend Approval 5-0;
DSUP #2013-0004 - Recommended Approval with Amendments 5-0; TMP
SUP #2013-0025 - Recommended Approval with Amendments 5-0

Attachments: [DSUP13-004 Staff Report to CC.pdf](#)
 [DSUP13-004 Presentation to CC](#)
 [DSUP13-004 After Items](#)

On a motion by Commissioner Wasowski , seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of REZ #2013-0002. The motion carried on a vote of 5-0.

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of DSUP #2013-0004 and TMP SUP #2013-0025 with amendments. The motion carried on a vote of 5-0.

15.

Development Special Use Permit #2013-0008
2210 Eisenhower Ave. - Hoffman - Blocks 11 & 12
Public Hearing and Consideration of a request for an extension of a previously approved development special use permit with site plan (DSUP #2009-0004) to construct residential/retail mixed use buildings; zoned CDD #2 / Coordinated Development District. Applicant: Hoffman Company, LLC by Jonathan Rak, attorney
Planning Commission Action: Recommend Approval 5-0

Attachments: [DSUP13-008 Staff Report to CC.pdf](#)
 [DSUP13-008 Presentation to CC.pptx](#)
 [DSUP13-008 After Items](#)

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of DSUP #2013-0008 with amendments. The motion carried on a vote of 5-0.

16A-E.

Master Plan Amendment #2013-0002
CDD Concept Plan #2013-0001
Development Special Use Permit #2012-0028
TMP SUP #2013-0027
Encroachment #2013-0001
2250 Mill Road - Eisenhower East Block 19 - Residential
Public Hearing and Consideration of requests for: A) an amendment to the Eisenhower East Small Area Plan chapter of the Master Plan to increase the building height and floor area for Block 19; B) an amendment to the CDD concept plan to adjust floor area and height limits and to correct a use designation; C) an amendment to a previously approved development special use permit, with site plan, (DSUP #2012-0023) to construct a residential building and open space including a density bonus for affordable housing per

Section 7-700; D) an amendment to a previously approved transportation management plan, TMP SUP #2012-0065; E) encroachments into the public right-of-way; zoned CDD #2/Coordinated Development District. Applicant: Paradigm 2250 Mill LLC by Mary Catherine Gibbs attorney
Planning Commission Action: MPA #2013-0002 - Adopted the Resolution and Recommended Approval 5-0; CDD Concept Plan #2013-0001 - Recommended Approval 5-0; DSUP #2012-0028 - Recommended Approval 5-0; TMP SUP #2013-0027 - Recommended Approval 5-0; ENC #2013-0001 - Recommended Approval 5-0

Attachments: [DSUP12-0028 Staff Report to CC.pdf](#)
 [DSUP12-028 MPA13-002 Resolution Signed.pdf](#)
 [DSUP12-028 Presentation to CC](#)
 [DSUP12-028 After Items](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to adopt MPA #2013-0002. The motion carried on a vote of 5-0.

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of CDD Concept Plan #2013-0001, DSUP #2012-0028, TMP SUP #2013-0027 and ENC #2013-0001. The motion carried on a vote of 5-0.

Minutes

17. Consideration of the Planning Commission minutes of May 7, 2013.

Attachments: [May 7, 2013 Minutes.pdf](#)

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission approved the minutes of May 7, 2013.

Other Business

No other business was discussed.

18. **Adjournment**

The Planning Commission meeting was adjourned at 11:10 pm.