

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, November 8, 2018

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

The Planning Commission meeting was called to order at 7:05 p.m. Vice Chair Macek was excused. All other members were present, with Commissioner Brown arriving at 7:11 p.m.

## Unfinished Business and Items Previously Deferred

### 2 Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy

Staff: City of Alexandria Department of Planning and Zoning

**Attachments:** [Eisenhower West/ Landmark Van Dorn Staff Report](#)  
[Eisenhower West/ Landmark Van Dorn Additional Materials](#)

**On a motion by Commissioner Lyle and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of the Eisenhower West-Landmark Van Dorn Developer Contribution Policy, as amended. The motion carried on a vote of 6-0.**

## New Business

### 3 Rezoning #2018-0008 Development Special Use Permit #2016-0038 Transportation Management Plan Special Use Permit #2018-0085 1604-1614 King Street and 1604 Dechantal Street - King Street Condos Public hearing and consideration of a request for: (A) an amendment to the official zoning map to change the zone at 1604 Dechantal Street from OCH to KR; (B) a development special use permit and site plan with modifications to construct a 49-unit multifamily dwelling and convert the existing townhouses to 10 multifamily dwelling units, including a special use permit request to increase the floor area ratio from 2.0 to 3.0 in the KR zone; (C) a special use permit for a transportation management plan; zoned KR / King Street Urban Retail and OCH / Office Commercial High.

Applicant: City of Alexandria (Rezoning only). Dechantal Associates, Inc.

**Attachments:** [DSUP2016-00038 Staff Report](#)  
[DSUP2016-00038 Site Plan](#)

**On a motion by Commissioner Wasowski seconded by Commissioner Brown, the Planning Commission voted to initiate Rezoning #2018-0008. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Wasowski seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Rezoning #2018-0008, as submitted. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Wasowski seconded by Commissioner**

**McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0038 and Transportation Management Plan Special Use Permit #2018-0085, as submitted. The motion carried on a vote of 6-0.**

**4 Staff has requested a deferral for this item.**

Text Amendment #2018-0008

Life Care Facility

A) Initiation of a text amendment and B) public hearing and consideration of a text amendment to the definitions; residential zones; commercial, office, and industrial zones; mixed use zones; special and overlay zones; and parking sections to define life care facility and allow it as a special use in various zones and establishing the regulations for such uses.

Staff: City of Alexandria Department of Planning & Zoning

**Without objection, the Planning Commission voted to defer Text Amendment #2018-0008. The motion carried on a vote of 5-0. Commissioner Brown was not present for the vote.**

**5 Master Plan Amendment #2018-0008**

Text Amendment #2018-0014

Coordinated Development District Concept Plan Amendment #2018-0006

Development Special Use Permit #2018-0002

2602 Main Line Boulevard (2600 and 2606 Main Line Boulevard) - Potomac Yard Landbay H - West Silverstone

Public hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens small area plan chapter of the Master Plan to amend the uses in CDD#10/Coordinated Development District #10 to include home for the elderly/life care facility; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the allowable office square footage and add maximum square footage/dwelling units for home for the elderly/life care facility in CDD#10/Coordinated Development District #10; (C) an amendment to the previously approved CDD#2017-0001 Conceptual Design Plan to convert a portion of the office use within Landbay H and add home for the elderly/life care facility use; and (D) a development special use permit and site plan with modifications to construct two home for the elderly/life care facility buildings, with ground floor retail on the south building, including special use permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for an additional mechanical penthouse on each building, for penthouses in excess of 15 feet in height, for a parking increase, and for a loading space reduction; zoned: CDD#10/Coordinated Development District #10

(Potomac Yard/Potomac Greens Small Area Plan).

Applicants: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP  
c/o Silverstone Senior Living, represented by M. Catherine Puskar, attorney

**Attachments:**     [DSUP2018-0002 Staff Report](#)  
                                  [DSUP2018-0002 Site Plan](#)  
                                  [DSUP2018-0002 Additional Materials](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0008. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2018-0014. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2018-0014, as submitted. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan Amendment #2018-0006 and Development Special Use Permit #2018-0002, as submitted. The motion carried on a vote of 6-0.**

**6**

Subdivision #2018-0004

3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA  
Rezoning and Subdivision

Public hearing and consideration of a request to subdivide 3050 Potomac Avenue  
and a portion of 3601 Jefferson Davis Highway through the adjustment of property  
lines; zoned CDD#10 / Coordinated Development District #10 and CDD#19 /  
Coordinated Development District #19.

Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC,  
represented by M. Catharine Puskar, attorney

**Attachments:**     [SUB2018-0004 Staff Report](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2018-0004, as submitted. The motion carried on a vote of 6-0.**

**7**

Rezoning #2018-0003 (\*Note: Rezoning #2018-0003 will be heard by the  
Planning Commission and City Council only if the Planning Commission grants  
approval of Subdivision #2018-0004)

3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA  
Rezoning and Subdivision

Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 3050 Potomac Avenue from CDD#10 to CDD#19 and to change the zone for a portion of 3601 Jefferson Davis Highway from CDD#19 to CDD#10 zoned CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.

Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [REZ2018-0003 Staff Report](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval Rezoning #2018-0003, as submitted. The motion carried on a vote of 6-0.**

**Other Business**

8 Commissioner’s Reports, Comments, and Questions.

**Minutes**

9 Consideration of the minutes from the October 2, 2018 Planning Commission meeting.

**The Planning Commission will consider the October 2, 2018 Minutes at the December Planning Commission meeting(s).**

10 Consideration of the minutes from the October 4, 2018 Planning Commission meeting.

**The Planning Commission will consider the October 4, 2018 Minutes at the December Planning Commission meeting(s).**

**11 Adjournment**

**12 Administrative Approvals**

Special Use Permit #2018-0084  
682 N. Saint Asaph Street  
Request for minor amendment to add limited live entertainment  
Applicant: My Kien Huynh  
Approved: 10/24/2018

Special Use Permit #2018-0096  
3120 Colvin Street  
Request for minor amendment for a temporary trailer

Applicant: Behrooz Raiszadeh

Approved: 10/23/2018