

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action Docket

Tuesday, September 3, 2013

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 - 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/revise%20speaker.pdf>

The Planning Commission held a work session on September 3, 2013 at 6:00pm in the City Hall Council Workroom to discuss the long range education facilities plan.

1. Call To Order

The Planning Commission meeting was called to order at 7:00pm.

Consent Calendar

The Planning Commission approved the Consent Calendar, with the exception of docket item #4, which was considered under a separate motion.

2.

Special Use Permit #2013-0041
2800 Eisenhower Ave. - Private Academic School
Public hearing and consideration of a request to operate a private academic school and a request for parking reduction; zoned OCM(100) / Office Commercial Medium.
Applicant: Westwood College represented by M. Catharine Puskar, attorney

Attachments: [SUP13-041 Staff Report to PC](#)

The Planning Commission voted to recommend approval of SUP #2013-0041 by unanimous consent.

3.

Special Use Permit #2013-0050
5428 Eisenhower Ave. - Commercial School
Public hearing and consideration of a request to operate a martial arts school (private commercial school); zoned OCH / Office Commercial High.
Applicant: European Martial Arts, LLC represented by Jennifer Lankford

Attachments: [SUP13-050 Staff Report to PC](#)

The Planning Commission voted to recommend approval of SUP #2013-0050 by unanimous consent.

4.

Special Use Permit #2013-0054
1001 S. Washington St. and 714 Church St - Cemetery Memorial
Public hearing and consideration of a request for the increase in height of a public art sculpture for the Contrabands and Freedmen's Cemetery Memorial; zoned POS / Public Open Space.
Applicant: City of Alexandria Recreation, Parks and Cultural Activities

Attachments: [SUP13-054 Staff Report to PC](#)

On a motion by Commissioner Macek, seconded by Vice Chair Dunn, the

Planning Commission voted to recommend approval of SUP #2013-0054. The motion carried on a vote of 7 to 0.

- 5. Development Special Use Permit #2013-0012
 923 King Street - King Building at 923
 Public hearing and consideration of a request for an extension of a previously approved development special use permit and site plan (DSUP2010-0002) to construct an addition for restaurant and apartment units; zoned KR/King St Retail.
 Applicant: Shoja-Maddahi Seyed Hossein

Attachments: [DSUP13-012 Staff Report to PC](#)

The Planning Commission voted to recommend approval of DSUP #2013-0012 by unanimous consent.

- 6A&B. Development Site Plan #2013-0015
 Transportation Management Plan SUP #2013-0058
 5001 Eisenhower Ave. - Victory Center
 Public hearing and consideration of a request for A) an extension of a previously approved development site plan (DSP #2010-0011) for office buildings; and B) new associated Transportation Management Plan (TMP #2005-0057); zoned OCM (100) / Office Commercial Medium
 Applicant: Eisenhower Real Estate Holdings LLC by Kenneth W. Wire, Esq.

Attachments: [DSP13-015 Staff Report to PC](#)

The Planning Commission voted to approve DSP #2013-0015 by unanimous consent.

The Planning Commission voted to recommend approval of Transportation Management Plan SUP #2013-0058 by unanimous consent.

Unfinished Business and Items Previously Deferred

- 7. 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

Attachments: SUP13-018 Staff Report to PC

The Planning Commission noted the deferral of SUP #2013-0018 without objection.

New Business

- 8. Special Use Permit #2013-0037
 500 & 510 N. Fayette St. and 1201 Oronoco St. - Auto Repair Shop
 Public hearing and consideration of a request to amend an existing SUP to

allow additional vehicles to be stored at a noncomplying general automobile repair business with the installation of on-site parking lifts; zoned CRMU-M / Commercial Residential Mixed Use Medium.

Applicant: Automotive Service Garage Inc. represented by Dennis Whitestone

Attachments: [SUP13-037 Staff Report to PC](#)
 [SUP13-037 Additional Materials](#)

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of SUP #2013-0037. The motion carried on a vote of 7 to 0.

9.

Special Use Permit #2013-0039

111 S. Payne St. - Gelato Shop

Public hearing and consideration of a request to operate a gelato shop (restaurant); zoned CD / Commercial Downtown.

Applicant: Benjamin and Perla Umansky

Attachments: [SUP13-039 Staff Report to PC](#)

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0039 with amendments. The motion carried on a vote of 6 to 1, with Vice Chair Dunn voting against.

10.

Special Use Permit #2013-0043

2900 Seay Street

Public hearing and consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RC / High Density Apartment.

Applicant: AHDC Acquisition I LLC represented by Duncan W. Blair, attorney

Attachments: [SUP13-043 Staff Report to PC](#)
 [SUP13-043 Additional Materials](#)
 [SUP13-043 Additional Materials](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0043 with amendments. The motion carried on a vote of 7 to 0.

11.

Special Use Permit #2013-0044

831 & 833 Bashford Lane

Public hearing and consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RB / Townhouse.

Applicant: AHDC Acquisition I LLC by Duncan W. Blair, attorney

Attachments: [SUP13-044 Staff Report to PC](#)
 [SUP13-044 Additional Materials](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0044 with amendments. The motion carried on a vote of 7 to 0.

12.

Special Use Permit #2013-0045
4 W. Nelson Ave. & 1502 & 1512 Commonwealth Ave.
Public hearing and consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RA / Residential Multi-Family.
Applicant: AHDC Acquisition I LLC by Duncan W. Blair, attorney

Attachments: [SUP13-045 Staff Report to PC](#)

On a motion by Commissioner Wagner, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of SUP #2013-0045 with amendments. The motion carried on a vote of 7 to 0.

13.

Special Use Permit #2013-0046
625 E. Monroe Avenue - Potomac Yard, Landbay L, Coordinated Sign Program
Public hearing and consideration of a request for a coordinated sign program; zoned CDD #10 / Coordinated Development District.
Applicant: Monroe Square Partners, LLC represented by M. Catharine Puskar, attorney

Attachments: [SUP13-046 Staff Report to PC](#)
 [SUP13-046 Additional Materials](#)

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0046. The motion carried on a vote of 7 to 0.

14.

Special Use Permit #2013-0048
4746 Eisenhower Ave. (parking lot at 4740 Eisenhower Ave and 4875 Eisenhower Ave.) - Shared Parking
Public hearing and consideration of a request for a shared parking arrangement for an existing church; zoned OCM(100) / Office Commercial Medium.
Applicant: My Father's House Christian Church represented by Louis G. Whiting

Attachments: [SUP13-048 Staff Report to PC](#)

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of SUP #2013-0048. The motion carried on a vote of 7 to 0.

Oral Reports By Members of the Planning Commission

Oral reports were given after docket item #15.

Planning Commissioners reported on their participation in other groups. Commissioner Wasowski discussed the activities of the Transportation Commission. Commissioner Wagner discussed the Potomac Yard Metrorail Work Group and the status of the Environmental Impact Statement and the Alternative B plan. Vice Chair Dunn reported on the activities of the Waterfront Commission and the status of various projects within the Waterfront area. Vice Chair Dunn also encouraged the Commissioners to read the Waterfront Art and History report that was published in August. Commissioner Macek discussed what he learned about strategies for cost effective park design and maintenance on a recent boat tour of the Yards Park and Canal Park. Commissioner Lyman reported that there hasn't been much activity with the Housing Master Plan Advisory Committee or the Developer Housing Contribution Work Group , but these groups may reconvene in the future.

Chairman Komoroske mentioned that the applicant for 11 E. Reed Avenue has appealed the Planning Commission's denial of a subdivision. He stated that Commissioner Wasowski will represent the Commission at the Council hearing on Sept. 21. Chairman Komoroske also mentioned that he and Commissioner Macek participated in the interview process for new Planning and Zoning staff. The Chairman discussed a software tool used for civic engagement that may be useful in Alexandria. Planning and Zoning Director Faroll Hamer gave an update on action items requested by the Commission at their retreat in July. The Commission discussed options for being notified about certain meetings.

New Business Continued

15. Development Site Plan #2013-0010
 519 & 521 E Howell Ave. - The Dorn Building
 Public hearing and consideration of a request to construct a retail/office building; zoned CSL / Commercial Service Low.
 Applicant: Howell Properties, LLC represented by Duncan W. Blair, attorney
- Attachments:** [DSP13-010 Staff Report to PC](#)
 [SUP13-010 Additional Materials](#)
- On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to approve DSP #2013-0010. The motion carried on a vote of 7 to 0.

Other Business

16. What's Next Alexandria briefing
- Planning and Zoning Director Faroll Hamer gave a briefing on What's Next Alexandria and answered questions from the Commission.
17. Staff update on the sale of 200 North Royal Street

City Attorney Christopher Spera gave a brief update on the sale of 200 N. Royal Street.

Minutes

18. Consideration of the Planning Commission minutes of July 2, 2013.

Attachments: [July 2, 2013 Planning Commission Minutes](#)

The Planning Commission approved the minutes of July 2, 2013 without objection.

19. **Adjournment**

The Planning Commission meeting was adjourned at 9:45 pm.

Information

Administrative Approvals

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

**Special Use Permit #2013-0030
4537 and 4539 Duke St. - Massage Establishment**

Administrative Special Use Permit for approval of a request to operate a new massage establishment.

APPLICANT: Foxchase Envy LLC

**Special Use Permit #2013-0031
1900 N. Beauregard St. - Restaurant**

Administrative Special Use Permit for approval of a request for a change of ownership and a minor amendment to extend hours of operation.

APPLICANT: Deni H. Jung

**Special Use Permit #2013-0033
5801 Duke St. - Outdoor Food & Craft Market**

Administrative Special Use Permit for approval of a request to operate an outdoor food and crafts market.

APPLICANT: Arcadia Food Inc.

**Special Use Permit #2013-0036
101 N. Whiting Street Suite 115 - Restaurant**

Administrative Special Use Permit for approval of a request for a change of ownership.

APPLICANT: Ben’s Landmark Deli, Inc. by Kyung Soo Kim

Special Use Permit #2013-0040

3800 & 3810 Butterfly Lane

Administrative Special Use Permit for approval of a request to increase enrollment and to change hours of operation at an existing child day care center.

APPLICANT: Virginia Theological Seminary