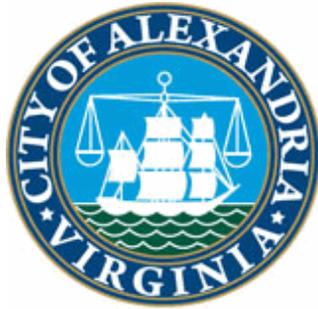


City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Docket

Tuesday, December 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>

1. Call To Order

Consent Calendar

An item on the consent calendar will be heard only if a Commission member, City staff or a member of the public requests it be removed from the consent calendar. Items not removed will be approved or recommended for approval as a group at the beginning of the meeting.

2. City Charter Section 9.06 Case #2013-0005 **This item has been deferred.**
1205 South Alfred Street - Ford Foundation Property
Public hearing and consideration of a request for Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned RC/High density apartment. Staff: Department of Recreation Parks and Cultural Activities
3. Special Use Permit #2013-0075
600 S. Pickett Street - German Auto Center
Public hearing and consideration of a request to operate a general auto repair shop; zoned I / Industrial. Applicant: German Auto Group of Alexandria, LLC represented by Roland Joun
Attachments: [SUP13-075_Staff Report](#)
4. Special Use Permit #2013-0077
682 S. Pickett Street (Parcel Address: 660 S. Pickett St.) - King Pollo Restaurant
Public hearing and consideration of a request to operate a restaurant; zoned CG/Commercial General. Applicant: Mihn Hwan Oh represented by Bruce D.S. Kim
Attachments: [SUP13-077_Staff Report](#)

Unfinished Business and Items Previously Deferred

5. Special Use Permit #2013-0069
251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) - El Cuscatleco Restaurant
Public hearing and consideration of a request for an amendment to an existing special use permit (SUP #2012-0028) to allow live entertainment; zoned CDD #12 / Coordinated Development District.
Applicant: Fossal, Inc. represented by Nicholas Gehrig, attorney
Attachments: [SUP13-069_Staff Report](#)

New Business

6. Special Use Permit #2013-0076
5 Cameron Street - Blackwall Hitch Restaurant
Public hearing and consideration of a request to operate a restaurant; zoned CD/Commercial Downtown.
Applicant: Blackwall Hitch Associates, LLC represented by Duncan Blair, attorney
Attachments: [SUP13-076 Staff Report](#)
7. Special Use Permit #2013-0074
1106 & 1108 King Street - Notting Hill Restaurant
Public hearing and consideration of a request for an amendment to an existing special use permit to allow an outdoor bar and to remove various special use permit conditions; zoned KR/King Street Retail.
Applicant: Notting Hill Restaurant & Bar, LLC represented by Amir Jahangeri
Attachments: [SUP13-074 Staff Report](#)
8. Development Special Use Permit #2013-0014
3300 King St. - T.C. Williams High School Tennis Courts
Public hearing and consideration of a request for an amendment to a previously approved development special use permit and site plan (DSUP #2002-0044) to allow lighted tennis courts at a public high school; zoned R-20/Single Family.
Applicant: Alexandria City Public Schools
Attachments: [DSUP13-014 Staff Report](#)
9. Master Plan Amendment #2013-0007
Eisenhower East Plan Amendment
A) Initiation of a Master Plan Amendment; B) Public hearing and consideration of a request for an amendment to the Eisenhower East Design Guidelines in the Eisenhower East Small Area Plan chapter of the Master Plan to revise the required sidewalk materials.
Staff: Department of Planning and Zoning.
Attachments: [MPA13-007 Staff Report.pdf](#)

Oral Reports by Planning Commission Members

10. Master Plan Amendment #2013-0005
Housing Master Plan
A) Initiation of a Master Plan Amendment; B) Public hearing and consideration of an amendment to the City of Alexandria Master Plan to incorporate the Housing Master Plan chapter. Staff: Office of Housing
Attachments: [MPA13-005 Staff Report](#)
[MPA13-005 Revised Draft Housing Master Plan](#)

11. Text Amendment #2013-0013
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to implement amendments to the Zoning Ordinance recommended by the Housing Master Plan including an amendment to Section 7-700 regarding bonus density in exchange for affordable housing and an amendment to Section 8-200 (F) regarding the parking requirements for affordable housing projects that undergo a substantial renovation. Staff: Office of Housing

Staff report and attachments are listed under docket item #10

12. Text Amendment #2013-0009
Transportation Management Plans
A) Initiation of text amendment; B) Public hearing and consideration of a text amendment to Section 11-700 of the Zoning Ordinance to establish new regulations regarding Transportation Management Plan Special Use Permits. Staff: Department of Transportation and Environmental Services

Attachments: [TA13-009 Staff Report](#)

13. Text Amendment #2013-0003
Protest Petitions
A) Initiation of a text amendment; B) Public hearing and consideration of amendments to Section 11-808 of the zoning ordinance regarding protest petitions. Staff: Department of Planning and Zoning

Attachments: [TA13-003 Staff Report](#)

Other Business

Minutes

14. Consideration of the Planning Commission minutes of November 7, 2013.

Attachments: [November 7, 2013 Minutes](#)

15. Adjournment