

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Docket

**Tuesday, March 4, 2014**

**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 are also available at the meeting (in the rear of Council Chambers) and may be submitted to the Planning Commission Clerk at the meeting. 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**

2. Election of Planning Commission officers for Chairman and Vice Chairman.

**Unfinished Business and Items Previously Deferred**

3. Special Use Permit #2013-0084  
1318 King Street - Automobile Sales  
Public hearing and consideration of a request for continued operation of a non-conforming automobile sales business; zoned KR/King Street Retail.  
Applicant: A & B Auto Finance Co. by Behrooz Raiszadeh  
**Attachments:** [SUP13-084 Staff Report](#)
4. Special Use Permit #2013-0085  
1310 King Street - Automobile Sales  
Public hearing and consideration of a request for continued operation of a non-conforming automobile sales business; zoned KR/King Street Retail.  
Applicant: Vafa Zarineh by Reza Sasani, agent  
**Attachments:** [SUP13-085 Staff Report](#)

**New Business**

5. Text Amendment #2014-0001  
Modifications of Minimum Zoning Regulations  
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to Section 11-416 of the Zoning Ordinance to clarify that requests for modification of minimum zoning regulations may be approved by the City Council as part of a special use permit application and to revise the standard for approving a modification of minimum landscape regulations. Staff: Department of Planning and Zoning  
**Attachments:** [TA14-001 Staff Report](#)

6. Special Use Permit #2014-0002  
5380 Holmes Run Parkway - Day Care Center/Preschool  
Public hearing and consideration of a request to operate a day care center (preschool) and a request for a parking reduction; zoned RC/High Density Apartment. Applicant: The Child and Family Network Centers represented by Lee Jackson  
**Attachments:** [SUP14-002 Staff Report](#)
7. Special Use Permit #2014-0003  
620 North Fayette Street - Bastille Restaurant  
Public hearing and consideration of a request to operate a restaurant and a request for a parking reduction; zoned CRMU-H/Commercial Residential Mixed Use High. Applicant: Le Coq, LLC represented by Duncan Blair, attorney  
**Attachments:** [SUP14-003 Staff Report](#)
8. Special Use Permit #2014-0004  
5424 Eisenhower Avenue (Parcel Address: 5400 Eisenhower Avenue) - Dance Fitness Studio  
Public hearing and consideration of a request to operate a private commercial school (dance fitness studio) and a request for a parking reduction; zoned OCH/Office Commercial High. Applicant: Sensazao LLC  
**Attachments:** [SUP14-004 Staff Report](#)
9. Special Use Permit #2014-0005  
5000 Polk Avenue - James K. Polk Elementary School Sign  
Public hearing and consideration of a request to replace a freestanding school sign at a public elementary school; zoned R-12/Single Family and R-20/Single-Family. Applicant: Alexandria City Public Schools by William Finn  
**Attachments:** [SUP14-005 Staff Report.docx](#)
10. Special Use Permit #2014-0006 **Application Withdrawn Prior To Hearing**  
3015 Mount Vernon Avenue (Parcel Address: 3051 Mount Vernon Avenue) - Ease Yoga Studio & Café  
Public hearing and consideration of a request to operate a restaurant and private commercial school (yoga studio) and a request for a parking reduction; zoned CDD-13/Coordinated Development District 13. Applicant: Tara Casagrande represented by Catharine Puskar, attorney

11. Development Special Use Permit #2013-0017  
1616 King St. - Hampton Inn  
Public hearing and consideration of requests for an amendment to a previously approved special use permit and site plan (SUP #98-0039 and SIT #98-0007) to add additional guest rooms and special use permit approval for a reduction of loading and parking spaces; zoned KR/King Street Retail. Applicant: MJS Corp by Duncan W. Blair, attorney

**Attachments:** [DSUP13-017 Staff Report](#)

12. Receipt and discussion of the Draft Citywide Parks Improvement Plan.

**Attachments:** [Citywide Parks Improvement Plan Consistency Memo PC \(2\)](#)  
[Citywide Parks Improvement Plan](#)

## Minutes

13. Consideration of the Planning Commission minutes of January 7, 2014 and February 4, 2014.

**Attachments:** [February 4, 2014 Planning Commission Meeting Minutes](#)  
[January 7, 2014 Planning Commission Meeting Minutes](#)

## Other Business

14. **Adjournment**