

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Docket

Tuesday, June 3, 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 - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

The Planning Commission held a work session to provide an update and discuss the Potomac Yard Metrorail project on June 3, 2014 at 6:00pm in the City Hall Council Work Room, 301 King Street.

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** Special Use Permit #2014-0035
6101 Stevenson Avenue - Global Health College
Public hearing and consideration of a request to operate a private academic school and a request for a parking reduction; zoned OCM (50)/Office Commercial Medium. Applicant: Global Health College, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP14-035 Presentation to City Council](#)
[SUP14-0035 Staff Report to City Council](#)
- 3** Development Special Use Permit #2014-0002
5651 Rayburn Avenue - John Adams Elementary Parking Lot Expansion
Public hearing and consideration of a request for a development special use permit and site plan, with a modification, to expand an existing parking lot with parking spaces in excess of the zoning ordinance requirement for a school; zoned R-12/Residential (Alexandria West Small Area Plan).
Applicant: Alexandria City Public Schools represented by Kevin Van Hise, attorney
Attachments: [DSUP14-002 Staff Report](#)
[DSUP14-002 Preliminary Site Plan](#)
[DSUP14-002 Additional Materials](#)
- 4** Special Use Permit #2014-0029
106 Hume Ave - Emma's Coffee Shop and Wine Bar
Public Hearing and Consideration of a request to extend a previously approved Special Use Permit (SUP #2012-0077) to operate a restaurant; zoned CL/Commercial Low. Applicant: Connie Desrosiers
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP14-029 Staff Report to City Council](#)
[SUP214-029 Presentation to City Council](#)

- 5 Special Use Permit #2014-0030
3040 and 3046 Colvin Street - Vehicle Storage Lot
Public Hearing and Consideration of a request for storage of more than 20 vehicles; zoned I/Industrial. Applicant: Dennis A. Whitestone and Engin Artemel
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP14-030 Staff Report to City Council](#)
[SUP14-030 Presentation to City Council](#)
- 6 Special Use Permit #2014-0034
106 Mount Vernon Avenue - Yoli's In Home Daycare
Public Hearing and Consideration of a request to operate a child care home; zoned RB/Residential. Applicant: Yolanda Acho
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP14-034 Staff Report to City Council](#)
[SUP14-034 Presentation to City Council](#)
- 7 Special Use Permit #2014-0043
917 Princess Street - Third Baptist Church
Public Hearing and Consideration of a request for a parking reduction to allow an existing church to keep its existing parking arrangement after a major renovation; zoned RB/Residential.
Applicant: Third Baptist Church of Alexandria
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP14-043 Staff Report to City Council](#)
[SUP14-043 Presentation to City Council](#)

Unfinished Business and Items Previously Deferred

- 8 Text Amendment #2014-0002
Townhouse Access Ways
A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 1-400(B) and Section 7-1600 of the Zoning Ordinance to allow access ways for townhouse developments to be included as part of the lot for purposes of floor area calculation under certain circumstances.
Staff: Department of Planning and Zoning
Planning Commission Action: Initiated and Recommend Approval 7-0
Attachments: [TA14-002 Staff Report to City Council](#)
[TA14-002 Presentation to City Council](#)

New Business

- 9** Waterfront Landscape Design and Flood Mitigation Plan
Public Hearing and Consideration of the Waterfront Landscape Design and Flood Mitigation Plan that implements the Waterfront Plan. Staff: Department of Planning and Zoning
Planning Commission Action: Recommend Approval 7-0
Attachments: [14-2632 Staff Report to City Council](#)
[14-2632 Presentation to City Council](#)
[Video 1 PAN FULL SLOW](#)
[Video 2 PAN SHORT SLOW](#)
- 10** Special Use Permit #2014-0041
618-B South Pickett Street - General Automobile Repair
(Parcel Address: 600 South Pickett Street)
Public Hearing and Consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: Kambiz Behbahani
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP14-041 Staff Report to City Council](#)
[SUP14-041 Presentation to City Council](#)
- 11** Special Use Permit #2014-0042
821 Slaters Lane - Slaters Two
(Parcel Address: 1551 Potomac Greens Drive)
Public Hearing and Consideration of a request to operate a restaurant and a request for a parking reduction; zoned CDD#10/Coordinated Development District. Applicant: Slater's Market, LLC represented by Susan Gonzalez
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP14-042 Staff Report to City Council](#)
[SUP14-042 Presentation to City Council](#)
- 12** Special Use Permit #2013-0092
2309 Mount Vernon Avenue - Restaurant
Public Hearing and Consideration of a request to operate a restaurant and a request for a parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay. Applicant: D&M, LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP13-092 Staff Report to City Council](#)
[SUP13-092 Presentation to City Council](#)

- 13** Special Use Permit #2014-0015
517 South Washington Street - Funeral Home
Public Hearing and Consideration of a request to operate a funeral home and a request for a parking reduction; zoned CL/Commercial Low. Applicant: Jefferson Development, LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Denial 7-0
Attachments: [SUP14-015 Staff Report to City Council](#)
[SUP14-015 Presentation to City Council](#)
- 14** Special Use Permit #2014-0033
2216 and 2218 Mount Vernon Avenue - Del Ray Pizzeria
Public hearing and consideration of a request for an amendment to a previously approved Special Use Permit (SUP #2011-0087) to construct a second story balcony and to allow off-premises alcohol sales; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay.
Applicant: Del Ray Pizzeria, LLC represented by Duncan Blair, attorney
Attachments: [SUP14-033 Staff Report](#)
[SUP14-033 Additional Materials](#)
- 15** Special Use Permit #2014-0038
4109, 4115, 4121, and 4125 Mount Vernon Avenue - Four Mile Run Market
Public Hearing and Consideration of a request for various amendments to a previously approved Special Use Permit (SUP #2010-0029) to expand a farmers/artisans market; zoned NR/Neighborhood Retail. Applicant: Four Mile Run Market, Inc.
Planning Commission Action: Recommend Approval as amended 7-0
Attachments: [SUP14-038 Staff Report to City Council](#)
[SUP14-038 Presentation to City Council](#)
- 16** Special Use Permit #2014-0032
1050 North Fayette Street - Yates Auto Care
Public Hearing and Consideration of a request to renew approval for operation of an existing, non-complying, light automobile repair (car wash and automobile detailing) business; zoned CRMU/H/Commercial Residential Mixed Use - High. Applicant: Jeffrey Yates
Planning Commission Action: Recommend Approval as amended 7-0
Attachments: [SUP14-032 Staff Report to City Council](#)
[SUP14-032 Presentation to City Council](#)

- 17** Development Special Use Permit #2013-0026
Transportation Management Plan Special Use Permit #2014-0019
4800 Kenmore Avenue - Seminary Overlook
(Building Addresses: 4700, 4704-4800, 4804-4854 Kenmore Avenue)
Public Hearing and Consideration of requests for: (A) a development special use permit and site plan, with a modification, to construct four multifamily residential buildings pursuant to Coordinated Development District concept plan (CDD #2012-0005); and (B) a special use permit for a transportation management plan; zoned CDD #22/Coordinated Development District #22 (Beauregard Small Area Plan). Applicant: Home Properties Seminary Hills, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: DSUP #2013-0026 & TMP SUP #2014-0019
Recommend Approval as amended 6-1
Attachments: [DSUP13-026 Staff Report to City Council](#)
[DSUP13-026 Presentation to City Council](#)
[DSUP13-026 Preliminary Site Plan](#)
- 18** Master Plan Amendment #2014-0003
Rezoning #2014-0003
Development Special Use Permit #2013-0021
206, 208, 210, and 212 South Patrick Street - Residential Development
Public Hearing and Consideration of requests for: (A) an amendment to the Old Town Small Area Plan chapter of the Master Plan to amend the land use designation from CL / Commercial Low to CD / Commercial Downtown; (B) an amendment to the official zoning map to change the zone from CL / Commercial Low to CD / Commercial Downtown; (C) a development special use permit and site plan, with modifications and a subdivision, to construct four residential units; and a special use permit request for a parking reduction to permit all compact parking spaces; zoned CL/Commercial Low (Old Town Small Area Plan). Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney
Planning Commission Action: MPA #2014-0003 Adopt Resolution and Recommend Approval as amended 7-0; REZ #2014-0003 Recommend Approval as amended 7-0; DSUP #2013-00021 Recommend Approval 7-0.
Attachments: [DSUP13-021 Staff Report to City Council](#)
[DSUP13-021 Presentation to City Council](#)
[DSUP13-021 Preliminary Site Plan](#)

- 19** Subdivision #2014-0003
Development Site Plan #2013-0020
711 Wilkes Street - Wilkes Townhomes Development
Public hearing and consideration of requests for: (A) a subdivision to divide the subject property into six lots; and (B) a development site plan, with modifications, to construct six townhomes; zoned CL / Commercial Low. (Southwest Quadrant Small Area Plan)
Applicant: Wilkes Residences, LLC represented by Mary Catherine Gibbs, attorney

Attachments: [DSP13-020 Staff Report](#)
[DSP13-020 Preliminary Site Plans](#)
[DSP13-020 Additional Materials](#)

- 20-A** Development Special Use Permit #2013-0022
1505 Powhatan Street - Residential Development
Public Hearing and Consideration of a request for a development special use permit and site plan, with modifications, to construct 16 townhouse style multi-family units; and a special use permit for a parking reduction; zoned CSL/Commercial Service Low (Northeast Small Area Plan). Applicant: Pulte Home Corporation, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: [DSUP13-022 Staff Report to City Council](#)
[DSUP13-022 Presentation to City Council](#)
[DSUP13-022 Preliminary Plans](#)

- 20-B** City Charter Section 9.06 Case #2014-0003 - For City Council Information Only - No Action Needed
1505 Powhatan Street - Sale of Public Property
Public Hearing and Consideration of a request for Planning Commission to review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of General Services
Planning Commission Action: Approved 7-0

Attachments: [SEC14-003 Staff Report to City Council](#)

Other Business

Minutes

- 21** Consideration of the Planning Commission minutes of May 6, 2014.

Attachments: [May 5 2014](#)

22 Adjournment