

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, January 6, 2015

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 will hold a work session to review the results and draft recommendations of the Parking Standards for New Development Study on Tuesday, January 6 at 6:00pm in the City Council Work Room, 301 King Street.

1 Call To Order

Consent Calendar

An item on the consent calendar will be heard only if a Board or 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** Vacation #2014-0005
2500 Sanford Street
Public hearing and consideration of a request for a vacation of public right-of-way; zoned R-8/Residential Single-Family.
Applicant: Joe Salama
Attachments: [VAC14-005 Staff Report](#)
[VAC14-005 Additional Materials](#)
- 3** Special Use Permit #2014-0109
1940 Duke Street - Panera Bread
Public hearing and consideration of a request to amend Special Use Permit #2014-0081 to increase permitted number of delivery vehicles; zoned CDD #1/Coordinated Development District 1.
Applicant: Panera, LLC represented by Duncan Blair, attorney
Attachments: [SUP14-109 Staff Report](#)
- 4** Special Use Permit #2014-0112
3131 Colvin Street (Parcel Address: 3148 Duke Street) and 3120 Colvin Street - Total Package Auto
Public hearing and consideration of a request to operate an automobile sales business; zoned CG/Commercial General and I/Industrial.
Applicant: Total Package Auto LLC represented by Ryan Alexander
Attachments: [SUP14-112 Staff Report](#)
- 5** Special Use Permit #2014-0113
5055 Seminary Road - Farmers Market at Southern Towers
Public hearing and consideration of a request to operate an outdoor food and crafts market; zoned RC/High-Density Apartment.
Applicant: Jim Nicholson
Attachments: [SUP14-113 Staff Report](#)

Unfinished Business and Items Previously Deferred

- 6** Development Site Plan #2014-0024

Special Use Permit #2014-0088
5055 Seminary Road - Southern Towers Clubhouse
Public hearing and consideration of requests for: a) development site plan, with modifications, to construct a clubhouse building and b) a special use permit to operate a day care center; zoned RC/High Density Apartment.
Applicant: Southern Towers LLC represented by Kenneth Wire, attorney
[This case was deferred at the December 2, 2014 Planning Commission hearing.]

Attachments: [DSP14-024 Staff Report](#)
 [DSP14-024 Additional Materials](#)

New Business

7 Subdivision #2014-0015
 500 and 502 Gibbon Street
Public hearing and consideration of a subdivision request with variations to subdivide an existing parcel into two new lots; zoned RM/Residential Townhouse.
Applicant: Catherine D. Webster and Margaret Lynne Bourjaily represented by Duncan Blair, attorney

Attachments: [SUB14-015 Staff Report](#)

8 Subdivision #2014-0016
 310 North Quaker Lane
Public hearing and consideration of a request to subdivide an existing parcel into two new lots; zoned R-20/Residential Single-Family.
Applicant: J. Perry Kruger represented by Duncan Blair, attorney

Attachments: [SUB14-016 Staff Report](#)

9 Special Use Permit #2014-0108
 1001 King Street - Blueprint Chocolatiers
Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Urban Retail Zone.
Applicant: Teaspoon LLC represented by Kim Gustafson

Attachments: [SUP14-108 Staff Report](#)

10 Special Use Permit #2014-0111
 1117 Roan Lane
Public hearing and consideration of a request to construct new single-family dwelling on a substandard lot; zoned R-12/Residential Single-Family.
Applicant: Classic Cottages LLC represented by Duncan Blair, attorney

Attachments: [SUP14-111 Staff Report](#)

11 Text Amendment #2014-0008
 Rezoning #2014-0007
 CDD Concept Plan #2014-0003

Development Special Use Permit #2014-0012

4800 Fillmore Avenue - Goodwin House

Initiation of a text amendment and public hearing and consideration of requests for: a) a text amendment to the Zoning Ordinance to amend the provisions of Section 5-600 to establish a new Coordinated Development District Zone; b) an amendment to the official zoning map to change the zone from RC/High-Density Apartment and RA/Multifamily to Coordinated Development District #23; c) a special use permit for a CDD conceptual design plan; and d) a development special use permit with site plan to construct a home for the elderly; zoned RC/High-Density Apartment and RA/Multifamily.

Applicant: Goodwin House Inc., represented by M. Catharine Puskas, attorney

Attachments: [DSUP14-012 Staff Report](#)

[DSUP14-012 Additional Materials](#)

12

Master Plan Amendment #2014-0008

Rezoning #2014-0008

Development Special Use Permit #2014-0003

Transportation Management Plan SUP #2014-0096

Vacation #2014-0003

5000 and 5001 Echols Avenue - The Fillmore

Public hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 35 feet and 45 feet to 70 feet on the site area, and the proposed land use map from Institutional to Commercial Residential Mixed Use-Medium (CRMU-M) on the site area; (B) an amendment to the official zoning map to change the zone from R-12 to CRMU-M; (C) a development special use permit and site plan to construct two multi-family residential buildings including special use permits for an increase in Floor Area Ratio (FAR) and a parking reduction; (D) a special use permit for a Transportation Management Plan; and (E) to vacate a portion of public right of way; zoned R-12 /Residential Single-Family.

Applicant: AHC Inc., represented by Duncan Blair, attorney

Attachments: [DSUP14-003 Staff Report](#)

[DSUP14-003 Additional Materials](#)

Oral Reports by Planning Commissioners

Other Business

Discussion Item: FY2016 Draft Interdepartmental Work Program

Attachments: [Draft Interdepartmental Work Program Memo](#)

Discussion Item: Proposed Waterfront Phasing and Funding Plan

Attachments: [Waterfront Phasing and Funding Plan Memo](#)

Minutes

13 Consideration of the minutes of the December 2, 2014 hearing.

Attachments: [December 2, 2014](#)

14 Adjournment

Information

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance. More information on approved and pending Administrative Special Use Permits is available at:

[<http://www.alexandriava.gov/planning/info/default.aspx?id=18476>](http://www.alexandriava.gov/planning/info/default.aspx?id=18476)

Special Use Permit #2014-00114

311 N Washington St, Ste 1L

New Administrative SUP to operate a massage establishment

Applicant: Maricela Noble

Approved 12/15/2014

Special Use Permit #2014-00116

2050 Ballenger Ave

New Administrative SUP to operate a restaurant with outdoor dining

Applicant: Carlyle Club, LLC

Approved 12/1/2014

Special Use Permit #2014-00119

1106 King St

Administrative SUP for a change of ownership of a restaurant

Applicant: 1106 Steak, LLC

Approved 12/15/2014