

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, February 3, 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>

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 Text Amendment #2014-0009
Rezoning #2014-0012
510 North Quaker Lane - Charles M. Goodman House
A) Initiation of a text amendment and a map amendment and B) public hearing and consideration of a text amendment and an amendment to the official zoning map to add the Charles M. Goodman House to the City's 100 Year Old Building List; zoned R-20/Residential Single-Family.
Staff: City of Alexandria - Department of Planning and Zoning
Attachments: [TA14-009 Staff Report](#)
- 3 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
[This item was deferred at the January 2, 2015 Planning Commission hearing.]
Attachments: [SUP14-113 Staff Report](#)

New Business

- 4 Special Use Permit #2014-0110
815 ½ King Street
Public hearing and consideration of a request for an increase in floor area ratio (FAR); zoned KR/King Street Retail.
Applicant: Rob Kaufman
Attachments: [SUP14-110 Staff Report](#)
[SUP14-110 Additional Materials](#)
- 5 Special Use Permit #2014-0120
1575 Kenwood Avenue (Parcel Address: 1603 Peach Street) - Hertz Local Edition
Public hearing and consideration of a request to operate an automobile rental business; zoned CSL/Commercial Service Low with Proffer.
Applicant: Hertz Local Edition
[This case was deferred at the February 3, 2015 Planning Commission hearing.]

Attachments: [SUP14-120 Staff Report](#)
[SUP14-120 Additional Materials](#)

- 6 Special Use Permit #2014-0115
1318 King Street - A&B Auto Finance Company
Public hearing and consideration of a request for an amendment to previously approved Special Use Permit #2013-0084 to continue operation of a nonconforming automobile sales business; zoned KR/King Street Urban Retail. Applicant: Behrooz Raiszadeh represented by David L. Chamowitz, attorney

Attachments: [SUP14-115 Staff Report](#)
[SUP14-115 Additional Materials](#)

- 7 Rezoning #2014-0009
Development Special Use Permit #2012-0015
2805, 2807, 2807A and 2809 King Street - Alexandria Memory Care
Public hearing and consideration of requests for: (A) An amendment to the official zoning map to change the zone from R-8 to RB with proffers; and (B) A development special use permit and site plan, with modifications, to construct and operate a nursing home building; zoned R-8/Residential Single-Family. Applicant: 2811 King Street LLC represented by M. Catharine Puskar, attorney

Attachments: [DSUP12-015 Preliminary Site Plan](#)
[DSUP12-015 Staff Report](#)
[DSUP12-015 Additional Materials](#)

- 8 Master Plan Amendment #2014-0010
Rezoning #2014-0010
Development Special Use Permit #2013-0023
Transportation Management Plan SUP #2014-0105
Encroachment #2014-0007
513 & 515 North Washington Street - The Mill
Public hearing and consideration of requests for: (A) An amendment to Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation from RM to OC; (B) An amendment to the official zoning map for rezoning Lot 502 from RM to OC with proffers; (C) A Development Special Use Permit and Site Plan, with modifications, to construct a residential building, including a special use permit for a parking reduction, per Section 8-100 of the Zoning Ordinance and modifications for a side yard setback, per Section 4-806(A)(2)(a); (D) a special use permit for a transportation management plan; and, and (E) encroachment in the public-right-of-way for a proposed perimeter fence, zoned OC/Office Commercial and RM/Residential Medium. Applicant: CAS Riegler represented by Duncan Blair, attorney

Attachments: [DSUP13-023 Preliminary Site Plan](#)
[DSUP13-023 Staff Report](#)
[DSUP13-023 Additional Materials](#)

- 9** Development Special Use Permit #2014-0005
3100 Jefferson Davis Highway (Parcel Address: 3104 Jefferson Davis Highway)
- Marino's Restaurant
Public hearing and consideration of a request for an extension to the date of expiration of a previously approved Development Special Use Permit #2010-0004, with modifications, to construct an addition to the existing building including Special Use Permit approval to operate two restaurants; zoned CSL/Commercial Service Low.
Applicant: Ather Subzwari represented by Mike Razavi, engineer

Attachments: [DSUP14-005 Staff Report](#)
[DSUP14-005 Additional Materials](#)

Oral Reports by Planning Commissioners

Other Business

Information Item: Demographic Update

Attachments: [Information Item Memo 1](#)
[Information Item Memo 2](#)

Discussion Item: Potomac Yard Metrorail Station

An update on the Draft Environmental Impact Statement (DEIS) process for the Potomac Yard Metrorail Station, an infill Metrorail station located between the National Airport and Braddock Road Metrorail stations on the Blue and Yellow lines in the vicinity of the Potomac Yard Development. The update will provide information on opportunities to learn about project impacts and how to submit comments on the DEIS.

This discussion item has been deferred.

Minutes

- 10** Consideration of the minutes of the January 6, 2015 hearing.
- Attachments:** [January 6, 2015](#)

11 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>

Special Use Permit #2014-00126

2016 Mt Vernon Ave
New Administrative SUP to operate a massage establishment
Applicant: Michael A. Nicotra
Approved 1/28/2015

Special Use Permit #2014-00123
2212 Mt Vernon Ave
New Administrative SUP to operate a massage establishment
Applicant: Jodey McGhee
Approved 1/13/2015