

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, June 2, 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 on June 2nd at 6:00pm in the City Hall Council Work Room, 301 King Street to receive an update on the land use, building heights, open space, transportation, and planned implementation for Oakville Triangle-Route 1.

The Planning Commission will hold a special public hearing on **Thursday, June 4, 2015 at 7:00pm** to consider the following development projects: Hunting Point Clubhouse (1202 & 1204 South Washington Street), Robinson Terminal North (500 & 501 North Union Street), East Reed Townhomes (101-105 E. Reed Avenue) and Target Expansion (3601 Jefferson Davis Highway). The special public hearing will take place in City Council Chambers, City Hall, 301 King Street Alexandria VA 22314. The docket and staff reports can be found at www.alexandriava.gov/dockets

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 Encroachment #2015-0002
700-710 North Washington Street (Parcel Address: 702 North Washington Street)
Public hearing and consideration of a request for an encroachment for a bay window into the public right-of-way; zoned CRMU-X/Commercial Residential Mixed-Use.
Applicant: Mahmood Investment Corporation
Attachments: [ENC15-002 Staff Report](#)

New Business

- 3 Off-Premises Alcoholic Beverage Sales
Public hearing and discussion of new standard condition language to be included in Special Use Permits that propose off-premises alcoholic beverage sales.
Staff: City of Alexandria - Department of Planning and Zoning
Attachments: [14-4011 Staff Memo](#)
- 4 Special Use Permit #2015-0022
1725 Duke Street (King Street Station) - Good Beer
Public hearing and consideration of a request to operate a restaurant; zoned OCH/Office Commercial High.
Applicant: Good Beer LLC
Attachments: [SUP15-022 Staff Report](#)

- 5 Special Use Permit #2015-0025
5778 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Jimmy John's
Public hearing and consideration of a request to operate a restaurant; zoned CDD#17/Coordinated Development District #17.
Applicant: Kith & Kim LLC
Attachments: [SUP15-025 Staff Report](#)
- 6 Special Use Permit #2015-0029
5782 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Starbucks Coffee
Public hearing and consideration of a request for an amendment to existing Special Use Permit #2015-0038 to extend the hours of operation at an approved restaurant; zoned CDD#17/Coordinated Development District #17.
Applicant: Starbucks Corporation
Attachments: [SUP15-029 Staff Report](#)
- 7 Special Use Permit #2015-0028
Encroachment #2015-0003
2312 Mount Vernon Avenue (Parcel Addresses: 2318 Mount Vernon Avenue & 111 East Oxford Avenue) - Pork Barrel BBQ, Holy Cow, and The Sushi Bar
Public hearing and consideration of: A) a request to amend existing Special Use Permit #2010-0011 to increase number of seats, add live entertainment, and for a parking reduction; and B) a request for an encroachment into the public right-of-way; zoned CL/Commercial Low, Mount Vernon Avenue Urban Overlay, and R2-5/Residential Single and Two Family.
Applicant: Hog Thaid LLC
Attachments: [SUP15-028 Staff Report](#)
[SUP15-028 Additional Materials](#)
- 8 Special Use Permit #2015-0047
814 King Street - Escape Room Live
Public hearing and consideration of a request to operate an amusement enterprise and a request for a parking reduction; zoned KR/King Street Urban Retail.
Applicant: Escape Room Live LLC
Attachments: [SUP15-047 Staff Report](#)
[SUP15-047 Additional Materials](#)
- 9 Special Use Permit #2015-0026
425 East Monroe Avenue - Aldi Parking Reduction
Public hearing and consideration of a request for a parking reduction; zoned CDD#14/Coordinated Development District #14
Applicant: Aldi Inc. Maryland represented by M. Catharine Puskar, attorney
Attachments: [SUP15-026 Staff Report](#)

- 10** Development Special Use Permit #2014-0046
Transportation Management Plan SUP #2015-0021
4580 Duke Street (Parcel Address: 4600 Duke Street) - Aldi
Public hearing and consideration of a request for: (A) A development special use permit and site plan with modifications to construct a grocery store including a special use permit request for a parking reduction; (B) A special use permit for a transportation management plan; zoned CG, Commercial General.
Applicant: Aldi Inc. represented by M. Catharine Puskar, attorney
Attachments: [DSUP14-046 Staff Report](#)
[DSUP14-046 Preliminary Site Plan](#)
[DSUP14-046 Additional Materials](#)
- 11** Text Amendment #2015-0003
Coordinated Development District Concept Plan #2015-0002
430 & 450 South Pickett Street - Cameron Park
(A) Initiation of a text amendment; (B) Public hearing and consideration of a text amendment to the Zoning Ordinance to amend Section 5- 602(A) to add home for the elderly as an allowable use to the CDD Zone Table for CDD #17a; and (C) an amendment to a previously approved CDD Concept Plan#2013-0002 to allow for “Building B” to either be multi-family residential or a home for the elderly; zoned CDD#17a/Coordinated Development District #17a.
Applicant for Text Amendment: City of Alexandria - Department of Planning and Zoning
Applicant for CDD Concept Plan: Brandywine Senior Living represented by Kenneth Wire, attorney
Attachments: [TA15-003/CDD15-002 Staff Report](#)
[CDD15-002 Concept Plan](#)
[TA15-003/CDD15-002 Additional Materials](#)
- 12** Development Special Use Permit #2015-0003
5801 and 5815 Duke Street - Landmark Mall
Public hearing and consideration of a request for an amendment to Development Special Use Permit #2013-0004, with modifications and subdivision, to increase the retail and residential floor area; zoned CRMU-M/Commercial Residential Mixed-Use -Medium.
Applicant: Landmark Mall LLC represented by Jonathan Rak, attorney
Attachments: [DSUP15-003 Preliminary Site Plan](#)
[DSUP15-003 Staff Report](#)
[DSUP15-003 Additional Materials](#)
- 13** Development Special Use Permit #2015-0008
Transportation Management Plan SUP #2015-0045
2200-A Mill Road - Eisenhower East Block 20
Public hearing and consideration of a request for A) an extension to the date of expiration of a previously approved Development Special Use Permit (DSUP

#2012-0003) and an amendment to update various conditions to construct a commercial office building including previous SUP approval for increased penthouse height and additional penthouses; and B) an extension to the date of expiration of a previously approved Transportation Management Plan SUP (SUP #2012-0065) and an amendment to update various conditions; zoned CDD #2/Coordinated Development District #2.

Applicant: LSREF2 Clover Property 12 LLC represented by Duncan Blair, attorney

Attachments: [DSUP15-008_Staff Report](#)

Minutes

14 Consideration of the May 5, 2015 minutes.

Attachments: [May 5, 2015](#)

Oral Reports by Planning Commissioners

Report from the Planning Director

Other Business

15 **Adjournment**

Information

Administrative Approvals

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

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 #2015-00044

2922 Duke St

Request for a change of ownership of a gas station and a convenience store

Applicant: Dogwood Petroleum Realty, LLC by David Tadesse

Approved 5/13/2015

Special Use Permit #2015-00037

4510 Duke St

Request for a change of ownership of a grandfathered automobile repair garage

Applicant: Mid-Atlantic Lubes LLC
Approved 4/24/2015

Special Use Permit #2015-00042
111 King St
Request for a change of ownership for a portion of a restaurant and for delivery service
Applicant: BJW Inc. by Bartolome Paz
Approved 5/11/2015

Special Use Permit #2015-00038
5782 Dow Ave
Request to operate a new Starbucks restaurant
Applicant: Starbucks Corporation
Approved 5/12/2015

Special Use Permit #2015-00011
446-A Calvert Ave
Request for a change of ownership of an existing restaurant
Applicant: Thomas Persing
Approved 5/8/2015

Special Use Permit #2015-00046
600 Montgomery St
Request for a change of ownership of a restaurant
Applicant: Hank's Pasta Bar, LLC
Approved 5/21/2015