

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, October 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 on October 6, 2015 at 6:00pm in the City Hall Council Work Room to receive updates on the West End transitway, Pedestrian and Bicycle Master Plan and Complete Streets Design Guidelines

1 Call To Order

Consent Calendar

- 2** Special Use Permit #2015-0079
1552 Potomac Greens Drive (parcel address: 1550 Potomac Greens Drive) - Slater's Market
Public hearing and consideration of a request to operate a restaurant within an existing market; zoned: CDD #10/Coordinated Development District #10.
Applicant: Slater's Market LLC
Attachments: [SUP2015-0079 Staff Report](#)
- 3** Special Use Permit #2015-0080
1300 & 1304 King Street (parcel address: 1300 King Street) - Rooming House
Public hearing and consideration of a request for five year review of a rooming house and for a change of ownership; zoned KR/King Street Retail.
Applicant: Joricris Espiritu
Attachments: [SUP2015-0080 Staff Report](#)
- 4** Special Use Permit #2015-0093
1211 King Street - Nasime Japanese Restaurant
Public hearing and consideration of a request to operate a restaurant; zoned: KR/King Street Retail.
Applicant: Yuh Shimomura
Attachments: [SUP2015-0093 Staff Report](#)
- 5** Subdivision #2015-0006
310 & 312 Beverley Drive
Public hearing and consideration of a request for a subdivision to adjust a property line between two lots; zoned R-8/Residential Single-family.
Applicant: Betty Mills
Attachments: [SUB2015-0006 Staff Report](#)
[SUB2015-0006 Additional Materials](#)
- 6** City Charter Section 9.06 Case #2015-0002
310 & 312 Beverley Drive
Public hearing and consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned R-8/Residential Single-family.
Staff: Department of Recreation, Parks and Cultural Activities

Attachments: [Sec 9.06 #2015-0002 Staff Report](#)

Unfinished Business and Items Previously Deferred

- 7 Special Use Permit #2015-0056
2216 Mount Vernon Avenue - Del Ray Pizzeria
Public hearing and consideration of a request for an amendment to existing Special Use Permit #2014-0033 to allow for restaurant seating and dining in the second floor with an existing parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay.
Applicant: Del Ray Pizzeria LLC
[This case was deferred from the September 1, 2015 Planning Commission hearing.]

Attachments: [SUP2015-0056 Staff Report](#)

- 8 Subdivision #2014-0014
809 & 811 Vassar Road
Public hearing and consideration of a request to re-subdivide two lots into three lots; zoned R-8/Residential.
Applicant: Stephen and Mary Hales
[This case was referred back to the Planning Commission from City Council.]
[This case has been deferred to the November 5, 2015 Planning Commission hearing.]

Attachments: [SUB14-014 Staff Report \(updated\)](#)
[SUB2014-0014 Storm Water Report](#)
[SUB14-014 Staff Report \(from May 2015\)](#)
[SUB14-014 Additional Materials](#)
[SUB14-014 Revised Preliminary Plat](#)

New Business

- 9 Master Plan Amendment #2015-0002
Rezoning #2015-0002
Development Special Use Permit #2014-0017
601, 607 and 611 N. Henry Street - The Park Residences
Public hearing and consideration of a request for: (A) amendment to the Braddock Road Metro Small Area Plan chapter of the Master Plan to amend the land use designation from CSL to CRMU-M; (B) amendment to the official zoning map to rezone the properties from CSL to CRMU-M with proffers; (C) Development Special Use Permit and Site Plan, with modifications and a subdivision, to construct townhomes with an increase in FAR per section 5-205(C) of the Zoning Ordinance and lots without frontage per section 7-1007 of the Zoning Ordinance; zoned CSL / Commercial Service Low. (Braddock Road Metro Small Area Plan)
Applicant: Henry St JV, LLC, represented by M. Catharine Puskar, Attorney

Attachments: [DSUP2014-0017 Staff Report](#)
[DSUP2014-0017 Preliminary Site Plan](#)
[DSUP2014-0017 Additional Materials](#)

10

Development Special Use Permit #2014-0041
1801 & 1809 Russell Road, 109, 111 & 113 Belleaire Road - Immanuel Lutheran Church
Public hearing and consideration of requests for: (A) a Development Special Use Permit and Site Plan with modifications to construct an addition to an existing private school, and an expansion to an existing church; and (B) a Special Use Permit for a parking reduction; zoned: R-5/Residential Single-family.
Applicant: Immanuel Lutheran Church, represented by Mary Catherine Gibbs, Attorney

Attachments: [DSUP2014-0041 Staff Report](#)
[DUSP2014-0041 Additional Materials](#)
[DSUP2014-0041 Preliminary Site Plan](#)

11

Master Plan Amendment #2015-0004
Oakville Triangle/Route 1 Corridor
The planning area encompasses the commercially and industrially zoned parcels within the area generally bounded by Route 1 on the east, East Lynhaven Drive on the north, Mount Jefferson Park on the west, and East Bellefonte Avenue on the south.
Public hearing and consideration of requests for (A) initiation of a Master Plan Amendment, and (B) an amendment to the Potomac West Small Area Plan chapter of the Master Plan to incorporate the *Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines*.
Staff: Department of Planning and Zoning

Attachments: [MPA2015-0004 Staff Report](#)
[MPA2015-0004 Additional Materials](#)
[Attachment 1_Oakville Corridor Vision Plan_Design Guidelines_Revised Draft C](#)
[Attachment 2_Potomac West SAP \(1992\)](#)
[Attachment 3_Oakville Trianlge_Route 1 Civ Engage_Outreach Summary](#)
[Attachment 4_Multimodal Transportation Study Executive Summary March 2015](#)
[Attachment 5_Master Plan Amendment Resolution](#)
[Attachment 6_Potomac West SAP Map \(1992\)](#)

12

City Charter Section 9.06 Case #2015-0001
518 East Bellefonte Avenue
Public hearing and consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned CSL/Commercial Service Low.

Staff: Department of Recreation, Parks and Cultural Activities

[This case has been deferred to the November 5, 2015 Planning Commission hearing.]

Attachments: [Sec 9.06 #2015-0001 Staff Report](#)

Oral Reports by Members of the Planning Commission

Other Business

- 13** Discussion and Consideration of amendments to the rules and regulations for the transaction of the business of the Planning Commission known as the Planning Commission By Laws.

Attachments: [By-Laws Amendment Memo](#)

Minutes

- 14** Consideration of the meeting minutes for the September 1, 2015 Planning Commission meeting.

Attachments: [September 1, 2015 Minutes](#)

- 15 Adjournment**