

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, November 5, 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**

- 2** Special Use Permit #2015-0098
408 East Glebe Road and 3006 Jefferson Davis Highway - GQ Dry Cleaners
Public hearing and consideration of a request to operate a laundry and dry cleaning business; zoned: CSL/Commercial Low.
Applicant: Hyon B. Chung and Moon Sik Park
Attachments: [SUP2015-0098 Staff Report](#)
[SUP2015-0098 Additional Materials](#)
- 3** Development Special Use Permit #2015-0017
1101 & 1102 Finley Lane - Pickett's Ridge Phase II
Public hearing and consideration of a request for an extension and update to standard conditions for previously-approved Development Special Use Permit #2012-0017 for the remaining undeveloped lot located at 1101 Finley Lane; zoned R-20/Residential Single-family.
Applicant: Sutton Building Corporation, represented by M. Catharine Puskar, Attorney
Attachments: [DSUP15-0017 Staff Report](#)

Unfinished Business and Items Previously Deferred

- 4** 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 was deferred from the October 6, 2015 Planning Commission hearing.]
Attachments: [Section 9.0615-001 Staff Report](#)
- 5** 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 was deferred from the October 6, 2015 Planning Commission hearing.]

Attachments: [SUB2014-0014 Staff Report](#)
[SUB2014-0014 Revised Preliminary Plat](#)
[SUB2014-0014 Additional Materials](#)

New Business

- 6** Special Use Permit #2015-0097
300 King Street (Parcel address: 302 King Street) - Sang Jun Thai
Public hearing and consideration of a request to expand an existing
grandfathered restaurant at the basement level; zoned KR/King Street Retail.
Applicant: Christopher Tantayanurak
Attachments: [SUP2015-0097 Staff Report](#)
- 7** Special Use Permit #2015-0092
Encroachment 2015-0004
728 North Henry Street - Mason Social
Public hearing and consideration of requests: (A) to add rooftop dining to an
existing restaurant, (B) for a parking reduction, and (C) for an encroachment
into the public right-of-way; zoned CRMU-M/Commercial Residential Mixed
Use (Medium).
Applicant: Mason Social, LLC
Attachments: [SUP2015-0092 Staff Report](#)
[SUP2015-0092 Additional Materials](#)
- 8** Special Use Permit #2015-0090
700 Ramsey Street - Substandard Lot Construction
Public hearing and consideration of a request to construct a new single-family
dwelling on a vacant substandard lot; zoned R 2-5/Residential Single-family.
Applicant: West Restored Properties, LLC, represented by M. Catharine Puskar,
Attorney
Attachments: [SUP2015-0090 Staff Report](#)
[SUP2015-0090 Additional Materials](#)
- 9** Master Plan Amendment #2015-0006
Eisenhower West Small Area Plan
The Plan area is generally bounded by Duke Street to the north, South Pickett
Street to the west, Holmes Run to the east, and the Metro/CSX rail lines to the
south.
A) Initiation of a Master Plan Amendment, and B) public hearing and
consideration of a request for an amendment to the Landmark/Van Dorn Small
Area Plan chapter of the Master Plan to create the Eisenhower West Small Area
Plan.
Staff: Department of Planning and Zoning

Attachments: [MPA15-006 Staff Report](#)
[MPA15-006 Planning Commission Memo](#)
[MPA15-006 Attachment 1 Eisenhower West SAP](#)
[MPA15-006 Attachment 2 Eisenhower West SAP Appendices](#)
[MPA15-006 Attachment 3 EWSC Letter of Endorsement](#)
[MPA15-006 Attachment 4 AHAAC Letter of Endorsement](#)
[MPA15-006 Attachment 5 WMATA Letter of Support](#)
[MPA15-006 Attachment 6 EWSAP Master Plan Amendment Resolution](#)
[MPA15-006 Additional Materials](#)

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Master Plan Amendment #2015-0001
Rezoning #2015-0001
Development Special Use Permit #2013-0001
Transportation Management Plan SUP #2015-0002
Special Use Permit #2015-0109
4530, 4600, 4600B, 4600D, 4622 King Street and 3451 North Beauregard Street
- The Gateway at King and Beauregard
Public hearing and consideration of requests for: (A) an amendment to Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 77 feet to 100 feet and to amend the land-use designation for the property from OCM(100) to CRMU-H; (B) an amendment to the official zoning map to change the zone from OCM(100) with proffer to CRMU-H; (C) a development special use permit and site plan with modifications for an increase in Floor Area Ratio (FAR) to construct two mixed-use buildings and one office building including a special use permit for a parking reduction and for a loading space reduction; a special use permit for a retail shopping establishment larger than 20,000 gross square feet; (D) a special use permit for a transportation management plan (TMP); and (E) a special use permit for a coordinated sign program; zoned: OCM(100)/Office Commercial Medium.
Applicant: 4600 King Street, LLC, represented by Duncan Blair, Attorney

Attachments: [DSUP2013-0001 Staff Report](#)
[DSUP2013-0001 Site Plan part 1](#)
[DSUP2013-0001 Site Plan part 2](#)
[DSUP2013-0001 Additional Materials](#)

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Development Special Use Permit #2014-0019
Transportation Management Plan SUP #2015-0075
1800 and 1800 R Mount Vernon Avenue - Mt. Vernon Avenue at 1800
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a mixed use residential and retail building using the form based development regulations with a compliance deviation pursuant to section 6-606(F); a special use permit for a parking reduction and a loading space reduction; and (B) a special use permit for a Transportation Management Plan; zoned: CL/Commercial Low and Mount

Vernon Avenue Urban Overlay.

Applicant: BREVIC Development LLC, represented by Duncan Blair, Attorney

Attachments: [DSUP2014-0019 Staff Report](#)
 [DSUP2014-0019 Site Plan](#)
 [DSUP2014-0019 Additional Materials](#)

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Development Site Plan #2015-0020

100 South Reynolds Street - The Mark (Washington Suites)

Public hearing and consideration of a request for an amendment to previously-approved Development Site Plan #2012-0032 to add an additional eight residential units, to remove the proposed parking structure, and to apply the current parking standards for multifamily residential buildings; zoned: RD/ High-density Apartment.

Applicant: Landmark 100 SR, LLC, represented by M. Catherine Puskar, Attorney

Attachments: [DSP2015-0020 Staff Report](#)
 [DSP2015-0020 Site Plan](#)

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Text Amendment #2015-0005

Sign Regulations

Public hearing and consideration of a Text Amendment to adopt new regulations for signs in all zones of the City in Article IX of the Zoning Ordinance.

Staff: Department of Planning and Zoning
[Deferral requested by staff.]

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Vacation #2015-0003

418 West Braddock Road

Public hearing and consideration of a request for a vacation of the public right-of-way; zoned: R-8/Residential Single-family.

Applicant: Richard and Elizabeth Tonner
[Deferral requested by applicant.]

Attachments: [VAC2015-0003 Application Materials](#)

Other Business

15 Minutes

Consideration of the meeting minutes for the October 6 and October 8 Planning Commission meetings.

16 Adjournment