

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, September 8, 2016

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>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

The Planning Commission will hold a work session at 6PM in City Council Chambers on the 2nd floor of City Hall to receive an update on the North Potomac Yard planning process.

1 Call To Order

Consent Calendar

- 2** Special Use Permit #2015-0071
190 South Whiting Street - Sunoco Inc.
Public hearing and consideration of a request for an amendment to Special Use Permit #2006-0003 to expand an existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales; zoned: OCM (50)/Office Commercial Medium -50.
Applicant: Sunoco Inc. (R&M), represented by M. Catharine Puskar, attorney
Attachments: [SUP2015-0071 Staff Report](#)
[SUP2015-0071 Additional Materials](#)
- 3** Special Use Permit #2016-0042
3120 Colvin Street - A&B Auto Finance Co.
Public hearing and consideration of a request for an automobile sales establishment and for a temporary trailer; zoned: I/Industrial.
Applicant: Bruce (Behkooz) Raiszadeh
Attachments: [SUP2016-0042 Staff Report](#)
- 4** Special Use Permit #2016-0046
525 Wythe Street (parcel address 515 Wythe Street) - Old Town Massage Center
Public hearing and consideration of requests: (A) to operate a massage establishment; and (B) for a parking reduction; zoned: CD/Commercial Downtown.
Applicant: Old Town Massage Center, Inc.
Attachments: [SUP2016-0046 Staff Report](#)
[SUP2016-0046 Additional Materials](#)
- 5** Special Use Permit #2016-0048
4875 Eisenhower Avenue, Suite 210 - CARD Academy
Public hearing and consideration of a request to operate a private academic school; zoned: OCM(100)/Office Commercial Medium.
Applicant: Center for Autism and Related Disorders, Inc.
Attachments: [SUP2016-0048 Staff Report](#)
- 6** Special Use Permit #2016-0049
833 South Pickett Street (parcel address: 821 S. Pickett St.) - Belvoir Collision Center
Public hearing and consideration of a request to operate a general automobile repair business; zoned: I/Industrial.
Applicant: Belvoir Collision Center by Brad Jenkins

Attachments: [SUP2016-0049 Staff Report](#)

7

Special Use Permit #2016-0050
2 South Whiting Street - Alley Cat Restaurant
Public hearing and consideration of a request for an amendment to a previously-approved Special Use Permit (SUP #1058) to extend the hours of operation of a restaurant; zoned: CRMU-M/Commercial Residential Mixed Use/Medium.
Applicant: Abdelkader Elgarch

Attachments: [SUP2016-0050 Staff Report](#)

8

Special Use Permit #2016-0051
5770 Dow Avenue (parcel address: 650 S. Van Dorn St) - Portner Brewhouse
Public hearing and consideration of a request for amendments to a previously-approved Special Use Permit #2015-0089 to allow off-premises alcohol sales and additional outdoor seating, and a request for a parking reduction; zoned: CDD #17/Coordinated Development District #17.
Applicant: Portner Brewhouse, LLC

Attachments: [SUP2016-0051 Staff Report](#)

9

Subdivision #2016-0006
505 & 511 South Van Dorn Street
Public hearing and consideration of a request to subdivide one lot into two lots; zoned: CG/Commercial General.
Applicant: Circumferential Terminals, LLC represented by Mary Catherine Gibbs, attorney

Attachments: [SUB2016-0006 Staff Report](#)
[SUB2016-0006 Preliminary Plat](#)

New Business

10

City Charter Section 9.06 #2016-0001
1701 and 1705 North Beauregard Street
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: Alexandria City Public Schools

Attachments: [Sec 9 06 2016-0001 Staff Report](#)

11

Special Use Permit #2016-0047
121 South Union Street - Union Street Public House
Public hearing and consideration of a request for outdoor dining on the rooftop of an existing restaurant; zoned: CD/Commercial Downtown.
Applicant: John MacBrian, Inc.

Attachments: [SUP2016-0047 Staff Report](#)

12

Special Use Permit #2016-0035

Encroachment #2016-0005

3000 Potomac Avenue - National Industries for the Blind

Public hearing and consideration of requests for: (A) a Special Use Permit for a parking reduction; and (B) an encroachment into the public right-of-way for underground transformer vault; zoned: CDD #10/Coordinated Development District #10.

Applicant: National Industries for the Blind represented by Kenneth Wire, attorney

Attachments: [SUP2016-0035 Staff Report](#)
 [ENC2016-0005 Staff Report](#)
 [ENC2016-0005 Preliminary Plat](#)
 [SUP2016-0035 Additional Materials](#)

13

Subdivision #2016-0007

207 Vassar Place & 213 Longview Drive

Public hearing and consideration of a request to subdivide two existing lots through the adjustment of property lines; zoned: R-8/Residential Single-family.

Applicant: John and Blake Keegan, represented by Duncan Blair, attorney

Attachments: [SUB2016-0007 Staff Report](#)
 [SUB2016-0007 Preliminary Plat](#)

Other Business

14

Commissioner's Reports, Comments, and Questions

Minutes

15

Consideration of the minutes from the July 7, 2016 Planning Commission meeting.

Attachments: [July 7, 2016 Minutes](#)

16 Adjournment

Administrative Approvals

SUP2016-00034

10 E. Glebe Road

Administrative request for a change of ownership and minor amendment for a restaurant

Applicant: Meridian Place Food Group, LLC

Approved: 6/29/2016

SUP2016-00038

2879 Duke Street

Administrative request for a change of ownership of an existing massage establishment

Applicant: Furong Yu

Approved: 6/28/2016

SUP2016-00036

333 John Carlyle Street

Administrative request to operate a private academic school

Applicant: Fusion Learning Inc.

Approved: 7/1/2016

SUP2016-00040

619 Burnside Place

Administrative request to change ownership of an existing general automobile repair business

Applicant: Minh Nguyen d/b/a Professional Auto Body

Approved: 7/7/2016

SUP2016-00032

1640 King Street

Administrative request to change ownership of an existing restaurant

Applicant: DVA King - 1640, LLC d/b/a Dunkin Donuts

Approved: 7/13/2016

SUP2016-00044

682 N. Saint Asaph Street

Administrative request to change ownership of a restaurant

Applicant: My Kieu Huynh

Approved: 7/28/2016

SUP2016-00045

5201 Dover Place

Administrative request to operate a child care home.

Applicant: Sara Tezera Berhanemeskel

Approved: 8/3/2016

SUP2016-00052

1504 King Street

Administrative request for a change of ownership of a restaurant,

Applicant: Namaste 2 F&B, LLC

Approved: 8/8/2016