

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, March 7, 2017

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](mailto:PlanComm@alexandriava.gov).

**1 Call To Order**

- 2 Election of Planning Commission Officers for Chair and Vice Chair.

**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.*

- 3 Special Use Permit #2016-0106  
5800 Edsall Road - Koons Automotive  
Public hearing and consideration of a request for automobile sales; zoned: CG/Commercial General.  
Applicant: Koons of Alexandria, Inc., represented by M. Catharine Puskar, attorney  
**Attachments:** [SUP2016-0106 Staff Report](#)  
[SUP2016-0106 Additional Materials](#)
- 4 Special Use Permit #2016-0107  
20 Dove Street & 2438 Duke Street - Wag & Bone, Bar.K  
Public hearing and consideration of a request to operate an animal care facility with overnight accommodations with an accessory restaurant, and for a parking reduction; zoned: OCM(50)/Office Commercial Medium.  
Applicant: Wag & Bone, LLC & Bar.K, LLC  
**Attachments:** [SUP2016-0107 Staff Report](#)

**New Business**

- 5 Special Use Permit #2016-0097  
2216-2218 Mount Vernon Avenue - Del Ray Pizzeria  
Public hearing and consideration of a request for an amendment to Special Use Permit #2014-0033 to amend the use of the second floor dining area and to amend parking arrangements for second floor seating; zoned: CL/Commercial Low and Mount Vernon Avenue Urban Overlay.  
Applicant: Del Ray Pizzeria, LLC  
**Attachments:** [SUP2016-0097 Staff Report](#)  
[SUP2016-0097 Additional Materials](#)
- 6 Special Use Permit #2017-0002  
7 King Street (parcel addresses: 101 & 107 North Union Street) - Vola's Restaurant  
Public hearing and consideration of a request to amend Special Use Permit #2015-0132 for additional outdoor seating and for a change of ownership; zoned: KR/WPR, King Street Retail/Waterfront Park & Recreation.  
Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2017-0002 Staff Report](#)  
[SUP2017-0002 Additional Materials](#)

- 7 Section 9.06 Case #2017-0001  
517 Prince Street  
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria 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. Staff: Department of Planning and Zoning

**Attachments:** [Sec9.06 #2017-0001 Staff Report](#)

- 8 Development Special Use Permit #2016-0010  
2801 Cameron Mills Road - Fire Station 3  
Public hearing and consideration of a request for a Development Special Use Permit and site plan with modifications to redevelop and expand an existing non-complying fire station, and a request for a Special Use Permit for a parking reduction; zoned: R-8/Residential Single-family. Applicant: City of Alexandria Department of General Services

**Attachments:** [DSUP2016-0010 Staff Report](#)  
[DSUP2016-0010 Site Plan](#)  
[DSUP2016-0010 Additional Materials](#)

## Other Business

- 9 Discussion item: Recommendation on updated Open Space Master Plan Implementation Strategy.

Staff: Department of Recreation, Parks and Cultural Activities

**Attachments:** [Open Space Memo](#)  
[Open Space Letter](#)  
[Open Space Presentation](#)

- 10 Discussion item: Demographics Update

**Attachments:** [Demographics Presentation](#)

- 11 Discussion item: Proposed Floor Area Ratio Text Amendment

- 12 Commissioners Reports, Comments, & Questions

## Minutes

- 13 Consideration of the minutes from the January 5, 2017 and February 7, 2017 Planning Commission meetings.

**Attachments:** [January 5, 2017 Minutes](#)  
[February 7, 2017 Minutes](#)

## 14 Adjournment

### Administrative Approvals

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

SUP # 2016-0101  
1024 Cameron Street  
New restaurant use  
Applicant: Ivica Svalina & Amela Svalina  
Approved: 01/19/2017

SUP # 2016-0092  
116 S Alfred Street  
Change of ownership for an existing catering use  
Applicant: AB/FH Morrison House Owner LLC  
Approved: 01/24/2017

SUP #2016-0093  
480 King Street  
Change of ownership for an existing restaurant  
Applicant: AB/FH Morrison House Owner LLC  
Approved: 01/24/2017

SUP #2016-0104  
2727 Mt. Vernon Ave.  
New use request for a shared parking arrangement  
Applicant: Keith Salmon  
Approved: 01/27/2017

SUP #2016-0105  
118 North French Street  
Request for a child care home  
Applicant: Maria del Pilar Soto Martinez  
Approved: 02/02/2017