

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, May 2, 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).

The Planning Commission will hold a work session on May 2, 2017 prior to the public hearing items to discuss the long range planning items listed below. The work session will be held in City Hall Council Workroom. The approximate schedule for the work session items is as follows:

**6:00pm - 7:00pm: Fiscal Impact of New Development, Office Competitiveness/Conversion, and the Proposed Eisenhower East -Small Area Plan Amendment Work Session**

**NOTE:** The public hearing items for consideration will begin directly after the work session has finished

**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** Special Use Permit #2017-0007  
5412, 5412A & 5430 Eisenhower Avenue (parcel address: 5400 Eisenhower Avenue) - Scramble  
Public hearing and consideration of a request to operate an amusement enterprise and for a parking reduction; zoned: OCH/Office Commercial High.  
Applicant: Playopolis LLC  
**Attachments:** [SUP2017-0007 Staff Report](#)
- 3** Special Use Permit #2017-0009  
2500 North Van Dorn Street, Suite B-01 - Mind Palace Academy  
Public hearing and consideration of a request to operate a private commercial school; zoned: RC/High Density Apartment.  
Applicant: Shahnaz Hossain  
**Attachments:** [SUP2017-0009 Staff Report](#)
- 4** Special Use Permit #2017-0012  
2000 Eisenhower Avenue - Pump It Up  
Public hearing and consideration of a request to operate an amusement enterprise; zoned: CDD #11/Coordinated Development District #11.  
Applicant; Faizah Siddiqui  
**Attachments:** [SUP2017-0012 Staff Report](#)
- 5** Special Use Permit #2017-0013  
105 North Washington Street (parcel address: 101 North Washington Street) - Tattoo establishment  
Public hearing and consideration of a request to operate an amusement enterprise and for a parking reduction; zoned: KR/King Street Retail.

Applicant: Roberto and Shanna Sayan

**Attachments:** [SUP2017-0013 Staff Report](#)

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Special Use Permit #2017-0019

350 Dulany Street (parcel address: 1940 Duke Street) - Panera Bread

Public hearing and consideration of a request to amend previously approved SUP #2014-0109 to add delivery vehicles and to add hours of operation; zoned: CDD #1/Coordinated Development District #1.

Applicant: Panera, LLC, represented by Duncan Blair, attorney

**Attachments:** [SUP2017-0019 Staff Report](#)

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Special Use Permit #2017-0021

5650 Edsall Road - Enterprise Rent-A-Car

Public hearing and consideration of a request for an automobile rental facility; zoned: CG/Commercial General.

Applicant: Enterprise Rent-A-Car, represented by Mary Catherine Gibbs, attorney

**Attachments:** [SUP2017-0021 Staff Report](#)

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Special Use Permit #2017-0022

1200 North Quaker Lane - Episcopal High School

Public hearing and consideration of a request to expand an existing private school; zoned: R-20/Residential Single-family.

Applicant: Episcopal High School, represented by Duncan Blair, attorney

**Attachments:** [SUP2017-0022 Staff Report](#)

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Text Amendment #2017-0003

Board of Zoning Appeals Code

(A) Initiation of a Text Amendment; (B) Public hearing and consideration of an amendment to Article 11, Division C of the Zoning Ordinance to incorporate state code provisions and update the Board of Zoning Appeals regulations pertaining to process of the Board, variances, appeals and special exceptions.

Staff: City of Alexandria Department of Planning & Zoning

**Attachments:** [TA2017-0003 Staff Report](#)

## **Unfinished Business and Items Previously Deferred**

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Special Use Permit #2016-0100

623 & 625 North Columbus Street

Public hearing and consideration of a request for parking reductions and for open space modifications for the construction of two single family dwellings; zoned: RB/Townhouse. Applicant: 623 & 625 North Columbus Street Homes,

LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2016-0100 623-625 Staff Report](#)

[SUP2016-0100 Additional Materials](#)

**New Business**

- 11** Special Use Permit #2017-0014  
2800 & 2800A Shirlington Road - Virginia Hospital Center  
Public hearing and consideration of a request for an illuminated wall sign higher than 35 feet; zoned: OCH/Office Commercial High.  
Applicant: Virginia Hospital Center, represented by M. Catharine Puskar, attorney  
**Attachments:** [SUP2017-0014 2800 Staff Report](#)
- 12** Special Use Permit #2017-0023  
221 South Fayette Street  
Public hearing and consideration of a request for a parking reduction with open space, lot size, front and side yard modifications to convert a building used as an office into a 2-unit dwelling; zoned: CL/Commercial Low. Applicant: John C. Rand, represented by M. Catharine Puskar, attorney  
**Attachments:** [SUP2017-00023 Staff Report](#)  
[SUP2017-0023 Additional Materials](#)
- 13** Text Amendment #2017-0002  
Bonus Density  
(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to Article VII Section 7-700 of the Zoning Ordinance to increase the maximum bonus that can be achieved.  
Staff: City of Alexandria Office of Housing  
**Attachments:** [TA2017-0002 Staff Report](#)  
[TA2017-0002 Additional Materials](#)
- 14** Development Special Use Permit #2016-0024  
Special Use Permit #2017-0047  
Transportation Management Program Special Use Permit #2017-0051  
1611, 1617, 1619, 1711 King Street & 100 Harvard Street - King Street Hotel  
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel, office, and retail mixed-use building, including requests for a hotel on the ground floor and upper floors, a hotel lobby and building extending for more than 30 feet along King Street on the ground floor, a parking and loading space reduction, and valet parking; (B) a Special Use Permit for a restaurant; and (C) a Special Use Permit for a Transportation Management Plan; zoned: KR/King Street Retail.  
Applicant: MHF King Street V, LLC, represented by Jonathan Rak, attorney  
**Attachments:** [DSUP2016-0024 Staff Report](#)  
[DSUP2016-0024 Site Plan](#)  
[DSUP2016-0024 Additional Materials](#)
- 15** Development Site Plan #2016-0035

Special Use Permit #2017-0016  
1 & 2 King Street - Interim Fitzgerald Square  
Public hearing and consideration of requests for: (A) a Development Site Plan for the construction of an interim public park; and (B) a Special Use Permit for commercial outdoor recreational facility, with a parking reduction, and outdoor food and craft market uses; zoned: WPR/Waterfront Park & Recreation.  
Applicant: City of Alexandria Department of Project Implementation

**Attachments:** [DSP2016-0035 Staff Report](#)  
[DSP2016-0035 Site Plan](#)  
[DSP2016-0035 Additional Materials](#)

## Other Business

16 Discussion Item: Old Town North Small Area Plan Update

17 Discussion Item: Interdepartmental Long Range Planning Work Program

**Attachments:** [Interdepartmental Long Range Planning Work Program](#)  
[Interdepartmental Long Range Planning Work Program Presentation](#)  
[Interdepartmental Long Range Planning Work Program Additional Materials](#)

18 Commissioner's Reports, Comments, and Questions

## Minutes

19 Consideration of the minutes from the April 6, 2017 Planning Commission meeting.

**Attachments:** [April 6, 2017 Minutes](#)

## 20 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 #2017-0008  
1028 King Street  
Request for a change of ownership  
Applicant: Lori Leetz & Ann Feeley  
Approved: 03/31/2017

SUP #2017-0017  
107 North Fairfax Street  
Request to minor amendment to increase outdoor seating  
Applicant: Eric Roper  
Approved: 04/05/2017

SUP #2017-0024

106 Hume Street  
Request for change of ownership  
Applicant: Sarah Baharmast  
Approved: 04/07/2017

SUP #2017-0036  
5140 Duke Street  
Request for a change of ownership  
Applicant: Joe Ratner c/o United Bank  
Approved: 04/15/2017