

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, September 7, 2017

7:00 PM

Dr. Oswald Durant Memorial Center, 1605 Cameron Street

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.

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 Master Plan Amendment #2017-0003
North Potomac Yard Small Area Plan Amendment
Consideration of a Resolution relaying the Planning Commission's recommendation on the amendments to the North Potomac Yard Small Area Plan chapter of the Master Plan considered by the Planning Commission on June 6, 2017.

Attachments: [MPA2017-0003 Memo & Resolution](#)

- 3 Special Use Permit #2017-0072
801 North Fairfax Street
Public hearing and consideration of a request for additional building height to accommodate rooftop appurtenances associated with mechanical equipment and roof top open space; zoned: OCM(50)/Office Commercial Medium (50).
Applicants: MFS-ABS WF, LLC and MFS WF, LLC, ABS WF, LLC and SFLP WF, LLC represented by M. Catharine Puskar, attorney

Attachments: [SUP2017-0072 Staff Report](#)

New Business

- 4 Special Use Permit #2017-0079
1008, 1010, & 1012 Madison Street & 727 North Henry Street (parcel address: 727 North Henry Street)
Public hearing and consideration of a request for a parking reduction for the change of use of the existing buildings on site. Currently proposed new uses include a fitness facility, juice bar, restaurant, and personal service business; zoned: CSL/Commercial Service Low.

Applicant: Iacone/Henry Street, LLC represented by M. Catharine Puskar, attorney

Attachments: [SUP 2017-0079 Staff Report](#)

[SUP2017-0079 Additional Materials](#)

- 5 Subdivision #2017-0004
2416 Ridge Road Drive
Public hearing and consideration of a request for a subdivision to re-subdivide two lots into a new configuration; zoned: R-8/Single-family.
Applicant: Double JA Development, LLC represented by M. Catharine Puskar, attorney

Attachments: [SUB2017-0004 Staff Report](#)
[SUB2017-0004 Additional Materials](#)

6

Deferral requested by the applicant

Master Plan Amendment #2017-0004

Text Amendment #2017-0006

Coordinated Development District Concept Plan #2017-0001

Development Special Use Permit #2016-0022

2551 Main Line Boulevard - Potomac Yard Landbay H/I East Multifamily

Public hearing and consideration of requests for: (A) a resolution to amend the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to amend the maximum number of allowable dwelling units in Landbays H and I of Potomac Yard and to amend the maximum allowable building height at the site; (B) initiation of a Text Amendment; (C) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to increase the maximum number of allowable residential dwelling units in Coordinated Development District #10; (D) amendment to Coordinated Development District #10 Concept Plan to increase the maximum number of allowable residential dwelling units in Landbays H and I; and (E) Development Special Use Permit, with modifications, to construct two multifamily residential buildings containing a total of 142 residential units; zoned: CDD #10 / Coordinated Development District #10.

Applicant: City of Alexandria (Text Amendment only) and Potomac Yard Development, LLC, represented by M. Catharine Puskar, attorney

7

Rezoning #2017-0001

Development Special Use Permit #2014-0029

201 Cambridge Road - Bishop Ireton High School Modernization

Public hearing and consideration of requests for: (A) a Rezoning request to rezone a portion of 201 Cambridge Road from RC to R-8; and (B) a Development Special Use Permit, with site plan and modifications, to demolish the existing three story faculty residential structure and build a new three story classroom and cafeteria addition; zoned: R-8/Single-family & RC/High Density Apartment.

Applicant: Catholic Diocese of Arlington, represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2014-0029 Staff Report](#)
[DSUP2014-0029 Site Plan](#)
[DSUP2014-0029 Additional Materials](#)

8

Development Special Use Permit #2016-0039

1701 & 1705 North Beauregard Street - New West End Elementary School

Public hearing and consideration of requests for: (A) A Development Special Use Permit with site plan to amend SUP #96-103 to add a public school use to the site

and a Special Use Permit for more than one mechanical penthouse; zoned: CDD#4/
Coordinated Development District #4.

Applicant: Alexandria City Public Schools

Attachments: [DSP2016-0039 Staff Report](#)
 [DSUP2016-0039 Site Plan](#)
 [DSUP2016-0039 Additional Materials](#)
 [Memo West End School](#)

9

Master Plan Amendment #2017-0006

Eisenhower East Small Area Plan Amendment

(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration
of a resolution to amend blocks 4, 5, 6A, and 20 within the Eisenhower East Small
Area Plan chapter of the Master Plan.

Applicant: City of Alexandria Department of Planning & Zoning

Attachments: [MPA2017-0006 Staff Report w Attachments 2 & 3](#)
 [Attachment 1 - Eisenhower East Small Area Plan](#)

10

Development Special Use Permit #2017-0015

Coordinated Development District Concept Plan #2017-0002

Encroachment #2017-0003

Special Use Permit #2017-0092

Transportation Management Plan SUP #2017-0097

200 Stovall Street - Hoffman Block 6A

Public hearing and consideration of requests for: (A) an amendment to
previously-approved CDD Concept Plan #2016-0001; (B) amendment to
previously-approved Development Special Use Permit #2000-0028, with
modifications; (C) an Encroachment for residential balconies into the public
right-of-way; (D) a Special Use Permit for increased penthouse height; and (E) an
amendment to previously-approved Transportation Management Plan SUP #1998-0043;
zoned CDD #2/Coordinated Development District #2.

Applicant: Perseus Realty, LLC, represented by Ken Wire, attorney

[These applications are contingent on the approval of the Eisenhower East Master
Plan Amendment]

Attachments: [DSUP2017-0015 Staff Report](#)
 [DSUP2017-0015 Additional Materials](#)

Other Business

11

Commissioner's Reports, Comments and Questions

12

Adjournment