

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, October 3, 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.

The Planning Commission will hold a work session prior to the public hearing to receive an update on the Commercial Parking Standards Study. The work session will begin at 6PM and go until approximately 7PM and will be held in the City Hall Council Workroom, 2nd floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

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 #2017-0048
1132 Prince Street (parcel address: 1130 Prince Street) - Harambee Books & Artworks
Public hearing and consideration of a request to continue operation of a non-conforming use; zoned: RM/Townhouse.
Applicant: Bernard Reaves
Attachments: [SUP2017-0048 Staff Report](#)
- 3 Special Use Permit #2017-0087
4800 Brenman Park Drive
Public hearing and consideration of a request for park improvements consisting of a new scoreboard and batting cages; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria Department of Recreation, Parks & Cultural Affairs
Attachments: [SUP2017-0087 Staff Report](#)
- 4 Special Use Permit #2017-0088
405 North Alfred Street
Public hearing and consideration of a request for additional building height and for a front yard setback modification to add a dormer to the roof of an existing semi-detached, two-family dwelling; zoned: CL/Commercial Low.
Applicant: Wayne A. Neale and Sherrill Neale
Attachments: [SUP2017-0088 Staff Report](#)
- 5 **Deferred by applicant**
Special Use Permit #2017-0089
421 Clifford Avenue - European Auto Plus Inc.
Public hearing and consideration of a request for light auto repair; zoned: CSL/Commercial Service Low.
Applicant: Antonio Claure
- 6 Special Use Permit #2017-0090
618-622 North Washington Street - Great Beginnings Early Learning Center

Public hearing and consideration of a request for a parking reduction for parking located over 500 feet from a business; zoned: OC/Office Commercial.

Applicant: Great Beginnings Early Learning Center, LLC represented by Mary Catherine Gibbs

Attachments: [SUP2017-0090 Staff Report](#)
 [SUP2017-0090 Additional Materials](#)

- 7 Text Amendment #2017-0008 - Small Cell Facilities
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to Section 6-403 and Section 7-1200 of the Zoning Ordinance to integrate regulations enacted by the State for small cell facilities for wireless communications into the Zoning Ordinance
Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2017-0008 Staff Report](#)

- 8 Vacation #2017-0005
116 West Alexandria Avenue
Public hearing and consideration of a request to vacate public right-of-way of an alley to add side yard area to an adjacent lot; zoned: R-5/Residential.
Applicant: Robert Hargis, represented by Alexandria Avenue, LLC

Attachments: [VAC2017-0005 Staff Report](#)
 [VAC2017-0005.0006 Additional Materials](#)

- 9 Vacation #2017-0006
118 West Alexandria Avenue
Public hearing and consideration of a request to vacate public right-of-way of an alley to add land area to an adjacent lot; zoned: R-5/Residential.
Applicant: Gina Maria Dinicolo, represented by Alexandria Avenue, LLC

Attachments: [VAC2017-0006 Staff Report](#)
 [VAC2017-0005.0006 Additional Materials](#)

New Business

- 10 Subdivision #2017-0003
2619 & 2621 Randolph Avenue
Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.
Applicant: Charles P. Halloran

Attachments: [SUB2017-0003 Staff Report](#)
 [SUB2017-0003 Additional Materials](#)
 [SUB2017-0003 Additional Materials from Applicant Submitted 10/3](#)

- 11 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

Attachments: [DSUP2016-0022 Staff Report](#)
[DSUP2016-0022 Site Plan](#)
[DSUP2016-0022 CDD Concept Plan](#)
[DSUP2016-0022 Additional Materials](#)

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Development Site Plan #2016-0025

Street Name Case #2017-0001

3832 & 3834 Seminary Road - Karig Estates

Public hearing and consideration of a requests for: (A) a Development Site Plan, with modifications, to construct four single-family residential buildings, a new public street, and associated site improvements; and (B) a request to name a new public street; zoned: R-20/Residential.

Applicant: 3834 Seminary, LLC represented by Mary Catherine Gibbs, attorney

Attachments: [DSP2016-0025 Staff Report](#)
[DSP2016-0025 Site Plan](#)
[DSP2016-0025 Additional Materials](#)

Other Business

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Commissioner's Reports, Comments & Questions

Minutes

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Consideration of the minutes from the June 6 and June 14, 2017 meetings

Consideration of the minutes from the September 5 and September 7, 2017 meetings

Attachments: [June 6, 2017 Minutes](#)
[June 14, 2017 Minutes](#)
[September 5, 2017 Minutes](#)
[September 7, 2017 Minutes](#)

16 Adjournment

Administrative Approvals

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