

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, January 4, 2018

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).

Speaker's Form Link:

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

## 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.*

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#### **Vacation #2017-0009**

##### **1600 North Frazier Street**

Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.

Applicants: Michael & Brooke Beach, represented by Duncan Blair, attorney

**Attachments:** [VAC2017-0009 Staff Report](#)

[VAC2017-0009 Preliminary Plat](#)

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#### **Vacation #2017-0011**

##### **1615 North Frost Street**

Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential rear yard; zoned: R-20/Residential Single-family.

Applicants: Shawn & Cassandra McLaughlin, represented by Duncan Blair, attorney

**Attachments:** [VAC2017-0011 Staff Report](#)

[VAC2017-0011 Preliminary Plat](#)

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#### **Vacation #2017-0012**

##### **4001 Lawrence Avenue**

Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.

Applicants: Paul & Sitta Zehfuss, represented by Duncan Blair, attorney

**Attachments:** [VAC2017-0012 Staff Report](#)

[VAC2017-0012 Preliminary Plat](#)

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#### **Vacation #2017-0010**

##### **4905 Maury Lane**

Public hearing and consideration of a request to vacate a portion of public right-of-way of an undeveloped wooded area for a private driveway and for landscaping and stormwater runoff improvements; zoned: R-20/Residential.

Applicant: Elise M. Fulstone & William H. Tabor

**Attachments:** [VAC2017-0010 Staff Report](#)  
[VAC2017-0010 Preliminary Plat](#)  
[VAC2017-0010 Additional Materials](#)

## New Business

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### **Text Amendment #2017-0010**

#### **Commercial Parking Standards**

(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 8-100 through 8-400, section 6-600, section 11-513, and add section 2.142.1 relating to parking requirements for commercial uses.

Staff: City of Alexandria Department of Transportation & Environmental Services and Department of Planning & Zoning

**Attachments:** [TA2017-0010 Staff Report](#)  
[TA2017-0010 Additional Materials](#)

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### **Master Plan Amendment #2017- 0008**

#### **Rezoning #2017- 0005**

#### **Text Amendment #2017- 0009**

#### **Coordinated Development District Concept Plan Amendment #2017- 0005**

#### **Development Special Use Permit #2016- 0044**

#### **Transportation Management Plan Special Use Permit #2017-00116**

#### **Special Use Permit #2017-00118**

#### **2280 N. Beauregard Street - Church of the Resurrection**

Public hearing and consideration of requests for: (A) a resolution to amend the Beauregard Small Area Plan chapter of the Master Plan to include residential uses; (B) an amendment to the official zoning map to change the zones from RA/Multifamily to Coordinated Development District #23; (C) Text Amendment to Section 5-602(A) of the Zoning Ordinance to add uses and associated regulations to Coordinated Development District #23; (D) an amendment to Coordinated Development District #23 Concept Plan to include the parcel addressed as 2280 N. Beauregard Street and include the development of a multi-family building and a church; (E) Development Special Use Permit, with site plan and subdivision, to construct one multifamily residential building and a church; (F) Special Use Permit for a Transportation Management Plan for Tier 2 use (multifamily building); and (G) a Special Use Permit for a parking reduction for the church use; zoned: RA/Multifamily. Applicants: City of Alexandria (Text Amendment only), AHC, Inc., and Episcopal Church of the Resurrection, represented by Duncan Blair, attorney

**Attachments:** [DSUP2016-00044 Staff Report](#)  
[DSUP2016-0044 CDD Amendment](#)  
[DSUP2016-0044 Site Plan](#)  
[DSUP2016-0044 Additional Materials](#)

- 8**                    **Master Plan Amendment #2017-0009**  
**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 and 5 within Eisenhower East Small Area Plan chapter of the Master Plan.  
Applicant: City of Alexandria Department of Planning & Zoning  
**Attachments:**    [MPA2017-0009 Staff Report](#)

- 9**                    **Coordinated Development District Concept Plan #2017-0004**  
**Development Special Use Permit - Stage 1 #2016-0043**  
**Transportation Management Plan Special Use Permit #2017-0115**  
**Vacation #2017-0008**  
**2410 and 2460 Mill Road - Hoffman Blocks 4 & 5**  
Public hearing and consideration of requests for: (A) an amendment to previously-approved CDD Concept Plan #2017-0002 to allow residential and retail uses on Blocks 4 & 5 consistent with the Eisenhower East Small Area Plan; (B) an amendment to previously-approved Development Special Use Permit - Stage 1 #2005-0032, and site plan with modifications to construct a mixed-use retail and residential complex; (C) an amendment to previously-approved Transportation Management Plan SUP #2005-0115, to include all land uses and associated rates consistent with current City standards; and (D) a Vacation of a portion of Mill Road public right-of-way; zoned: CDD #2/Coordinated Development District #2.  
Applicant: S/C Eisenhower, LLC represented by Duncan Blair, attorney  
[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]  
**Attachments:**    [DSUP2016-0043 Staff Report](#)  
                          [DSUP2016-0043 Site Plan](#)  
                          [DSUP2016-0043 Vacation Plat](#)  
                          [DSUP2016-0043 Additional Materials](#)

**10**            **Other Business**

Commissioner's Reports, Comments & Questions

**11**            **Minutes**

Consideration of the minutes from the December 5, 2017 meeting.

**Attachments:**    [December 5, 2017 Minutes](#)

**12**            **Adjournment**

**Administrative Approvals**

*The following special use permits were approved administratively in accordance with*

*sections 11-511 or 11-513 of the zoning ordinance.*