

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, November 8, 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.

1 Call To Order**Unfinished Business and Items Previously Deferred**

- 2** Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy
Staff: City of Alexandria Department of Planning and Zoning
Attachments: [Eisenhower West/ Landmark Van Dorn Staff Report](#)
[Eisenhower West/ Landmark Van Dorn Additional Materials](#)

New Business

- 3** Rezoning #2018-0008
Development Special Use Permit #2016-0038
Transportation Management Plan Special Use Permit #2018-0085
1604-1614 King Street and 1604 Dechantal Street - King Street Condos
Public hearing and consideration of a request for: (A) an amendment to the official zoning map to change the zone at 1604 Dechantal Street from OCH to KR; (B) a development special use permit and site plan with modifications to construct a 49-unit multifamily dwelling and convert the existing townhouses to 10 multifamily dwelling units, including a special use permit request to increase the floor area ratio from 2.0 to 3.0 in the KR zone; (C) a special use permit for a transportation management plan; zoned KR / King Street Urban Retail and OCH / Office Commercial High.
Applicant: City of Alexandria (Rezoning only). Dechantal Associates, Inc.
Attachments: [DSUP2016-00038 Staff Report](#)
[DSUP2016-00038 Site Plan](#)
- 4** **Staff has requested a deferral for this item.**
Text Amendment #2018-0008
Life Care Facility
A) Initiation of a text amendment and B) public hearing and consideration of a text amendment to the definitions; residential zones; commercial, office, and industrial zones; mixed use zones; special and overlay zones; and parking sections to define life care facility and allow it as a special use in various zones and establishing the regulations for such uses.
Staff: City of Alexandria Department of Planning & Zoning
- 5** Master Plan Amendment #2018-0008
Text Amendment #2018-0014
Coordinated Development District Concept Plan Amendment #2018-0006
Development Special Use Permit #2018-0002
2602 Main Line Boulevard (2600 and 2606 Main Line Boulevard) - Potomac Yard

Landbay H - West Silverstone

Public hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens small area plan chapter of the Master Plan to amend the uses in CDD#10/Coordinated Development District #10 to include home for the elderly/life care facility; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the allowable office square footage and add maximum square footage/dwelling units for home for the elderly/life care facility in CDD#10/Coordinated Development District #10; (C) an amendment to the previously approved CDD#2017-0001 Conceptual Design Plan to convert a portion of the office use within Landbay H and add home for the elderly/life care facility use; and (D) a development special use permit and site plan with modifications to construct two home for the elderly/life care facility buildings, with ground floor retail on the south building, including special use permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for an additional mechanical penthouse on each building, for penthouses in excess of 15 feet in height, for a parking increase, and for a loading space reduction; zoned: CDD#10/Coordinated Development District #10 (Potomac Yard/Potomac Greens Small Area Plan).

Applicants: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP c/o Silverstone Senior Living, represented by M. Catherine Puskar, attorney

Attachments: [DSUP2018-0002 Staff Report](#)
[DSUP2018-0002 Site Plan](#)
[DSUP2018-0002 Additional Materials](#)

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Subdivision #2018-0004

3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Rezoning and Subdivision

Public hearing and consideration of a request to subdivide 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway through the adjustment of property lines; zoned CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.

Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUB2018-0004 Staff Report](#)

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Rezoning #2018-0003 (*Note: Rezoning #2018-0003 will be heard by the Planning Commission and City Council only if the Planning Commission grants approval of Subdivision #2018-0004)

3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA

Rezoning and Subdivision

Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 3050 Potomac Avenue from CDD#10 to CDD#19 and to change the zone for a portion of 3601 Jefferson Davis Highway from CDD#19 to CDD#10 zoned CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.

Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney

Attachments: [REZ2018-0003 Staff Report](#)

Other Business

8 Commissioner's Reports, Comments, and Questions.

Minutes

9 Consideration of the minutes from the October 2, 2018 Planning Commission meeting.

10 Consideration of the minutes from the October 4, 2018 Planning Commission meeting.

11 Adjournment**12 Administrative Approvals**

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

Special Use Permit #2018-0084

682 N. Saint Asaph Street

Request for minor amendment to add limited live entertainment

Applicant: My Kien Huynh

Approved: 10/24/2018

Special Use Permit #2018-0096

3120 Colvin Street

Request for minor amendment for a temporary trailer

Applicant: Behrooz Raiszadeh

Approved: 10/23/2018