

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, November 1, 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

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 **The applicant has requested a deferral for this item.**

Special Use Permit #2018-0069

1 Cameron Street (Parcel Address: 5 Cameron Street) - Chart House

Public hearing and consideration of a request for a special use permit amendment for outdoor speakers at an existing restaurant; zoned: CD/ Commercial Downtown.

Applicant: Alexandria Waterfront Associates Limited Partnership

Attachments: [SUP2018-0069 Application Materials](#)

3

Special Use Permit #2018-0087

300 Montgomery Street - Montgomery Center

Public hearing and consideration of a request for a special use permit for additional square footage for a projecting sign on the corner of North Fairfax Street and Montgomery Street; zoned: CRMU-X/ Commercial Residential Mixed-use (Old Town North).

Applicant: Bruce Machanic

Attachments: [SUP2018-0087 Staff Report](#)

New Business

4

Special Use Permit #2018-0086

215 South Union Street - B. Doughnut

Public hearing and consideration of a request for a special use permit to operate a restaurant; zoned: W-1/ Waterfront Mixed-use.

Applicant: LaPlata Doughnuts, LLC

Attachments: [SUP2018-0086 Staff Report](#)

5

Master Plan Amendment #2018-0009

Rezoning #2018-0004

309 North Patrick Street

Public hearing and consideration of requests for: (A) an amendment to the Braddock Road Metro Station Small Area Plan to amend the land use designation from CL/ Commercial Low to RM/Residential Medium; (B) to rezone a lot from CL/

Commercial Low with a proffer to RB/ Townhouse; zoned: CL/Commercial Low with proffer.

Applicant: Zelaya Homes, LLC, represented by Mary Catharine Gibbs, attorney

Attachments: [REZ2018-0004 Staff Report](#)
[REZ2018-0004 Additional Materials](#)

6

Development Special Use Permit #2017-0006

Transportation Management Plan Special Use Permit #2018-0048

3846 King Street - Fairlington Presbyterian Church

Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a multifamily residential building including a special use permit to increase the floor area ratio in exchange for affordable housing units pursuant to Section 7-700 of the Zoning Ordinance and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance; and (B) a special use permit for a tier 1 transportation management plan; zoned: RA/Multifamily.

Applicants: Wesley Housing Development Corporation and Fairlington Presbyterian Church Corporation, represented by Duncan Blair, attorney

Attachments: [DSUP2017-0006 Staff Report](#)
[DSUP2017-0006 Site Plan](#)
[DSUP2017-0006 Additional Materials](#)

7

Text Amendment #2018-0010

Consolidation of the Boards of Architectural Review

(A) Initiation of a text amendment; and (B) public hearing and consideration of a text amendment to the Zoning Ordinance to amend Article X and add Section 10-400 to create the Alexandria board of architectural review and dissolve the Old and Historic Alexandria District and Parker-Gray District boards of architectural review and to amend Sections 6-403, 7-802, 8-200, 8-602, 9-301, and 11-513 to change the references to the Alexandria board of architectural review.

Staff: City of Alexandria Department of Planning and Zoning

Attachments: [TA2018-0010 Staff Report](#)
[TA2018-0010 Additional Materials](#)

8

Staff has requested a deferral for this item.

Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy

Staff: City of Alexandria Department of Planning and Zoning

Other Business

- 9 City of Alexandria Strategic Facilities Plan 2018
Information item: Update on the City Strategic Facilities Plan
Staff: City of Alexandria, Department of General Services
Attachments: [Strategic Facilities Plan 2018 Information Materials](#)
[Strategic Facilities Plan 2018 Additional Materials](#)
- 10 Commissioner's Reports, Comments, and Questions.

Minutes

- 11 Consideration of the minutes from the June 5, 2018 Planning Commission meeting.
Attachments: [June 5, 2018 Minutes](#)
- 12 Consideration of the minutes from the September 4, 2018 Planning Commission meeting.
Attachments: [September 4, 2018 Minutes](#)
- 13 Consideration of the minutes from the September 6, 2018 Planning Commission meeting.
Attachments: [September 6, 2018 Minutes](#)

14 **Adjournment**

15 **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 #2018-0072

1623 Duke Street

Request for a change of ownership

Applicant: Yates Table Restaurant, LLC

Approved: 10/15/2018

Special Use Permit #2018-0088

2419 Mount Vernon Ave

Request for new use for a restaurant

Applicant: The Snack Bar, LLC

Approved: 10/15/2018

Special Use Permit #2018-0089

115 & 119 S. Royal Street

Request for a change of ownership

Applicant: Fontaine Caffé, Inc.

Approved: 10/15/2018