

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, November 7, 2019

7:00 PM

******This is a preliminary docket and is subject to change at any time******

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 .

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.

Unfinished Business and Items Previously Deferred

Encroachment #2019-0004

5601 Courtney Avenue - Virginia Paving Company Encroachment

Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.

Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [ENC2019-0004 Application Materials](#)

Development Special Use Permit #2018-0012

1101 and 1102 Finley Lane - Pickett's Ridge Phase II - Fourth Extension

Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update standard conditions under Development Special Use Permit #2015-0017; zoned: R-20/ Single-Family.

Applicant: Sutton Building Corporation

Attachments: [DSUP2018-0012 Application Materials](#)

[DSUP2018-0012 Site Plan](#)

New Business

Discussion Item: Noise Ordinance Update

Staff: City of Alexandria, Department of Transportation & Environmental Services (T&ES)

Special Use Permit #2019-0075

1406 King Street (Parcel Address: 1410 King Street) - Deli, News, & More

Public Hearing and consideration of a request for a Special Use Permit to operate a convenience store; zoned: KR/King Street urban retail.

Applicant: Jong Suk Choi

Attachments: [SUP2019-0075 Application Materials](#)

Special Use Permit #2019-0078

705 Prince Street - Your Life Energy

Public Hearing and consideration of a request for a Special Use Permit to operate a health profession office; zoned; RM/Townhouse.

Applicant: Maricela Noble

Attachments: [SUP2019-0078 Application Materials](#)

Special Use Permit #2019-0079

Encroachment #2019-0006

10 Duke Street - The Mill Restaurant

Public Hearing and consideration of a request for (A) a Special Use Permit to operate a restaurant and (B) an Encroachment for a balcony, steps and signage into the public right-of-way on Duke Street; zoned: W-1/ Waterfront mixed use.

Applicant: Murray Bonitt, represented by Duncan W. Blair, attorney

Attachments: [SUP2019-0079 Application Materials](#)

[ENC2019-0006 Application Materials](#)

Text Amendment #2018-0008

Continuum of 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 continuum of care facility and allow it as a special use in various zones and establishing the regulations for such use.

Staff: City of Alexandria Department of Planning & Zoning

Development Site Plan #2018-0021

1300, 1302, 1310, and 1320 West Braddock Road, 2300 and 2310 Scroggins Road, and 1303, 1305, and 1307 Roosevelt Street - Alexandria Presbyterian Church
Public Hearing and consideration of a request for a Development Site Plan to construct a new church with surface parking; zoned: R-8/ Single-family.

Applicant: Alexandria Presbyterian Church, represented by M. Catharine Puskar, attorney

Attachments: [DSP2018-0021 Application Materials](#)

[DSP2018-0021 Site Plan](#)

Development Special Use Permit #2019-0024

Transportation Management Plan Special Use Permit #2019-0087

760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Carlyle Plaza Two

Public Hearing and consideration of request for a development special use permit and site plan (amending DSUP #2013-0025); for a Transportation Management Plan; and for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update conditions; zoned: CDD #11/ Coordinated Development District #11.

Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney

Attachments: [DSUP2019-0024 Application Materials](#)

Development Special Use Permit #2019-0022

4643 Taney Avenue - Patrick Henry School Amendment

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan (amending DSUP #2016-0009) for an extension to the time of validity under Section 11-418 of the Zoning Ordinance, including Special Use Permits to allow an increase in density and to exceed the allowable off-street parking, to allow interim use of the old school building with a temporary parking lot and driveway during the construction of a new Douglas MacArthur school.; zoned: R-12/ Single-family.

Applicant: Alexandria City Public Schools (ACPS)

Attachments: [DSUP2019-0022 Application Materials](#)

[DSUP2019-0022 Site Plan](#)

Development Special Use Permit #2019-0021

650 South Van Dorn Street - Modera Tempo

Public Hearing and consideration of a request for a Development Special Use permit and Site Plan (amending DSUP# 2011-0030) to reallocate residential parking spaces in the garage for commercial/retail uses, to exceed the allowable off-street commercial retail parking and make minor modifications to the building's lobby and elevator; zoned: CDD #17/ Coordinated Development District #17.

Applicant: Gateway Holdings I, LLC, represented by Kenneth W. Wire, attorney

Attachments: [DSUP2019-0021 Application Materials](#)

[DSUP2019-0021 Site Plan](#)

Other Business

Minutes

Adjournment

Administrative Approvals

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

**For reasonable disability accommodation, contact
Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**