

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

**Thursday, November 7, 2019**

**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).

## 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 #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 Staff Report](#)
- 3** 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 Staff Report](#)
- 4** 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 Staff Report](#)  
[DSUP2018-0012 Site Plan](#)
- 5** Development Special Use Permit #2019-0021  
Special Use Permit #2019-0090  
Special Use Permit #2019-0091  
650 South Van Dorn Street - Modera Tempo  
Public Hearing and consideration of a request for a Development Special Use Permit and site plan with modifications (amending DSUP# 2011-0030) to reallocate residential parking spaces in the garage for commercial/retail uses, including Special Use Permits for a parking reduction to permit more than 30% compact commercial

parking spaces and to exceed the maximum commercial parking; zoned: CDD #17/  
Coordinated Development District #17.

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

**Attachments:**    [DSUP2019-0021 Staff Report](#)  
                              [DSUP2019-0021 Site Plan](#)  
                              [DSUP2019-0021 Additional Materials](#)

## Unfinished Business and Items Previously Deferred

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

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](#)

## New Business

### **7 & 8**

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 Staff Report](#)  
                              [ENC2019-0006 Staff Report](#)  
                              [ENC2019-0006 Additional Materials](#)

### **9**

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 Staff Report](#)  
[DSP2018-0021 Site Plan](#)  
[DSP2018-0021 Additional Materials](#)

- 10** 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 Staff Report](#)  
[DSUP2019-0022 Site Plan](#)  
[DSUP2019-0022 Additional Materials](#)

- 11** 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 Staff Report](#)  
[DSUP2019-0024 Additional Materials](#)

- 12** **Staff has requested a deferral for this item.**

Discussion Item: Noise Ordinance Update

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

- 13** 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

**Attachments:** [TA2018-0008 Staff Report](#)  
[TA2018-0008 Additional Materials](#)

## 14 Other Business

### Minutes

- 15 Consideration of the minutes from the September 3, 2019 Planning Commission meeting.

**Attachments:** [September 3, 2019 Minutes](#)

- 16 Consideration of the minutes from the October 3, 2019 Planning Commission meeting.

**Attachments:** [October 3, 2019 Minutes](#)

## 17 Adjournment

## 18 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 #2019-0068

4514 Venable Avenue

Request for a child care home.

Applicant: Soniya Ashraf

Approved: 8/26/2019

Special Use Permit #2019-0069

101 South Whiting Street, STE 115

Request for a change of ownership for a restaurant

Applicant: PUM's Landmark Deli, LLC

Approved: 10/1/2019

Special Use Permit #2019-0071

909 North Asaph Street

Request for a change of ownership for a restaurant

Applicant: Helen Kwon (Hinata Japanese Restaurant)

Approved: 9/27/2019

Special Use Permit #2019-0073

725 North Washington Street

Request for a change of ownership for an automobile service station

Applicant: North Washington & Madison, Inc

Approved: 10/17/2019

Special Use Permit #2019-0082

606 King Street

Request for a change of ownership for a restaurant

Applicant: Quang Nguyen

Approved: 10/24/2019

Special Use Permit #2019-0083

301 Swamp Fox Road

Request for a change of ownership for a restaurant

Applicant: CalTort Carlyle, LLC t/a California Tortilla

Approved: 10/28/2019

**For reasonable disability accommodation, contact**

**Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**