

Docket Item #8
Planning Commission Meeting
November 1, 2016

Consideration of approval of the Planning Commission minutes of the public hearing meeting of October 4, 2016.

*** * * M I N U T E S * * ***

ALEXANDRIA PLANNING COMMISSION

October 4, 2016

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Mary Lyman, Chair

David Brown

Melissa McMahon

Maria Wasowski

Mindy Lyle

Stephen Koenig

Members Excused:

Nathan Macek, Vice Chair

Staff Present:

Jeffrey Farner

Nancy Williams

Alex Dambach

Kendra Jacobs

Robert Kerns

Ann Horowitz

Sara Brandt-Vorel

Gary Wagner

Emily Oaksford

Joanna Anderson

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City Attorney

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1. Call to Order.

The Planning Commission meeting was called to order at 7:00pm. Vice Chairman Macek was excused. All other members were present.

Chairwoman Lyman recognized the passing of former Planning Commission Vice Chairman H. Stewart Dunn.

CONSENT CALENDAR:

2. Special Use Permit #2016-0055

2307 A Mount Vernon Avenue (Parcel Address: 2305 Mt Vernon Avenue) -

The Happy Tart Bakery

Public hearing and consideration of requests for: (A) a restaurant with outdoor dining; and (B) a request for a parking reduction; zoned: CL/Commercial

Low. Applicant: Emma Cech

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0055.

3. Encroachment #2016-0006

505 South Lee Street

Public hearing and consideration of a request for an Encroachment into the public right-of-way for a front stoop, including steps and railing; zoned: RM/Residential Medium-Townhouse. Applicant: Mark Warner & Lisa Collis, represented by Scot McBroom, architect

Chairwoman Lyman removed this item from the consent calendar.

Sara Brandt Vorel and Alex Dambach gave a presentation.

Speakers:

Scot McBroom, the applicant's agent, supported the request and offered to answer any of Planning Commission's questions.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion made by Commissioner Brown and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Encroachment #2016-0006 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with staff analysis. Chairwoman Lyman inquired as to the standards behind an encroachment versus a vacation request. Alex Dambach responded that a vacation is a permanent transfer of the public right-of-way whereas an

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encroachment provides conditional permission to use the public right-of-way and the City maintains the right to use the area in the future. Mr. Dambach added that the City Code clearly identifies stairs as a permitted encroachment. The applicant had to request permission in this instance due to the size of the proposed stoop and stairs.

4. Development Special Use Permit #2016-0028
2318 Mill Road - Mill Race Block 17
Public hearing and consideration of a request for an amendment to an existing Development Special Use Permit (DSUP2002-0002) to allow flexibility for both office and retail uses in ground floor space; zoned CDD #2/Coordinated Development District #2.
Applicant: Carlyle Overlook, LLC, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0028.

NEW BUSINESS:

5. City Charter Section 9.06 #2016-0002
2403 Potomac Avenue - Potomac Yard Rail Corridor
Public Hearing and consideration of a request for Planning Commission to review whether the proposed acquisition of property is consistent with the City of Alexandria Master Plan Pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria

Joanna Anderson and Jeffrey Farner gave a presentation and answered questions from the Planning Commission.

Speakers: There were no speakers on this item.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Wasowski, the Planning Commission voted to find the proposed purchase of the property consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6 to 0.

6. Development Special Use Permit #2016-0027
CDD Concept Plan #2016-0001
2461 Eisenhower Avenue
Public hearing and consideration of a request for an amendment to previously-approved Coordinated Development District Concept Plan Special Use Permit #2014-0007 and Development Special Use Permit #2000-0028 to allow flexibility for office or retail use on the ground floor of the existing building; zoned CDD #2/Coordinated Development District #2. Applicant: 2461 Eisenhower Acquisitions, LLC, represented by M. Catharine Puskar, attorney

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Emily Oaksford, Gary Wagner and Robert Kerns gave a presentation and answered questions from the Planning Commission.

Speakers:

Cathy Puskar, attorney representing the applicant and Christian Chambers, applicant.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the request, subject to all applicable codes and ordinances. The motion carried on a vote of 6-0.

Reason:

The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

7. The Planning Commission will receive an update on the Old Town North Small Area Plan planning process.

Old Town North Small Area Plan (OTN SAP) Advisory Group Chair and Planning Commissioner Maria Wasowski, Deputy Director Jeffrey Farner and Assistant Director Nancy Williams provided an overview to the Planning Commission of the progress of the OTN SAP Update planning process.

The planning process which began in September 2015 and is anticipated to be completed in February 2016 reflects a number of key concepts including a proposed innovation district for the power plant site; a proposed art district or art corridor for the planning area; an open space and recreational trail along the rail spur between the waterfront and E. Abingdon and an eco-district designation for the planning area to promote sustainability. As the City and community await completion of some remaining related studies, the process of drafting chapters for the OTN SAP Update has begun. The OTN SAP Update is anticipated to be released in chapters, beginning next month. Comments from the Planning Commission focused on including the right measures to ensure an art district is successful and to help retain current art institutions; that the Update is thorough to avoid repeated amendments; that the development analysis for individual sites and the power plant site be thorough enough to accomplish the vision; that several possible options for implementation be explored including a possible Business Improvement District for

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attracting innovative uses to the power plant site and elsewhere; and that the Transportation Study look at all options to support a multi-modal urban environment. The next OTN SAP Update Planning Commission work session will be held in December.

8. Consideration of the minutes from the September 8, 2016 Planning Commission meeting.

PLANNING COMMISSION ACTION: Without objection, the Planning Commission approved the minutes of the September 8, 2016 meeting.

9. Adjournment

The Planning Commission meeting was adjourned at 8:47 p.m.