

Docket Item #13
Planning Commission Meeting
March 7, 2017

Consideration of approval of the Planning Commission minutes of the public hearing meeting of February 7, 2017.

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

ALEXANDRIA PLANNING COMMISSION

February 7, 2017

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Mary Lyman, Chair

Nathan Macek, Vice Chair

David Brown

Stephen Koenig

Melissa McMahon

Maria Wasowski

Members Absent:

Mindy Lyle

Staff Present:

Karl Moritz

Joanna Anderson

Kristen Walentisch

Nancy Williams

Alex Dambach

Sara Brandt-Vorel

Robert Kerns

Ryan Price

Maya Contreras

Dirk Geratz

Gary Wagner

Department of Planning & Zoning

Office of the City Attorney

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1. Call to Order.

The Planning Commission public hearing was called to order at 7:05 P.M. Commissioner Lyle was excused. All other members were present.

CONSENT CALENDAR:

2. Special Use Permit #2016-0098
5418 Duke Street - Domino's Pizza
Public hearing and consideration of a request for an amendment to Special Use Permit #1558 to permit indoor seating, to increase the hours of operation, and to request a change of ownership for an existing restaurant; zoned: CG/Commercial General.
Applicant: Team Washington, Inc.

This item was removed from the consent calendar.

Speakers: Matthew Roberts, attorney representing the applicant, spoke in support of the special use permit request and emphasized the applicant's support of the proposed amendments and desire to operate as a good neighbor in the community.

Sam Singh, owner of the adjacent Sunoco gas station at 5412 Duke Street, voiced concerns over Domino's traffic cutting through his property and Domino's patrons parking on his property.

PLANNING COMMISSION ACTION:

On a motion made by Vice Chair Macek, and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2016-0098 with revised language for Conditions #10, #14, and #28 and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

Reason: The Planning Commission concurred with staff analysis and the amended conditions proposed by staff to address the concerns of the adjacent property owner.

10. **CONDITION ADDED BY STAFF & AMENDED BY PLANNING**

COMMISSION: The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements; review site access including the requirement for delivery vehicles to access the property only using public streets and property curb cuts on Duke Street and South Reynolds Street and no use of other properties for delivery vehicle access; and, require employees to be sensitive to noise affecting residents (i.e. during shift changes, activity after 11 p.m., and other outdoor activities in which unreasonable noise may carry and disrupt nearby residences).(P&Z)(PC)

14. CONDITION ADDED BY STAFF & AMENDED BY PLANNING

COMMISSION: Not more than five delivery vehicles may be used to deliver food to customers. The applicant shall provide five (5) off-street spaces for delivery vehicles. The applicant must park the delivery vehicles in an off-street parking space when located in the vicinity of the restaurant. (P&Z) (T&ES)(PC)

28. CONDITION ADDED BY PLANNING COMMISSION: The applicant shall establish a franchise representative to serve as a liaison with members of the community to resolve concerns that may arise from the operation of the restaurant. The name of the liaison shall be posted inside the store in a conspicuous location and provided to nearby property owners. Contact information for this individual shall be available upon request. (P&Z)(PC)

Vice Chair Macek stated his support of the application indicating the conditions in the staff report are consistent with other restaurants, adhere to the requirements of the Zoning Ordinance, and enable the continued operation of a long-standing restaurant at the site.

Commissioner Wasowski stated that signage would be an effective tool to reduce spillover parking on the adjacent property. She suggested the applicant and the adjacent property owner work together and establish clear signage for the two lots.

3. Special Use Permit #2016-0099
111 North Pitt Street (parcel address: 411 King Street) - Burger Fi
Public hearing and consideration of an amendment to Special Use Permit #2015-0067 to permit off-premises alcohol sales; zoned: KR/King Street Retail.
Applicant: Burger Fi, by David Landry

Speakers: There were no public speakers.

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission concurred with staff analysis.

NEW BUSINESS:

4. Subdivision #2016-0008
3601 & 3701 Potomac Avenue - Potomac Yard Metrorail Station North Pavilion
Public hearing and consideration of a request to subdivide two lots into three lots; zoned: CDD #10/#19-Coordinated Development Districts #10/#19.
Applicants: CPYR Theater, LLC and City of Alexandria

Speakers: There were no public speakers.

PLANNING COMMISSION ACTION: On a motion made by Vice Chair Macek, and

seconded by Commissioner Brown, the Planning Commission voted to approve Subdivision #2016-0008 with the variation, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried 6 to 0, with Commissioner Lyle absent.

Reason: The Planning Commission concurred with staff analysis. Commissioner Brown inquired about where Metro rider drop-off from vehicles would occur. Staff noted that the on-street parking area on the private road directly north of the pavilion could be used for that purpose. Chair Lyman asked if there would be bus bays near the pavilion. Staff noted that there would not be bus bays but that bus routes would go through the area. Commissioner McMahon inquired as to whether the Metro identification pylon could be located off the WMATA property. Staff noted WMATA's requirements for these types of signs and that they could be located off the WMATA lot with the use of an easement. Commissioner McMahon also asked about how the future trail connection through this proposed lot could be accommodated with this subdivision. Staff noted that a public access easement will be placed on the property once the exact location of the trail is known as part of the final recordation and deeding process for the new lot.

OTHER BUSINESS:

5. Discussion Item - Upcoming Development Projects

The Planning Commission received a presentation from Robert Kerns, Division Chief of Development, regarding upcoming development projects, projects that are about to begin construction and projects that are currently under construction within the City.

6. Commissioners' Reports, Comments and Questions

Vice Chair Macek noted that the Waterfront Commission received an update on Robinson Terminal North, including aspects such as the pier and developer contributions.

He also briefed the Planning Commission on the Parking Standards for New Development Kick-off Meeting. Vice Chair Macek will represent the Planning Commission and Commissioner McMahon will represent the Transportation Commission on the Parking Standards for New Development Task Force.

Vice Chair Macek informed the Planning Commission that the Board of Architectural Review for the Old and Historic Alexandria District will honor the late Chip Carlin at its next public hearing on February 15th. The Carr Hotel will also dedicate a reading room to Mr. Carlin.

Commissioner McMahon asked about the Commission's interest in a retreat to discuss big-picture concepts, priorities and planning related issues not brought to the Planning Commission as docket items. Chair Lyman noted that the Planning Commission does hold retreats and requested staff to identify some potential dates and times. The

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Planning Commission Director indicated he will identify some potential dates and times and will also begin developing potential agenda items for the Commission's review.

MINUTES:

7. Consideration of the minutes from the January 5, 2017 Planning Commission meeting.

Without objection the Planning Commission deferred the minutes of the January 5, 2017 meeting.

8. Adjournment

The Planning Commission meeting was adjourned at 8:56 P.M.