

Docket Item #10  
Planning Commission Meeting  
April 6, 2017

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

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

**ALEXANDRIA PLANNING COMMISSION**

March 7, 2017

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

**Members Present:**

Mary Lyman, Chairwoman  
Nathan Macek, Vice Chairman  
David Brown  
Stephen Koenig  
Mindy Lyle  
Melissa McMahon  
Maria Wasowski

**Members Absent:**

None

**Staff Present:**

Karl Moritz	Department of Planning & Zoning
Joanna Anderson	Office of the City Attorney
Kristen Walentisch	Department of Planning & Zoning
Nancy Williams	Department of Planning & Zoning
Alex Dambach	Department of Planning & Zoning
Mary Catherine Collins	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Jack Browand	Department of Recreation, Parks, and Cultural Affairs
Laura Durham	Department of Recreation, Parks, and Cultural Affairs
Dana Wedeles	Department of Recreation, Parks, and Cultural Affairs
Shaun Smith	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Mary Christesen	Department of Planning & Zoning

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MARCH 7, 2017

### 1. Call to Order.

The Planning Commission public hearing was called to order at 7:03 P.M. All members were present.

### 2. Election of Planning Commission Officers for Chair and Vice Chair.

On a nomination by Vice Chairman Macek, the Planning Commission unanimously voted to re-elect Mary Lyman as Chairwoman.

On a nomination by Commissioner Wasowski, the Planning Commission unanimously voted to re-elect Nathan Macek as Vice Chairman.

### **CONSENT CALENDAR:**

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#### 3. Special Use Permit #2016-0106

5800 Edsall Road - Koons Automotive

Public hearing and consideration of a request for automobile sales; zoned: CG/Commercial General.

Applicant: Koons of Alexandria, Inc., represented by M. Catharine Puskar, attorney

This item was removed from the consent calendar.

Ann Horowitz (P&Z) and Alex Dambach gave a presentation and answered questions from the Planning Commission.

Speakers: Cathy Puskar, attorney representing the applicant, briefly spoke to state that she was in agreement with the revision made to the staff report pursuant to the March 6, 2017 P&Z memorandum provided to the Planning Commission

Chairwoman Lyman closed the public hearing.

Vice Chairman Macek stated that he agreed with staff's analysis and recommendation.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2016-0106 as amended. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff's analysis.

#### 4. Special Use Permit #2016-0107

20 Dove Street & 2438 Duke Street - Wag & Bone, Bar.K

Public hearing and consideration of a request to operate an animal care facility with overnight accommodations with an accessory restaurant, and for a parking reduction; zoned: OCM(50)/Office Commercial Medium.

Applicant: Wag & Bone, LLC & Bar.K, LLC

The Planning Commission noted that Special Use Permit #2016-0107 was withdrawn by the applicant prior to the meeting.

**NEW BUSINESS:**

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5. Special Use Permit #2016-0097  
2216-2218 Mount Vernon Avenue - Del Ray Pizzeria  
Public hearing and consideration of a request for an amendment to Special Use Permit #2014-0033 to amend the use of the second floor dining area and to amend parking arrangements for second floor seating; zoned: CL/Commercial Low and Mount Vernon Avenue Urban Overlay.  
Applicant: Del Ray Pizzeria, LLC

Ann Horowitz (P&Z) and Alex Dambach gave a presentation and answered questions from the Planning Commission.

Speakers: Erik Dorn, applicant, stated that he would prefer to remove the reservation-only requirement of the SUP as the reservation-only reference has been difficult to interpret. He also spoke in support of the amendment to pre-lease 10 parking spaces in place of providing parking vouchers.

Chairwoman Lyman closed the public hearing.

Commissioner Wasowski believed that the approval of the use should be simplified and that the applicant should have productive use of its 30-seat second floor. Vice Chairman Macek indicated that parking can be a challenge, however, in this section of Mount Vernon Avenue. Commissioner Wasowski stated that she would support the applicant providing 8 parking spaces for the 30 seats as this complies with the Zoning Ordinance requirement for restaurants. Chairwoman Lyman, Vice Chairman Macek, and Commissioner McMahon concurred with Commissioner Wasowski.

Commissioner Brown asked staff if the application was revised to reflect the applicant's request and staff replied that the applicant had provided a supplemental revision to the narrative which was suitable. He followed with a question to the City Attorney regarding adherence to the legal requirements and proper community noticing if the Commission recommended an amendment to Condition #2 from 10 to 8 parking spaces. The City Attorney replied that the noticing language was broad enough to address this type of recommendation. Vice Chairman Macek, Commissioner Wasowski, and Commissioner Brown agreed that the public would have an opportunity for feedback on the recommended parking space amendment prior to the City Council meeting.

Commissioner Macek proposed amendments to Conditions #2, #3, #38 and #39 and the deletion of Condition #32 to remove references to a reservation-only requirement for the second floor; establish an eight-space parking requirement; and provide consistent operating conditions for the first and second floors.

**PLANNING COMMISSION ACTION:** On a motion made by Vice Chairman Macek and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2016-0097 with amendments to Conditions #2, #3, #38 and #39; the deletion of Condition #32; and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

**Reason:** The Planning Commission partially agreed with staff analysis.

2. **CONDITION AMENDED BY PLANNING COMMISSION:** The maximum number of indoor seats on the first floor of the restaurant shall be 72. The maximum number of seats on the second floor of the restaurant shall be 30 ~~and may be located either inside or on the balcony. The second level seats shall be available on a reservation only basis and only used for restaurant sponsored events or for private group rental of the entire second floor space.~~ Any use of the second floor indoor seats beyond 72 patrons shall ~~must~~ be accompanied by 40 ~~8~~ off-street pre-reserved parking ~~vouchers or spaces for second floor patrons exclusive use and shall not be used as overflow seating associated with the normal operation of the restaurant.~~ (P&Z) (CC) (T&ES) (PC) (SUP#2014-0033)

3. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours during which the ~~first floor~~ restaurant is open to the public shall be restricted to between 6:00am and 11:00pm Sunday-Thursday and from 6:00am until 12:00 midnight Fridays and Saturdays. Meals ordered before ~~11 p.m. Sunday-Thursday or 12 midnight Friday and Saturday~~ the closing hour may be served, but no new patrons may be admitted ~~after 11 p.m. Sunday-Thursday or 12 midnight Friday and Saturday~~ and a All patrons must leave ~~by 12 midnight Sunday-Thursday and 1 a.m. Friday and Saturday one hour after the closing hour.~~ The closing hour for all indoor seating may be otherwise extended to midnight Sunday-Thursday four times per year for special events. (P&Z) (PC) (SUP#2014-0033)

32. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The hours during which the second floor may be used on a reservation only basis shall be restricted to between 5 p.m. - 11 p.m., Monday Friday and between 10 a.m. - 11 p.m., Saturday - Sunday. (P&Z) (PC)~~

38. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall encourage ~~first floor~~ restaurant patrons who drive to park off-street. Information about the location of the nine off-street parking spaces in the rear on-site parking lot and any leased off-site parking spaces shall be placed in a visible location on the applicant's website. ~~(T&ES) (P&Z) (PC)~~

39. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall maintain an up-to-date parking agreement for ~~40-8~~ off-street parking spaces ~~at 2401 Mount Vernon Avenue~~ within 500 feet of the restaurant ~~for second floor, reservation only guests.~~ Evidence of the parking agreement shall

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be provided during regular SUP inspections. Should the agreement or lease be terminated, the applicant shall not be permitted to ~~use the second floor seating seat~~ beyond 72 indoor guests until a lease agreement for ~~10-8~~ off-street parking spaces are made at an alternative location, subject to approval of the Directors of Planning and Zoning and Transportation and Environmental Services. ~~(T&ES)-~~ ~~(P&Z)~~ (PC)

6. Special Use Permit #2017-0002  
7 King Street (parcel addresses: 101 & 107 North Union Street) - Vola's Restaurant  
Public hearing and consideration of a request to amend Special Use Permit #2015-0132 for additional outdoor seating and for a change of ownership; zoned: KR/WPR, King Street Retail/Waterfront Park & Recreation.  
Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

Ann Horowitz (P&Z) gave a presentation and answered questions from the Planning Commission.

Speakers: Cathy Puskar, representative for the applicant, spoke in support of the application.

Chairwoman Lyman closed the public hearing.

Vice Chairman Macek asked how the City would protect the pedestrian walkway. The City Attorney responded that the lease, regulating the use of the area between the Torpedo Factory and the proposed outdoor dining expansion, would require that 21 feet would be open to ensure adequate pedestrian circulation.

**PLANNING COMMISSION ACTION:** On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0002 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

7. Section 9.06 Case #2017-0001  
517 Prince Street  
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.  
Staff: Department of Planning and Zoning

Deputy City Attorney, Joanna Anderson, provided details on the site and explained the importance of the acquisition of this property by the City.

Commissioner Brown asked who the current property owner is.

Speakers: There were no public speakers.

**PLANNING COMMISSION ACTION:** On a motion made by Commissioner Brown and seconded by Commissioner Lyle, the Planning Commission voted to approve the purchase of 517 Prince Street. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission found the proposal consistent with the City's Master Plan.

8. Development Special Use Permit #2016-0010  
2801 Cameron Mills Road - Fire Station 3  
Public hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to redevelop and expand an existing non-complying fire station, and a request for a Special Use Permit for a parking reduction; zoned: R-8/Residential Single-family.  
Applicant: City of Alexandria Department of General Services

Michael Swidrak (P&Z) gave a presentation and answered questions from the Planning Commission.

Speakers: Jennifer Dougherty, of Pierpont Street, expressed her concerns with the project. She noted to the Commission that as an adjacent neighbor to the fire station property, she was alerted of some information – including the location of the generator – only when the staff report was released for the hearing. She noted that the project team and the City have been available and listening to neighbor concerns through the duration of project review and refinement, though she still has some concerns. Her concerns include generator noise, parking by construction workers, fire, and emergency personnel on Pierpont Street, noise during shift change and ladder truck refueling. She requested to know the process to obtain a double-wide curb cut for her driveway, so she can park all of her cars on site. She also asked that the City address with ACPS the need to arrange for the special needs child on the block to be picked up for school with a smaller bus or van. She also had concerns about vibrations during construction.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0010 subject to compliance with all applicable codes, ordinances and other staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis. Discussion from the Commission focused on construction and the temporary street closure. Chairwoman Lyman asked staff if responses to the issues and objections to the temporary street closure by the adjacent neighbors have been drafted and sent. Staff answered that specific responses need to be sent, though referred to a PowerPoint slide that details how construction and street closure impacts will be addressed or mitigated through DSUP conditions and the construction management plan. Commissioner Brown asked staff

about the ability of a full-sized fire truck to maneuver on Pierpont Street if both sides of the street are parked. Staff asked the project engineer to study the turning movements for a fire truck that is entering or exiting the site from the Pierpont Street curb cut in this scenario. The turning movement study found that a truck can fit on the street if both sides are parked with larger consumer vehicles. Commissioner Brown also commented that the block of Monticello Boulevard directly south of the station is the best location for any necessary overflow parking for the station because there are no houses located on this block.

The Commission also discussed the location of the generator and its potential impacts. There was general agreement concerning the viability of its location, though questions were asked about how often the generator would run, and its noise impacts. Battalion Chief Michael Cross told the Commission that the generator would run once a week for approximately 30 minutes around mid-day, and once or twice a year (as necessary) for emergencies. The project architect responded to the Commission regarding generator noise, noting that the generator will have a “level 2” enclosure that reduces the noise level from 92 (no enclosure) to 76 decibels at around 23 feet from the generator.

The Commission also noted the public benefits of the new station, and the public engagement process that warranted the letter of endorsement of the project from the North Ridge Citizens’ Association. Commissioner Koenig commented on the rejuvenation of the site with a new civic structure, and that the site and building design fit into the general scale of the neighborhood, which received general agreement from the Commission.

#### **OTHER BUSINESS:**

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9. Discussion item: Recommendation on updated Open Space Master Plan Implementation Strategy.

Staff: Department of Recreation, Parks and Cultural Activities

The Planning Commission received an update and provided comments on the Open Space Master Plan Implementation Strategy, presented by Jack Browand, Dana Wedeles, and Laura Durham from the Department of Recreation, Parks, and Cultural Activities

10. Discussion item: Demographics Update

The Planning Commission received an update on City demographics, presented by Mary Catherine Collins from the Department of Planning & Zoning.

11. Discussion item: Proposed Floor Area Ratio Text Amendment

The Planning Commission received an update on Floor Area Ratio potential amendments to the Zoning Ordinance that are being explored by staff; the potential amendments are anticipated to be scheduled for Planning Commission consideration in the future. This update was presented by Shaun Smith, Alex Dambach, Sam Shelby, and Mary Christesen from the Department of Planning & Zoning.



12. Commissioners' Reports, Comments and Questions

Vice Chairman Macek mentioned an open house by the City's Policy for Residential Parking Permits for New Development Task Force at City Hall on March 16, 2017 at 7pm.

Vice Chairman Macek mentioned the first meeting of the Parking Standards for New Development Task Force at City Hall on March 21, 2017 at 7pm.

Commissioner Wasowski gave an update on the work of the Old Town North Small Area Plan Advisory Group.

Commissioner Koenig gave a quick update on the work of the North Potomac Yard Small Area Plan Advisory Group.

**MINUTES:**

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13. Consideration of the minutes from the January 5, 2017 and February 7, 2017 Planning Commission meetings.

Without objection, the Planning Commission approved the minutes from the January 5, 2017 and February 7, 2017 meetings as submitted.

14. Adjournment

The Planning Commission meeting was adjourned at 9:49 P.M.