



## Action Docket 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 - Anyone who wishes to speak at a public hearing must complete a speaker form. Speaker forms may be completed online before the hearing at <http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>. Speaker forms may also be completed at the hearing or in the Planning & Zoning Office in City Hall, 301 King Street Suite 2100. If this is the first time speaking before the Planning Commission, some helpful information may be found at <http://alexandriava.gov/uploadedFiles/planning/revised%20speaker.pdf>*

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Tuesday, July 2, 2013

7:30 PM

City Hall Council Chambers

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**The Planning Commission work session on July 2, 2013 at 6:30pm in the City Hall Council Workroom to discuss potential changes to Section 11-808 of the Zoning Ordinance regarding protest petitions was cancelled. This work session will be rescheduled for a later date.**

**Attachments:** [FOR THE APPROVED MINUTES OF THE JULY 2, 2013 MEETING. CLICK HERE.](#)

### 1. Call To Order

The Planning Commission meeting was called to order at 7:30p.m.

### New Business

2. Route 1 Transitway Station Design  
Jefferson Davis Highway between Potomac Avenue and East Glebe Road  
Public hearing and recommendation for the design of the transitway stations on Route 1; zoned CSL / Commercial Service Low, POS / Public Open Space, CDD #10 / Coordinated Development District #10 and I / Industrial  
Staff: Departments of Transportation and Environmental Services and Planning and Zoning

**Attachments:**     [Route 1 Transitway Station Design Staff Report to PC](#)  
                              [Route 1 Transitway Station Design Additional Materials](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to accept and endorse the station design and encouraged staff to examine opportunities to locate bicycle parking within the vicinity of the BRT stations. The motion passed on a vote of 5 to 0.

3.

Text Amendment #2013-0007

Amendments to the regulations of the Parker-Gray Historic District Public Hearing and Consideration of a request for amendments to Zoning Ordinance section 10-200 related to regulations of the Parker-Gray Historic District and section 6-403(B)(3) to allow staff to waive required rooftop mechanical screening in the Parker-Gray Historic District; and change to the City Code Section 5-2-29 to allow certain encroaching fences and walls in the Parker-Gray Historic District. Staff: Department of Planning and Zoning  
Planning Commission Action: Recommend Approval 5-0

**Attachments:**     [TA13-007 Staff Report to CC](#)  
                              [TA13-007 Presentation to CC](#)

On a motion by Commissioner Lyman, seconded by Commissioner Hyra, the Planning Commission voted to initiate the text amendment. The motion passed on a vote of 5 to 0.

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of TA #2013-0007. The motion carried on a vote of 5 to 0.

4A&B.

Subdivision #2013-0006

Development Site Plan #2012-0024

317, 319, 321, 323, 325, 327 and 329 North Columbus Street and 330 N Washington Street- Cromley Row

Public hearing and consideration of requests for approval of: A) a plat of subdivision to resubdivide the subject properties; and B) a development site plan with modifications to construct five townhomes; zoned CD/Commercial Downtown.

Applicant: Cromley Row LLC by Duncan Blair

**Attachments:**     [DSP12-024 Staff Report to PC](#)  
                              [DSP12-024 Additional Materials](#)  
                              [DSP12-024 Additional Materials](#)  
                              [DSP12-024 Additional Materials](#)  
                              [DSP12-024 Additional Materials](#)

On a motion by Commissioner Lyman, seconded by Commissioner Hyra, the Planning Commission voted to approve SUB #2013-0006 and DSP #2012-0024, with a strong recommendation to the Board of Architectural Review and the City Council that the concerns expressed by the neighbors be taken into consideration and, that staff and the applicant work with the neighbors to see if agreement on a design that will meet the applicant's objective but also

address the neighbor's concerns regarding compatibility can be reached. The motion passed on a vote of 5 to 0.

## Minutes

5. Consideration of the Planning Commission minutes of June 4, 2013.

Attachments:     [June 4, 2013 Planning Commission Minutes](#)

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to approve the June 4, 2013 minutes. The motion carried on a vote of 5 to 0.

## Other Business

No other business was discussed.

6. **Adjournment**

The Planning Commission meeting was adjourned at 9:37p.m.

## Information

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

### **Special Use Permit #2013-0028**

#### **2850 Eisenhower Ave. - Restaurant**

Administrative Special Use Permit for approval of a request to extend hours of operation, provide on premise alcohol services and acoustic music.

APPLICANT: ATC IV LLC C/O Simpson Properties, LTD

### **Special Use Permit #2013-0013**

#### **3700 Wheeler Ave. - Private School**

Administrative Special Use Permit for approval of a request to operate a day care center with accessory English-language and parenting classes.

Applicant: The Child and Family Network Centers

### **Special Use Permit #2013-0012**

#### **1606 Mt. Vernon Ave. - Restaurant**

Administrative Special Use Permit for approval of a request for change of ownership.

Applicant: Dana Carter

### **Special Use Permit #2013-0010**

#### **5145 Duke St. Suite C - Restaurant**

Administrative Special Use Permit for approval of a request to operate a full-service restaurant.

Applicant: M&A Investment, LLC

**Special Use Permit #2012-0082**

**602 King St. - Restaurant**

Administrative Special Use Permit for approval of a request for change of ownership.

Applicant: Kanchana Phenghua

**Special Use Permit #2012-0081**

**3425-B King St. - Laundry and Dry Cleaning**

Administrative Special Use Permit for a minor amendment to extend the hours of operation.

Applicant: Du Hwan and Young U. Chon

**Special Use Permit #2012-0080**

**6 S. Jordan Street - Restaurant**

Administrative Special Use Permit for approval of a request for change of ownership.

Applicant: Chao-Hua Chen

**Special Use Permit #2012-0079**

**1118 King Street - Restaurant**

Administrative Special Use Permit for approval of a request for change of ownership.

Applicant: GNOSIS, Inc.