

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action Docket

Tuesday, March 4, 2014

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.

1. Call To Order

The Planning Commission meeting was called to order at 7:00pm.

Present: Wagner, Dunn, Hyra, Wasowski, Macek, Lyman and Brown.

2. Election of Planning Commission officers for Chairman and Vice Chairman.

On a nomination by Vice Chairman Dunn, the Planning Commission voted to elect Eric Wagner as Chairman.

On a nomination by Commissioner Wasowski, the Planning Commission voted to re-elect H. Stewart Dunn as Vice Chairman

Unfinished Business and Items Previously Deferred

- 3.** Special Use Permit #2013-0084
1318 King Street - Automobile Sales
Public hearing and consideration of a request for continued operation of a non-conforming automobile sales business; zoned KR/King Street Retail.
Applicant: A & B Auto Finance Co. by Behrooz Raiszadeh

Attachments: [SUP13-084_Staff Report](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend denial of the continued operation of the non-conforming use. The motion carried on a vote of 7 to 0.

- 4.** Special Use Permit #2013-0085
1310 King Street - Automobile Sales
Public hearing and consideration of a request for continued operation of a non-conforming automobile sales business; zoned KR/King Street Retail.
Applicant: Vafa Zarineh by Reza Sasani, agent

Attachments: [SUP13-085_Staff Report](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend denial of the continued operation of the nonconforming use. The motion carried on a vote of 7 to 0.

New Business

- 5.** Text Amendment #2014-0001
Modifications of Minimum Zoning Regulations
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to Section 11-416 of the Zoning Ordinance to clarify that requests for modification of minimum zoning regulations may be approved by

the City Council as part of a special use permit application and to revise the standard for approving a modification of minimum landscape regulations.

Staff: Department of Planning and Zoning

Attachments: [TA14-001 Staff Report](#)

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to initiate Text Amendment #2014-0001. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of #2014-0001. The motion carried on a vote of 7 to 0.

6. Special Use Permit #2014-0002
5380 Holmes Run Parkway - Day Care Center/Preschool
Public hearing and consideration of a request to operate a day care center (preschool) and a request for a parking reduction; zoned RC/High Density Apartment. Applicant: The Child and Family Network Centers represented by Lee Jackson

Attachments: [SUP14-002 Staff Report](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Special Use Permit #2014-0002. The motion carried on a vote of 7 to 0.

7. Special Use Permit #2014-0003
620 North Fayette Street - Bastille Restaurant
Public hearing and consideration of a request to operate a restaurant and a request for a parking reduction; zoned CRMU-H/Commercial Residential Mixed Use High. Applicant: Le Coq, LLC represented by Duncan Blair, attorney

Attachments: [SUP14-003 Staff Report](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0003, as amended. The motion carried on a vote of 7 to 0.

8. Special Use Permit #2014-0004
5424 Eisenhower Avenue (Parcel Address: 5400 Eisenhower Avenue) - Dance Fitness Studio
Public hearing and consideration of a request to operate a private commercial school (dance fitness studio) and a request for a parking reduction; zoned OCH/Office Commercial High. Applicant: Sensazao LLC

Attachments: [SUP14-004 Staff Report](#)

On a motion by Commissioner Lyman, seconded by Commissioner Hyra, the Planning Commission voted to recommended approval of Special Use Permit #2014-0004. The motion carried on a vote of 7 to 0.

9. Special Use Permit #2014-0005
5000 Polk Avenue - James K. Polk Elementary School Sign
Public hearing and consideration of a request to replace a freestanding school sign at a public elementary school; zoned R-12/Single Family and R-20/Single-Family. Applicant: Alexandria City Public Schools by William Finn
Attachments: [SUP14-005 Staff Report.docx](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Special Use Permit #2014-0005. The motion carried on a vote of 6 to 1, with Commissioner Macek voting against.
10. Special Use Permit #2014-0006 **Application Withdrawn Prior To Hearing**
3015 Mount Vernon Avenue (Parcel Address: 3051 Mount Vernon Avenue) - Ease Yoga Studio & Café
Public hearing and consideration of a request to operate a restaurant and private commercial school (yoga studio) and a request for a parking reduction; zoned CDD-13/Coordinated Development District 13. Applicant: Tara Casagrande represented by Catharine Puskar, attorney

The Planning Commission noted the withdrawal of Special Use Permit #2014-0006.
11. Development Special Use Permit #2013-0017
1616 King St. - Hampton Inn
Public hearing and consideration of requests for an amendment to a previously approved special use permit and site plan (SUP #98-0039 and SIT #98-0007) to add additional guest rooms and special use permit approval for a reduction of loading and parking spaces; zoned KR/King Street Retail. Applicant: MJS Corp by Duncan W. Blair, attorney

Attachments: [DSUP13-017 Staff Report](#)

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0017. The motion carried on a vote of 7 to 0.
12. Receipt and discussion of the Draft Citywide Parks Improvement Plan.

Attachments: [Citywide Parks Improvement Plan Consistency Memo PC \(2\)](#)
 [Citywide Parks Improvement Plan](#)

The Planning Commission received and discussed the Draft Citywide Parks Improvement Plan.

Minutes

13. Consideration of the Planning Commission minutes of January 7, 2014 and February 4, 2014.

Attachments: [February 4, 2014 Planning Commission Meeting Minutes](#)
 [January 7, 2014 Planning Commission Meeting Minutes](#)

Without objection, the Planning Commission approved the minutes of January 7, 2014.

Without objection, the Planning Commission approved the minutes of February 4, 2014 as amended.

Other Business

Chairman Wagner asked Director Faroll Hamer to circulate the "other groups" matrix to the Planning Commission members.

14. **Adjournment**

The Planning Commission meeting was adjourned at 10:41pm.