

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action Docket

Tuesday, April 1, 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.

The Planning Commission held a work session to discuss the Waterfront Landscape and Flood Mitigation Design on April 1, 2014 at 5:30pm in the City Hall Council Work Room, 301 King Street.

1. Call To Order

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

- 2.** Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program. Staff: Office of Management and Budget.

Attachments: [FY2015 Capital Improvement Program Memo](#)
[Proposed FY2015-2024 Capital Improvements Program \(complete document\)](#)
[Proposed FY2015-2024 Capital Improvements Program \(in chapters\)](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to find the Capital Improvements Program consistent with the City's adopted Master Plan. The motion carried on a vote of 7 to 0.

Consent Calendar

- 3.** City Charter Section 9.06 Case #2014-0001
509 N. Saint Asaph Street and 511, 513 and 515 Oronoco Street
Public Hearing and Consideration of a request for Planning Commission to review whether the proposed sale of property owned 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 General Services

Attachments: [SEC90614-001](#)

By unanimous consent, the Planning Commission voted to approve Section 9.06 Case #2014-0001 and found that the sale of the property was consistent with the City's Master Plan.

- 4.** Encroachment #2014-0002
115 & 117 King Street - Awnings at Landini's Restaurant
Public hearing and consideration of a request for encroachment of awnings into the public right-of-way; zoned KR/King Street Retail.
Applicant: Noe Landini

Attachments: [ENC2014-0002 Staff Report](#)

This item was removed from the consent calendar.

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

5. Encroachment #2014-0003
941 N. Alfred Street
Public hearing and consideration of a request for an encroachment into the public right-of-way; zoned Coordinated Development District #16.
Applicant: James Bland Housing V, LP by Kenneth Wire, attorney
Attachments: [ENC14-003 Staff Report](#)
- By unanimous consent, the Planning Commission voted to recommend approval of Encroachment #2014-0003. Commissioner Wasowski recused herself from the vote.**
6. Special Use Permit #2013-0094
672 South Pickett Street (Parcel Address: 660 S. Pickett St.) - Tsedey Abeba Grocery and Restaurant
Public hearing and consideration of a request to operate a restaurant in an existing grocery store and a request for a parking reduction; zoned CG/Commercial General. Applicant: Seifu Tessema
Attachments: [SUP2013-0094 Staff Report](#)
- By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0094.**
7. Subdivision #2014-0001
200 Stovall Street; 2425 and 2461 Eisenhower Avenue
Public hearing and consideration of a subdivision request to divide the three (3) existing lots into four (4) lots; zoned CDD#2/Coordinated Development District 2.
Applicant: Hoffman Family, LLC; Hoffman Building LP; Hoffman Building II LLC by Duncan Blair, attorney
Attachments: [SUB2014-0001 Staff Report](#)
- This item was removed from the consent calendar.**
- On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve Subdivision #2014-0001. The motion carried on a vote of 7 to 0.**
8. Subdivision #2014-0002
309 W Alexandria Ave.
Public hearing and consideration of a subdivision request to divide one parcel into two lots; zoned R8/Single Family Residential.
Applicant: Paul Almeter by M. Catherine Puskar, attorney
Attachments: [SUB2014-0002 Staff Report](#)
- This item was removed from the consent calendar.**

On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to approve Subdivision #2014-0002 as amended. The motion carried on a vote of 7 to 0.

New Business

9
A&B.

Development Special Use Permit #2013-0007
Transportation Management Plan Special Use Permit # 2014-0010
1199 South Washington Street - Hunting Terrace
Public hearing and consideration of requests for: (A) a development special use permit and site plan, with modifications, to construct two multi-family residential buildings with below-grade parking including special use permits for increased floor area ratio and density in exchange for affordable housing units pursuant to Section 7-700 of the Zoning Ordinance and a special use permit for a parking reduction; and (B) a special use permit for a transportation management plan; zoned RC / High Density Apartment Zone. (Hunting Creek Area Plan) Applicant: FP Alexandria, L.L.C, represented by, M. Catharine Puskar, attorney

Attachments: [DSUP2013-0007 Staff Report](#)
 [DSUP13-007 Plans](#)
 [DSUP13-007 Additional Materials 1](#)
 [DSUP13-007 Additional Materials 2](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0007, as amended, and TMP SUP #2014-0010. The motion carried on a vote of 7 to 0.

10.

Special Use Permit #2014-0014
800 North Henry Street - Lost Dog Café
Public hearing and consideration of a request to operate a restaurant; zoned CRMU-H/Commercial Residential Mixed Use High.
Applicant: Wahoo Dog, LLC, trading as Lost Dog Café by Matthew J. Sisk

Attachments: [SUP14-014 Staff Report](#)
 [SUP14-0014 Additional Materials 1](#)
 [SUP14-0014 Additional Materials 2](#)
 [SUP14-0014 Additional Materials 3](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0014 as amended. The motion carried on a vote of 7 to 0.

Oral Reports by Members of the Planning Commission

No reports were given.

Minutes

11. Consideration of the Planning Commission minutes of March 4, 2014.

Attachments: [March 4, 2014 Minutes](#)

Without objection the Planning Commission approved the minutes as amended.

Other Business

The Planning Commission acknowledged the receipt of and briefly discussed the memo regarding Section 13-122 of the Environmental Management Ordinance related to non complying land uses and structures.

The Planning Commission discussed their membership to other boards, groups and committees. Chairman Wagner appointed Maria Wasowski to the Oakville Triangle/Route 1 Advisory Group. Chairman Wagner also appointed David Brown to the Bicycle and Pedestrian Advisory Group. Commissioner Hyra announced that he was appointed as Chairman of the Parking Task Force for New Development and the Transportation Commission.

Chairman Wagner recognized the announcement of Planning Director Faroll Hamer's retirement.

Adjournment

The Planning Commission meeting was adjourned at 9:45pm.