

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Action Docket

**Thursday, September 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.*

**SIGN UP TO SPEAK** - Click the following link to complete a Speaker's Form.

**<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>**

**1 Call To Order**

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

**Present:** Chairman Wagner, Commissioners Lyman, Macek and Wasowski

**Absent:** Vice Chairman Dunn and Commissioner Brown

**Consent Calendar****2**

Special Use Permit #2014-0066

5402 Eisenhower Avenue - Private Commercial School

(Parcel Address: 5400 Eisenhower Avenue)

Public hearing and consideration of a request to operate a private commercial school (fitness studio) with more than 20 students and a request for a parking reduction; zoned OCH/Office Commercial High.

Applicant: The Worx by Maia, LLC represented by Sean Carney

**Attachments:**     [SUP14-066 Staff Report](#)  
                                 [SUP14-066 Additional Materials](#)

**This item was removed from the Consent Calendar.**

**On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0066 as amended. The motion carried on a vote of 4 to 0.**

**3**

Special Use Permit #2014-0067

5428 Eisenhower Avenue - Private Commercial School

(Parcel Address: 5400 Eisenhower Avenue)

Public hearing and consideration of a request to increase hours of operation at a private commercial school (martial arts school); zoned OCH/Office Commercial High.

Applicant: European Martial Arts, LLC represented by Jenny Lankford

**Attachments:**     [SUP14-067 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0067.**

**4**

Development Special Use Permit #2014-0002

5651 Rayburn Avenue - John Adams Elementary Parking Lot Expansion

Public hearing and consideration of a request for a development special use permit and site plan, with a modification, to expand an existing parking lot with parking spaces in excess of the zoning ordinance requirement for a school; zoned R-12/Residential (Alexandria West Small Area Plan).

Applicant: Alexandria City Public Schools represented by Kevin Van Hise, attorney

[This case was deferred by the Planning Commission at the June 3, 2014

public hearing]

**Attachments:**     [DSUP14-002 Staff Report](#)  
                                 [DSUP14-002 Additional Materials](#)

**The Planning Commission noted the deferral of Development Special Use Permit #2014-0002.**

- 5**                      Development Special Use Permit #2014-0010  
6125 and 6101 Stevenson Avenue - Stevenson Avenue Condominiums  
Public hearing and consideration of a request for an extension to previously approved Development Special Use Permit #2012-0002; zoned OCM(50)/Office Commercial Medium.  
Applicant: DYN Res, LLC; Steven A. Hansen, LLC; and WWIV Stevenson Avenue, LLC; represented by Mary Catharine Puskar, attorney

**Attachments:**     [DSUP14-010 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0010.**

- 6**                      Development Special Use Permit #2014-0015  
1219 First Street - Braddock Gateway - Phase I Extension  
Parcel Address: 1225 First Street  
Public hearing and consideration of a request for an extension to previously approved Development Special Use Permit #2011-0002; zoned CDD#15/Coordinated Development District #15.  
Applicant: Braddock Gateway LLC by Mary Catherine Gibbs, attorney

**Attachments:**     [DSUP14-015 Staff Report](#)  
                                 [DSUP14-015 Additional Materials](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0015.**

- 7**                      Development Special Use Permit #2014-0021  
3750 Jefferson Davis Highway - Jack Taylor's Alexandria Toyota  
Public hearing and consideration of a request for an amendment to previously approved Development Special Use Permit #2012-0009 to increase hours of operation for auto repair services; zoned CDD#7/Coordinated Development District.  
Applicant: Taylor Holdings, LLC represented by Mary Catherine Gibbs, attorney

**Attachments:**     [DSUP14-021 Staff Report](#)  
                                 [DSUP14-021 Additional Materials](#)

**This item was removed from the Consent Calendar.**

**On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development**

**Special Use Permit #2014-0021 as amended. The motion carried on a vote of 4 to 0.**

## **New Business**

- 8** Text Amendment #2014-0004  
Outdoor Food and Craft Markets in Multi-Family Residential Zones  
A) Initiation of a Text Amendment; and B) public hearing and consideration of a Text Amendment to allow an outdoor food and craft market with a special use permit in the RCX/Medium Density Apartment Zone, RC/High Density Apartment Zone, RA/Multifamily Zone, and the RD/High Density Apartment Zone.  
Staff: City of Alexandria - Department of Planning and Zoning  
**Attachments:** [TA14-004 Staff Report](#)  
  
**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to initiate Text Amendment #2014-0004 . The motion carried on a vote of 4 to 0.**  
  
**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Text Amendment #2014-0004. The motion carried on a vote of 4 to 0.**
- 9** Text Amendment #2014-0005  
Environmental Management  
A) Initiation of a Text Amendment; and B) public hearing and consideration of a Text Amendment to amend Article XIII (Environmental Management) of the City of Alexandria Zoning Ordinance to incorporate additional regulations required by the State of Virginia Stormwater Management Act.  
Staff: City of Alexandria - Department of Transportation and Environmental Services  
**Attachments:** [TA14-005 Staff Report](#)  
  
**On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2014-0005. The motion carried on a vote of 4 to 0.**  
  
**On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2014-0005. The motion carried on a vote of 4 to 0.**
- 10** City Charter Section 9.06 Case #2014-0002  
1 and 2 King Street; 0 Prince Street; 200, 204 and 208 Strand Street; and the alleyway area in the 200 Block of Strand Street.  
Public hearing and consideration of a request for the Planning Commission to review whether: 1) acquisition of 1 and 2 King (and adjacent claimed rights); 2) acquisition of 204 and 208 Strand Street; 3) exchange of undefined potential alley access way rights between City of Alexandria and multiple property owners in the 200 block of Strand Street; and 4) transfer of 0 Prince,

200 Strand, and a portion of 204 Strand Street for use as private property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Staff: City of Alexandria - Department of Project Implementation

**Attachments:**     [SEC14-002 Staff Report](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to find that the property acquisitions and transfers are consistent with the City of Alexandria Master Plan. The motion carried on a vote of 4 to 0.**

11

Subdivision #2014-0007

0 Prince Street and 200, 204 and 208 Strand Street

Public hearing and consideration of a request to consolidate and re-subdivide the properties into four new lots and additional right of way; zoned W-1/Waterfront Mixed Use (Old Town Small Area Plan, Waterfront Plan).

Staff: City of Alexandria - Department of Project Implementation

**Attachments:**     [SUB14-007 Staff Report](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to approve Subdivision #2014-0007. The motion carried on a vote of 4 to 0.**

12

Subdivision #2014-0011

114 East Linden Avenue

Public hearing and consideration of a request to subdivide one lot into two lots; zoned RB/Townhouse Zone.

Applicant: Carolyn D. Timmons represented by Duncan Blair, attorney

**Attachments:**     [SUB14-011 Staff Report](#)  
                              [SUB14-011 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to approve Subdivision #2014-0011. The motion carried on a vote of 4 to 0 as amended.**

13

Special Use Permit #2013-0095

1101 Janney's Lane - Douglas MacArthur School

Public hearing and consideration of a request for a classroom trailer at Douglas MacArthur School; zoned R-12/Residential.

Applicant: Alexandria City Public Schools represented by Thomas Mulcahy

**Attachments:**     [SUP13-095 Staff Report](#)

**On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2013-00095 as amended. The motion carried on a vote of 4 to 0.**

14

Special Use Permit #2013-0059

3640 Wheeler Avenue - Wheeler Avenue Recycling  
Public hearing and consideration of a request to operate a recycling and materials recovery facility; zoned I/Industrial.  
Applicant: Wheeler Avenue Recycling, LLC represented by Robert B. Nealon, attorney

**Attachments:**     [SUP13-059 Staff Report](#)  
                              [SUP2013-0059 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend denial of Special Use Permit #2013-0059. The motion carried on a vote of 4 to 0.

### Oral Reports by Members of the Planning Commission

No reports were given.

### Minutes

15                      Consideration of the Planning Commission minutes of July 1, 2014.

**Attachments:**     [July 1, 2014](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to approve the minutes of the July 1, 2014 meeting as submitted. The motion carried on a vote of 4 to 0.

### Other Business

Discussion Item: Update on storm water drainage issues in the Rosemont area.

Land Use Services Division Chief Alex Dambach and Civil Engineer Dr. Satya Singh gave an update on the stormwater drainage issues in the Rosemont area.

### 16     Adjournment

The Planning Commission meeting was adjourned at 9:40pm.

### Information

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance. More information on approved and pending Administrative Special Use Permits is available at: <http://www.alexandriava.gov/planning/info/default.aspx?id=18476>

**Special Use Permit #2014-0052**

618A South Pickett Street

Administrative SUP for a change of ownership of an auto repair shop.

Applicant: Abderrahim Darouach

Approved: 7/1/2014

**Special Use Permit #2014-0053**

711 King Street

Administrative SUP for a change of ownership of a restaurant.

Applicant: Hyon (Ann) Kane

Approved: 7/1/2014

**Special Use Permit #2014-0050**

122 N Fayette Street

Administrative SUP to operate a massage establishment.

Applicant: MALEE LLC by Peter Brock

Approved: 7/14/2014

**Special Use Permit #2014-0054**

700 Commonwealth Avenue

Administrative SUP to operate a child daycare center at a church.

Applicant: Baptist Temple Church

Approved: 7/14/2014

**Special Use Permit #2014-0051**

3800 and 3810 Butterfly Lane

(Parcel Address: 3737 Seminary Rd)

Administrative SUP to operate a child daycare center.

Applicant: Heather Zdancewicz

Approved: 7/15/2014

**Special Use Permit #2014-0056**

1501 Cameron Street

Administrative SUP to operate a child daycare center.

Applicant: The Campagna Center by Dawn Farmer

Approved: 7/24/2014

**Special Use Permit #2014-0058**

225 Reinekers Lane and 1800 Diagonal Lane

Administrative SUP to operate an outdoor food and crafts market.

Applicant: Upper King Street Farmers Market

Approved: 7/31/2014

**Special Use Permit #2014-0059**

506 North Henry Street

Administrative SUP for a change of ownership of a restaurant.

Applicant: Yiwu Chen

Approved: 7/31/2014

**Special Use Permit #2014-0057**

701 South Washington Street

Administrative SUP for a change of ownership of a restaurant and minor amendment to increase hours of operation.

Applicant: District Taco by Chris Medhurst

Approved: 8/1/2014

**Special Use Permit #2014-0049**

101 South Van Dorn Street

Administrative SUP for a change of ownership of an auto repair business.

Applicant: BJ's Wholesale Club, Inc.

Approved: 8/6/2014

**Special Use Permit #2014-0055**

1008 Madison Street

(Parcel Address: 727 North Henry Street)

Administrative SUP for a change of ownership of an auto repair business.

Applicant: Maximiliano Perez

Approved: 8/6/2014

**Special Use Permit #2014-0060**

907 King Street

Administrative SUP for a change of ownership of a restaurant and a minor amendment to increase hours of operation.

Applicant: A &amp; H LLC

Approved: 8/8/2014

**Special Use Permit #2014-0061**

2607 Mount Vernon Avenue

Administrative SUP for a minor amendment to operate outdoor dining at an existing restaurant.

Applicant: Balraj Bhasin

Approved: 8/8/2014

**Special Use Permit #2014-0074**

5416 Eisenhower Avenue

Request for a change of ownership of yoga studio.

Applicant: Jenifer Ruschell

Approved: 8/15/2014



