

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

**Tuesday, February 3, 2015**

**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>**

Approved minutes of the February 3, 2015 Planning Commission meeting.

**Attachments:**     [February 3, 2015 Meeting Minutes](#)

## 1     Call To Order

**The Planning Commission meeting was called to order at 7:00pm. Vice Chairman Dunn and Commissioners Lyman, Brown, Macek, Wasowski and Lyles were present. Commissioner Koenig was absent.**

## Consent Calendar

- 2                      Text Amendment #2014-0009  
                         Rezoning #2014-0012  
                         510 North Quaker Lane - Charles M. Goodman House  
                         A) Initiation of a text amendment and a map amendment and B) public hearing and consideration of a text amendment and an amendment to the official zoning map to add the Charles M. Goodman House to the City's 100 Year Old Building List; zoned R-20/Residential Single-Family.  
                         Staff: City of Alexandria - Department of Planning and Zoning

**Attachments:**     [TA14-009 Staff Report](#)

**This item was moved to the regular agenda.**

**On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to initiate Rezoning #2014-0012 and Text Amendment #2014-0009. The motion carried on a vote of 6 to 0.**

**On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Text Amendment #2014-0009 and Rezoning #2014-0012. The motion carried on a vote of 6 to 0.**

- 3                      Special Use Permit #2014-0113  
                         5055 Seminary Road - Farmers Market at Southern Towers  
                         Public hearing and consideration of a request to operate an outdoor food and crafts market; zoned RC/High-Density Apartment.  
                         Applicant: Jim Nicholson  
                         [This item was deferred at the January 2, 2015 Planning Commission hearing.]

**Attachments:**     [SUP14-113 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0113.**

## New Business

- 4                      Special Use Permit #2014-0110  
                         815 ½ King Street  
                         Public hearing and consideration of a request for an increase in floor area ratio

(FAR); zoned KR/King Street Retail.

Applicant: Rob Kaufman

**Attachments:**     [SUP14-110 Staff Report](#)  
                              [SUP14-110 Additional Materials](#)

**On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2014-0110 as amended. The motion carried on a vote of 6 to 0**

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**5**

Special Use Permit #2014-0120

1575 Kenwood Avenue (Parcel Address: 1603 Peach Street) - Hertz Local Edition

Public hearing and consideration of a request to operate an automobile rental business; zoned CSL/Commercial Service Low with Proffer.

Applicant: Hertz Local Edition

[This case was deferred at the February 3, 2015 Planning Commission hearing.]

**Attachments:**     [SUP14-120 Staff Report](#)

**The Planning Commission noted the deferral of the request.**

**6**

Special Use Permit #2014-0115

1318 King Street - A&B Auto Finance Company

Public hearing and consideration of a request for an amendment to previously approved Special Use Permit #2013-0084 to continue operation of a nonconforming automobile sales business; zoned KR/King Street Urban Retail.

Applicant: Behrooz Raiszadeh represented by David L. Chamowitz, attorney

**Attachments:**     [SUP14-115 Staff Report](#)  
                              [SUP14-115 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend denial of Special Use Permit #2014-0115. The motion carried on a vote of 6 to 0.**

**7**

Rezoning #2014-0009

Development Special Use Permit #2012-0015

2805, 2807, 2807A and 2809 King Street - Alexandria Memory Care

Public hearing and consideration of requests for: (A) An amendment to the official zoning map to change the zone from R-8 to RB with proffers; and (B) A development special use permit and site plan, with modifications, to construct and operate a nursing home building; zoned R-8/Residential Single-Family.

Applicant: 2811 King Street LLC represented by M. Catharine Puskar, attorney

**Attachments:**     [DSUP12-015 Preliminary Site Plan](#)  
                              [DSUP12-015 Staff Report](#)  
                              [DSUP12-015 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Rezoning #2014-0009 subject to proffers. The motion carried on a vote of 6 to 0.**

**On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2012-0015 as amended. The motion carried on a vote of 6 to 0.**

**8**

Master Plan Amendment #2014-0010

Rezoning #2014-0010

Development Special Use Permit #2013-0023

Transportation Management Plan SUP #2014-0105

Encroachment #2014-0007

513 & 515 North Washington Street - The Mill

Public hearing and consideration of requests for: (A) An amendment to Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation from RM to OC; (B) An amendment to the official zoning map for rezoning Lot 502 from RM to OC with proffers; (C) A Development Special Use Permit and Site Plan, with modifications, to construct a residential building, including a special use permit for a parking reduction, per Section 8-100 of the Zoning Ordinance and modifications for a side yard setback, per Section 4-806(A)(2)(a); (D) a special use permit for a transportation management plan; and, and (E) encroachment in the public-right-of-way for a proposed perimeter fence, zoned OC/Office Commercial and RM/Residential Medium.

Applicant: CAS Riegler represented by Duncan Blair, attorney

**Attachments:**     [DSUP13-023 Preliminary Site Plan](#)  
                              [DSUP13-023 Staff Report](#)  
                              [DSUP13-023 Additional Materials](#)

**On a motion by Commissioner Wasowski, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2014-0010. The motion carried on a vote of 6 to 0.**

**On a motion by Commissioner Wasowski, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Rezoning #2014-0010 subject to proffers. The motion carried on a vote of 6 to 0.**

**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0023 as amended, Transportation Management Plan SUP #2014-0015 and Encroachment #2014-0007. The motion carried on a vote of 6 to 0**

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- 9 Development Special Use Permit #2014-0005  
3100 Jefferson Davis Highway (Parcel Address: 3104 Jefferson Davis Highway) - Marino's Restaurant  
Public hearing and consideration of a request for an extension to the date of expiration of a previously approved Development Special Use Permit #2010-0004, with modifications, to construct an addition to the existing building including Special Use Permit approval to operate two restaurants; zoned CSL/Commercial Service Low.  
Applicant: Ather Subzwari represented by Mike Razavi, engineer

**Attachments:**     [DSUP14-005 Staff Report](#)  
                              [DSUP14-005 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0005. The motion carried on a vote of 6 to 0.

### Oral Reports by Planning Commissioners

No oral reports were given.

### Other Business

**Information Item:** Demographic Update

**Attachments:**     [Information Item Memo 1](#)  
                              [Information Item Memo 2](#)

**Discussion of this item was deferred.**

**Discussion Item:** Potomac Yard Metrorail Station

An update on the Draft Environmental Impact Statement (DEIS) process for the Potomac Yard Metrorail Station, an infill Metrorail station located between the National Airport and Braddock Road Metrorail stations on the Blue and Yellow lines in the vicinity of the Potomac Yard Development. The update will provide information on opportunities to learn about project impacts and how to submit comments on the DEIS.

**Discussion of this item was deferred.**

### Minutes

- 10 Consideration of the minutes of the January 6, 2015 hearing.

**Attachments:**     [January 6, 2015](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the

Planning Commission voted to approve the meeting minutes of January 6, 2015 as amended. The motion carried on a vote of 6 to 0.

## 11 Adjournment

The Planning Commission meeting was adjourned at 12:40am.

## 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>](http://www.alexandriava.gov/planning/info/default.aspx?id=18476)

Special Use Permit #2014-00126

2016 Mt Vernon Ave

New Administrative SUP to operate a massage establishment

Applicant: Michael A. Nicotra

Approved 1/28/2015

Special Use Permit #2014-00123

2212 Mt Vernon Ave

New Administrative SUP to operate a massage establishment

Applicant: Jodey McGhee

Approved 1/13/2015