

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 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 March 3, 2015 Planning Commission meeting.

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

1 Call To Order

The Planning Commission meeting was called to order at 7:05pm. Commissioner Lyle was absent. All other members were present.

2 Election of Planning Commission Officers (Chairperson and Vice Chairperson)

On a nomination by Vice Chairman Dunn, the Planning Commission elected Mary Lyman as Chair.

On a nomination by Chairwoman Lyman, the Planning Commission voted to re-elect Stewart Dunn as Vice Chairman.

Consent Calendar

3 Special Use Permit #2014-0124 5324 Taney Avenue - Child Care Home Public hearing and consideration of a request to operate a child care home; zoned R-8/Residential Single-Family. Applicant: Alicia Orlando

Attachments: [SUP14-124 Staff Report](#)

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2014-0124. The motion carried on a vote of 6 to 0.

This item was removed from the consent calendar.

Unfinished Business and Items Previously Deferred

4 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](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2014-0120. The motion carried on a vote of 6 to 0.

New Business

- 5** Text Amendment #2015-0001
A) Initiation of a text amendment and B) public hearing and consideration of a text amendment to Section 4-1300 of the Zoning Ordinance to require a special use permit for Electrical Substation and Switching Stations greater than 10,000 square feet in size in the UT/Utilities and Transportation Zone.
Staff: City of Alexandria - Department of Planning and Zoning
- Attachments:** [TA15-001 Staff Report](#)
- On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2015-0001 as amended. The motion carried on a vote of 6 to 0**
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- On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2015-0001 as amended. The motion carried on a vote of 6 to 0**
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- 6** Special Use Permit #2014-0127
3303 Carolina Place
Public hearing and consideration of a request to construct a new single-family dwelling on a developed substandard lot; zoned R-8/Residential Single-Family.
Applicant: Brad Coburn and John Ladd
- Attachments:** [SUP14-127 Staff Report](#)
 [SUP14-127 Additional Materials](#)
- On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2014-0127 as amended. The motion carried on a vote of 6 to 0**
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- 7** Special Use Permit #2015-0001
5447 Fillmore Avenue
Public hearing and consideration of a request to construct a new single-family dwelling on a vacant, substandard lot with modifications; zoned R-20/Residential Single-Family.
Applicant: Eric Teran
- Attachments:** [SUP15-001 Staff Report](#)
 [SUP15-001 Additional Materials](#)
- On a motion by Commissioner Koenig, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0001. The motion carried on a vote of 6 to 0.**

- 8 Special Use Permit #2014-0128
101 and 107 North Union Street - The Waterfront Market
Public hearing and consideration of a request to amend previously approved Special Use Permit #2013-0009 to expand an existing restaurant; zoned WPR and KR/Waterfront Park and Recreation and King Street Urban Retail.
Applicant: The Waterfront Market LLC represented by John Manor

Attachments: [SUP14-128 Staff Report](#)
 [SUP14-128 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0128. The motion carried on a vote of 6 to 0.

- 9 Special Use Permit #2014-0129
4608 & 4610 Kenmore Avenue (Parcel Address: 4550 Kenmore Avenue) - 7-Eleven
Public hearing and consideration of a request to amend previously approved Special Use Permit #2003-0116 to expand an existing convenience store; zoned CG/Commercial General.
Applicant: 7-Eleven Inc. represented by M. Catharine Puskar, attorney

Attachments: [SUP14-129 Staff Report](#)
 [SUP14-129 Additional Materials](#)

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2014-0129 as amended. The motion carried on a vote of 6 to 0.

- 10 Subdivision #2014-0017
Rezoning #2014-0014
Special Use Permit #2014-0125
1101 Janney's Lane - Douglas MacArthur School
Public hearing and consideration of requests for: A) a subdivision to re-subdivide existing parcels; B) an amendment to the official zoning map to change the zone from R-12/Residential Single-Family to R-8/Residential Single-Family, and C) an amendment to previously approved Special Use Permit #2013-0095 to relocate a classroom trailer; zoned R-12/Residential Single-Family.
Applicant: Alexandria City Public Schools represented by Dr. William Holley

Attachments: [SUP14-125 Staff Report](#)
 [SUP14-125 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Rezoning #2014-0013. The motion carried on a vote of 6 to 0

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to approve Subdivision #2014-0017. The

motion carried on a vote of 6 to 0.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2014-0125. The motion carried on a vote of 6 to 0

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Rezoning #2014-0013

Development Special Use Permit #2014-0026

Encroachment #2014-0006

0 Prince Street; 200 and 204 Strand Street - Old Dominion Boat Club

Public hearing and consideration of a request for: (A) An amendment to the official zoning map to change the zone from W-1 to WPR, with proffer; (B) A development special use permit and site plan, with modifications, to construct and operate a boat club building, (C) A special use permit for a parking reduction; and, (D) An encroachment into the public right-of-way on Prince Street for steps and a balcony; zoned W-1/Waterfront Mixed-Use.

Applicant: Old Dominion Boat Club, represented by Mary Catherine Gibbs

Attachments: [DSUP14-026 Preliminary Site Plan](#)
 [DSUP14-026 Staff Report](#)
 [DSUP14-026 Additional Materials](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Rezoning #2014-0013. The motion carried on a vote of 6 to 0

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On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0026 as amended and Encroachment #2014-0006. The motion carried on a vote of 6 to 0.

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Coordinated Development District Concept Plan #2014-0006

Development Special Use Permit #2014-0045

Vacation #2014-0006

2460 Mill Road; 301 and 315 Stovall Street; 312 and 314 Taylor Drive - Eisenhower East Block 2 - TSA

Public hearing and consideration of a request for: (A) An amendment to a previously approved Coordinated Development District #2014-0004 to transfer parking spaces from Block 4 to Block 2; (B) A Stage II Development Special Use Permit and site plan, with modifications, to construct an office building and an above-ground parking structure; and (C) Vacation of a public right-of-way; zoned CDD#2/Coordinated Development District #2.

Applicant: JBG Associates LLC represented by M. Catharine Puskar, attorney

Attachments: [DSUP14-045 Preliminary Site Plan](#)
 [DSUP14-045 Staff Report](#)
 [DSUP14-045 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of CDD #2014-0006, Development Special Use Permit #2014-0045 as amended, and Vacation #2014-0006. The motion carried on a vote of 6 to 0

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Development Special Use Permit #2014-0001
4001 Eisenhower Avenue - Cameron Run Regional Park
Public hearing and consideration of a request for a development special use permit and site plan, to construct recreational facilities and ancillary uses, including special use permit requests for lighting of any area of the POS zone for nighttime uses and for structures up to 30 feet in height; zoned POS/Public Open Space.

Applicant: Northern Virginia Regional Park Authority represented by Brian Nolan

Attachments: [DSUP14-0001 Preliminary Site Plan](#)
 [DSUP14-001 Application](#)

Without objection, the Planning Commission noted the deferral of Development Special Use Permit #2014-0001.

Other Business

Information Item: Demographic Update

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

Urban Planner Pat Mann gave a presentation on demographics in the City.

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.

Deputy Director Sandra Marks and Deputy Director Jeffrey Farner gave a presentation.

Minutes

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Consideration of the minutes of the February 3, 2015 hearing.

Attachments: [February 3, 2015](#)

On a motion by Commissioner Macek, seconded by Vice Chariman, the Planning Commission voted to approve the minutes as submitted. The motion

carried on a vote of 6 to 0.

15 Adjournment

The Planning Commission meeting was adjourned 12:15am.

Information

The Planning Commission will hold a work session to provide an update on the progress of the Eisenhower West Small Area Plan and draft land use framework on Wednesday, March 11 at 6:30pm in City Council Chambers; 301 King Street.