

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, April 7, 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>

The Planning Commission will hold a special public hearing on Thursday April 9, 2015 at 7:00pm to consider the Robinson Terminal South development at 2 and 3A Duke Street and 226 Strand Street. The special public hearing will take place at City Hall, City Council Chambers at 301 King Street Alexandria VA 22314. The docket and staff report can be found at www.alexandriava.gov/dockets <<http://www.alexandriava.gov/dockets>> .

1 Call To Order

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

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

Attachments: [Capital Improvement Program Memo from Planning and Zoning Director](#)
 [Capital Improvement Program Memo from OMB Director](#)
 [Proposed FY2016-FY2025 Capital Improvement Program](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission determined that the Capital Improvement Program is consistent with the City's Master Plan and that the priority and timing of Capital Improvement Projects are consistent with the priority and timing of the City's Master Plan. The motion carried on a vote of 7 to 0.

Consent Calendar

- 3 Special Use Permit #2015-0007
3021 Colvin Street - Kera Autocare
Public hearing and consideration of a request to operate an automobile sales business and general automobile repair at an existing light automobile repair business; zoned I/Industrial
Applicant: Tamrat Gobena dba Kera Autocare represented by Harry P. Hart, attorney

Attachments: [SUP15-007 Staff Report](#)
 [SUP15-007 Additional Materials](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0007.

New Business

- 4 Text Amendment #2015-0002
A) Initiation of a text amendment; B) public hearing and consideration of a text amendment to various sections of the Zoning Ordinance to implement new parking regulations for multifamily residential uses as recommended by

the *Parking Standards for New Development Projects Study*.

Staff: City of Alexandria - Department of Planning and Zoning

Attachments: [TA15-002 Staff Report](#)
 [TA15-002 Additional Materials](#)

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2015-0002. The motion carried on a vote of 6 to 1, with Vice Chairman Dunn voting against.

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2015-0002 with the stipulation that staff provide a suggested amendment to clarify the definition of bedrooms. The motion carried on a vote of 6 to 1, with Vice Chairman Dunn voting against.

5

Special Use Permit #2015-0008

617 E-G South Pickett Street (Parcel Address: 504 South Van Dorn Street) -
Midas Auto Service and Tire Center

Public hearing and consideration of a request to operate a light automobile
repair business; zoned CG/Commercial General

Applicant: Trump Inc. dba Midas Auto Service and Tire Center represented by
Duncan Blair, attorney

Attachments: [SUP15-008 Staff Report](#)
 [SUP15-008 Additional Materials](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0008. The motion carried on a vote of 7 to 0.

6

Special Use Permit #2015-0009

2802 Russell Road

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: Elias Voces

Attachments: [SUP15-009 Staff Report](#)
 [SUP15-009 Additional Materials](#)

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0009. The motion carried on a vote of 7 to 0.

7

Development Special Use Permit #2014-0036

1200 First Street (Parcel Address: 950 North Fayette Street) & 1201 Braddock
Place - Braddock Meridian

Public hearing and consideration of a request for an amendment to the
previously approved Development Special Use Permit #99-0004 for an
amenity space and parking reduction; zoned OCH/Office Commercial - High.

Applicant: Potomac Club Residence Limited Partnership represented by, Mary Catherine Gibbs, attorney

Attachments: [DSUP14-036 Preliminary Site Plan](#)
 [DSUP14-036 Staff Report](#)
 [DSUP14-036 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0036. The motion carried on a vote of 7 to 0.

Oral Reports by Planning Commissioners

Commissioner Macek gave an update on the Transportation Commission.

Commissioner Wasowski gave an update on the Oakville Triangle /Route 1 Advisory Group.

Commissioner Koenig discussed the Potomac Yard Metrorail Implementation Group and shared comments regarding the Alexandria Memory Care project that was considered in February.

Planning and Zoning Director Karl Moritz and the Planning Commission members discussed potential topics and scheduling for a Planning Commission retreat.

Minutes

- 8 Consideration of the minutes of the March 3, 2015 hearing.

Attachments: [March 3, 2015](#)

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to approve the minutes as submitted. The motion carried on a vote of 7 to 0.

Other Business

No other business was discussed.

9 Adjournment

The Planning Commission meeting was adjourned at 11:00pm.

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 #2014-00071
2201 Mt Vernon Ave
Change of ownership of a massage establishment
Applicant: Daniel Bender
Approved 2/9/2015

Special Use Permit #2015-00017
1309 King St
Change of ownership of a restaurant
Applicant: Whim Pop, Inc. by Maria Romano
Approved 3/17/2015