

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, May 5, 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>

1 Call To Order

The Planning Commission meeting was called to order at 7:03pm. Chairwoman Lyman, Vice Chairman Dunn and Commissioners Wasowski, Koenig and Macek were present. Commissioner Brown arrived during consideration of docket item #7. Commissioner Lyle was absent.

Consent Calendar**2**

Encroachment #2015-0001

4825 Maury Lane

Public hearing and consideration of a request for encroachments into the public right-of-way; zoned R-20/Residential Single-Family

Applicant: VJ and Jane K. Murrell

Attachments: [ENC15-001 Staff Report](#)

This item was removed from the Consent Calendar.

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Encroachment #2015-0001. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Brown absent.

3

Special Use Permit #2015-0010

3846 King Street - Potomac Crescent Waldorf School

Public hearing and consideration of a request to operate a day care center and a private academic school; zoned RA/Residential Multi-Family.

Applicant: Northern Virginia Waldorf Initiative Inc.

Attachments: [SUP15-010 Staff Report](#)

Without objection, the Planning Commission voted to recommend approval of SUP #2015-0010. Commissioner Koenig recused himself from the consent vote.

4

Special Use Permit #2015-0015

3230, 3234, & 3240 Colvin Street; 30 South Quaker Lane - Alexandria Car Connection Inc.

Public hearing and consideration of a request to operate an automobile sales business; zoned I/Industrial.

Applicant: Alexandria Car Connection Inc. represented by Masyed Saydi

Attachments: [SUP15-015 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0015.

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to reopen the public hearing and reconsider Special Use Permit #2015-0015. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Brown absent.

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2015-0015. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Brown absent.

- 5 Special Use Permit #2015-0020
107 North Fairfax Street - Dolci Gelati
Public hearing and consideration of a request to operate a restaurant; zoned CD/Commercial Downtown.
Applicant: Eric A. Roper

Attachments: [SUP15-020 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0020.

- 6 Development Site Plan #2014-0044
500 Pendleton Street
Public hearing and consideration of a request for a development site plan to construct an addition to existing townhouse; zoned RM/Residential Townhouse.
Applicant: General and Mrs. Harold Adams represented by Frederick Taylor, architect

Attachments: [DSP14-044 Preliminary Site Plan](#)
 [DSP14-044 Staff Report](#)

By unanimous consent, the Planning Commission voted to approve Development Site Plan #2014-0044.

New Business

- 7 Public hearing and consideration of the Potomac Yard Draft Environmental Impact Statement (DEIS) to designate the location for a potential Metrorail station within Potomac Yard and determine consistency with the Master Plan, Potomac Yard Coordinated Development District(s) and associated approvals; zoned CDD #10/ Coordinated Development District #10, CDD #19/Coordinated Development District #19, and WPR/Waterfront Park and Recreation. Applicant: City of Alexandria and Washington Metropolitan Transit Authority (WMATA)

Attachments: [14-3826 Staff Memo](#)
 [14-3826 Staff Recommendation Report with Appendices](#)
 [14-3826 Potomac Yard Draft EIS \(DEIS\)](#)
 [14-3826 Additional Materials](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Alternative B, Option 2 for the Potomac Yard Metro Station and determined that it is consistent with the City's Master Plan. The motion carried on a vote of 5 to 0 to

1 with Commissioner Lyle absent and Commissioner Macek recusing himself.

- 8** Subdivision #2014-0014
809 & 811 Vassar Road
Public hearing and consideration of a request to re-subdivide two lots into three lots; zoned R-8/Residential.
Applicant: Stephen and Mary Hales
Attachments: [SUB14-014 Staff Report](#)
 [SUB14-014 Revised Preliminary Plat](#)
 [SUB14-014 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2014-0014. The motion carried on a vote of 5 to 0 to 1 with Commissioner Lyle absent and Vice Chairman Dunn abstaining.
- 9** Special Use Permit #2015-0018
620 South Pickett Street (Parcel Address: 600 South Pickett Street) - RS
Collision Center of Alexandria
Public hearing and consideration of a request to operate a general automobile repair business; zoned I/Industrial.
Applicant: RS Collision Center of Alexandria
Attachments: [SUP15-018 Staff Report](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0018. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Koenig absent.
- 10** Special Use Permit #2015-0024
765 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P
Public hearing and consideration of a request for an amendment to the Carlyle Special Use Permit (SUP #2012-0006) related to the construction of Carlyle Block P; zoned CDD #1/Coordinated Development District #1.
Applicant: Carlyle Plaza LLC represented by Kenneth W. Wire, attorney
Attachments: [SUP15-024 Staff Report](#)

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0024. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.
- 11** Coordinated Development District Concept Plan #2015-0001
Development Special Use Permit #2014-0033
Transportation Management Plan SUP #2015-0030
Coordinated Sign Special Use Permit #2015-0031
3809-3839 Mount Vernon Avenue (Parcel Address: 3809, 3809-A, 3811, & 3811-A Mount Vernon Avenue) and 3907 Bruce Street - Mount Vernon

Village Center

Public hearing and consideration of a request for an extension to the date of expiration of the following previous approvals: (A) Coordinated Development District Concept Plan (CDD #6) #2011-0005; (B) Development Site Plan #2009-0016 to construct a mixed use project with residential and ground floor retail, with a Special Use Permit for building height increase in exchange for affordable housing units per Section 7-700 of the Zoning Ordinance; (C) Special Use Permit for Transportation Management Plan #2011-0058; and (D) Special Use Permit for Freestanding Sign and Coordinated Sign Program #2011-0070; zoned CDD #6/Coordinated Development District #6.

Applicant: Arlandria Center LLC represented by Duncan Blair, attorney

Attachments:

[DSUP14-033 Staff Report](#)

[DSUP14-033 Additional Materials](#)

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of CDD Concept Plan #2015-0001, Development Special Use Permit #2014-0033, Transportation Management Plan SUP #2015-0030, and Coordinated Sign SUP #2015-0031. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Minutes

Consideration of the minutes of the April 7 and 9, 2015 hearings.

Attachments:

[April 7, 2015](#)

[April 9, 2015](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve the minutes as submitted. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Oral Reports by Planning Commissioners

Chairwoman Lyman provided an update on the ARHA redevelopment work group.

Other Business

Discussion Item: Long Range Educational Facilities Plan

Attachments:

[14-3847 Staff Memo](#)

[14-3847 Draft Long Range Educational Facilities Plan](#)

Deputy Director Susan Eddy, Urban Planner Pat Mann, Park Planner Dana Wedeles, and Chairwoman of the Alexandria City School Board Karen Graf gave a presentation and answered questions from the Commission.

13 Adjournment

The Planning Commission meeting was adjourned at 11:12pm.

Information

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance:

Special Use Permit #2015-00016
419 S Washington St
Request to operate a new massage establishment
Applicant: Deasy Kusumati
Approved 4/7/2015

Special Use Permit #2015-00023
5999 Stevenson Ave
Request to operate a new massage establishment
Applicant: Melvin Williams
Approved 4/15/2015

Special Use Permit #2015-00027
430 Hume Ave
Change of ownership of a moped store
Applicant: Aires Motor Sports, by Stephen Beyer
Approved 4/16/2015

Special Use Permit #2015-00032
703 King St
Change of ownership of a restaurant
Applicant: Olea Restaurant, Inc.
Approved 4/17/2015