

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, June 2, 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 work session on June 2nd at 6:00pm in the City Hall Council Work Room, 301 King Street to receive an update on the land use, building heights, open space, transportation, and planned implementation for Oakville Triangle-Route 1.

The Planning Commission will hold a special public hearing on **Thursday, June 4, 2015 at 7:00pm** to consider the following development projects: Hunting Point Clubhouse (1202 & 1204 South Washington Street) - *applicant has requested deferral*, Robinson Terminal North (500 & 501 North Union Street) - *applicant has requested deferral*, East Reed Townhomes (101-105 E. Reed Avenue) and Target Expansion (3601 Jefferson Davis Highway). The special public hearing will take place in City Council Chambers, City Hall, 301 King Street Alexandria VA 22314. The docket and staff reports 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 7:00pm. All members were present.**

## Consent Calendar

- 2 Encroachment #2015-0002  
700-710 North Washington Street (Parcel Address: 702 North Washington Street)  
Public hearing and consideration of a request for an encroachment for a bay window into the public right-of-way; zoned CRMU-X/Commercial Residential Mixed-Use.  
Applicant: Mahmood Investment Corporation  
**Attachments:**    [ENC15-002 Staff Report](#)
- By unanimous consent, the Planning Commission voted to recommend approval of Encroachment #2015-0002.**

## New Business

- 3 Off-Premises Alcoholic Beverage Sales  
Public hearing and discussion of new standard condition language to be included in Special Use Permits that propose off-premises alcoholic beverage sales.  
Staff: City of Alexandria - Department of Planning and Zoning  
**Attachments:**    [14-4011 Staff Memo](#)
- The Planning Commission noted the deferral of this item.**

- 4 Special Use Permit #2015-0022

1725 Duke Street (King Street Station) - Good Beer  
Public hearing and consideration of a request to operate a restaurant; zoned OCH/Office Commercial High.  
Applicant: Good Beer LLC

**Attachments:**     [SUP15-022 Staff Report](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0022 as amended. The motion carried on a vote of 7 to 0**

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Special Use Permit #2015-0025  
5778 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Jimmy John's  
Public hearing and consideration of a request to operate a restaurant; zoned CDD#17/Coordinated Development District #17.  
Applicant: Kith & Kim LLC

**Attachments:**     [SUP15-025 Staff Report](#)

**On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0025. The motion carried on a vote of 7 to 0**

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Special Use Permit #2015-0029  
5782 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Starbucks Coffee  
Public hearing and consideration of a request for an amendment to existing Special Use Permit #2015-0038 to extend the hours of operation at an approved restaurant; zoned CDD#17/Coordinated Development District #17.  
Applicant: Starbucks Corporation

**Attachments:**     [SUP15-029 Staff Report](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0029. The motion carried on a vote of 7 to 0**

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Special Use Permit #2015-0028  
Encroachment #2015-0003  
2312 Mount Vernon Avenue (Parcel Addresses: 2318 Mount Vernon Avenue & 111 East Oxford Avenue) - Pork Barrel BBQ, Holy Cow, and The Sushi Bar  
Public hearing and consideration of: A) a request to amend existing Special Use Permit #2010-0011 to increase number of seats, add live entertainment, and for a parking reduction; and B) a request for an encroachment into the public right-of-way; zoned CL/Commercial Low, Mount Vernon Avenue Urban Overlay, and R2-5/Residential Single and Two Family.

Applicant: Hog Thaid LLC

**Attachments:**     [SUP15-028 Staff Report](#)  
                              [SUP15-028 Additional Materials](#)

**The Planning Commission noted the deferral of Special Use Permit #2015-0028 and Encroachment #2015-0003.**

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Special Use Permit #2015-0047

814 King Street - Escape Room Live

Public hearing and consideration of a request to operate an amusement enterprise and a request for a parking reduction; zoned KR/King Street Urban Retail.

Applicant: Escape Room Live LLC

**Attachments:**     [SUP15-047 Staff Report](#)  
                              [SUP15-047 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0047. The motion carried on a vote of 7 to 0.**

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Special Use Permit #2015-0026

425 East Monroe Avenue - Aldi Parking Reduction

Public hearing and consideration of a request for a parking reduction; zoned CDD#14/Coordinated Development District #14

Applicant: Aldi Inc. Maryland represented by M. Catharine Puskar, attorney

**Attachments:**     [SUP15-026 Staff Report](#)

**On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2014-0026 as amended. The motion carried on a vote of 7 to 0**

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Development Special Use Permit #2014-0046

Transportation Management Plan SUP #2015-0021

4580 Duke Street (Parcel Address: 4600 Duke Street) - Aldi

Public hearing and consideration of a request for: (A) A development special use permit and site plan with modifications to construct a grocery store including a special use permit request for a parking reduction; (B) A special use permit for a transportation management plan; zoned CG, Commercial General. Applicant: Aldi Inc. represented by M. Catharine Puskar, attorney

**Attachments:**     [DSUP14-046 Staff Report](#)  
                              [DSUP14-046 Preliminary Site Plan](#)  
                              [DSUP14-046 Additional Materials](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0046 as amended and Transportation Management Plan SUP #2015-0021. The motion carried on a vote of 7 to 0**

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Text Amendment #2015-0003  
Coordinated Development District Concept Plan #2015-0002  
430 & 450 South Pickett Street - Cameron Park  
(A) Initiation of a text amendment; (B) Public hearing and consideration of a text amendment to the Zoning Ordinance to amend Section 5- 602(A) to add home for the elderly as an allowable use to the CDD Zone Table for CDD #17a; and (C) an amendment to a previously approved CDD Concept Plan#2013-0002 to allow for “Building B” to either be multi-family residential or a home for the elderly; zoned CDD#17a/Coordinated Development District #17a.

Applicant for Text Amendment: City of Alexandria - Department of Planning and Zoning

Applicant for CDD Concept Plan: Brandywine Senior Living represented by Kenneth Wire, attorney

**Attachments:**     [TA15-003/CDD15-002 Staff Report](#)  
                                 [CDD15-002 Concept Plan](#)  
                                 [TA15-003/CDD15-002 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2015-0003. The motion carried on a vote of 7 to 0**

**On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2015-0003. The motion carried on a vote of 7 to 0**

**On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of CDD Concept Plan #2015-0002. The motion carried on a vote of 7 to 0**

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Development Special Use Permit #2015-0003  
5801 and 5815 Duke Street - Landmark Mall  
Public hearing and consideration of a request for an amendment to Development Special Use Permit #2013-0004, with modifications and subdivision, to increase the retail and residential floor area; zoned CRMU-M/Commercial Residential Mixed-Use -Medium.  
Applicant: Landmark Mall LLC represented by Jonathan Rak, attorney

**Attachments:**     [DSUP15-003 Preliminary Site Plan](#)  
                                 [DSUP15-003 Staff Report](#)  
                                 [DSUP15-003 Additional Materials](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0003 as amended. The motion carried on a vote of**

6-0-1, with Vice Chairman Dunn abstaining

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Development Special Use Permit #2015-0008  
Transportation Management Plan SUP #2015-0045  
2200-A Mill Road - Eisenhower East Block 20  
Public hearing and consideration of a request for A) an extension to the date of expiration of a previously approved Development Special Use Permit (DSUP #2012-0003) and an amendment to update various conditions to construct a commercial office building including previous SUP approval for increased penthouse height and additional penthouses; and B) an extension to the date of expiration of a previously approved Transportation Management Plan SUP (SUP #2012-0065) and an amendment to update various conditions; zoned CDD #2/Coordinated Development District #2.  
Applicant: LSREF2 Clover Property 12 LLC represented by Duncan Blair, attorney

**Attachments:**     [DSUP15-008\\_Staff Report](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0008 and Transportation Management Plan SUP #2015-0045. The motion carried on a vote of 7 to 0**

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## Minutes

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Consideration of the May 5, 2015 minutes.

**Attachments:**     [May 5, 2015](#)

**On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to approve the minutes of the May 5, 2015 Planning Commission meeting. The motion carried on a vote of 7 to 0**

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## Oral Reports by Planning Commissioners

Commissioner Macek gave an update of the Ad Hoc Sign Work Group.

Commissioner Brown gave an update of the West End Bus Rapid Transit Work Group.

Vice Chairman Dunn and Commissioner Macek gave an update of the Old Town Area Parking Study Group.

## Report from the Planning Director

Planning and Zoning Director Karl Moritz discussed the Planning Commission retreat held on May 29, 2015.

## Other Business

No other business was discussed.

## 15 Adjournment

The Planning Commission meeting was adjourned at 10:50pm.

## Information

### Administrative Approvals

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 #2015-00044

2922 Duke St

Request for a change of ownership of a gas station and a convenience store

Applicant: Dogwood Petroleum Realty, LLC by David Tadesse

Approved 5/13/2015

Special Use Permit #2015-00037

4510 Duke St

Request for a change of ownership of a grandfathered automobile repair garage

Applicant: Mid-Atlantic Lubes LLC

Approved 4/24/2015

Special Use Permit #2015-00042

111 King St

Request for a change of ownership for a portion of a restaurant and for delivery service

Applicant: BJW Inc. by Bartolome Paz

Approved 5/11/2015

Special Use Permit #2015-00038

5782 Dow Ave

Request to operate a new Starbucks restaurant

Applicant: Starbucks Corporation

Approved 5/12/2015

Special Use Permit #2015-00011  
446-A Calvert Ave  
Request for a change of ownership of an existing restaurant  
Applicant: Thomas Persing  
Approved 5/8/2015

Special Use Permit #2015-00046  
600 Montgomery St  
Request for a change of ownership of a restaurant  
Applicant: Hank's Pasta Bar, LLC  
Approved 5/21/2015