



City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket 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>

Tuesday, July 7, 2015

7:00 PM

City Hall Council Chambers

***** The recording of the beginning of the July 7 Planning Commission hearing was lost due to technical difficulties. If you would like an audio recording of the missing portion, please contact Planning and Zoning at 703-746-4666. *****

1 Call To Order

The Planning Commission meeting was called to order at 7:00pm. All members were present.

Unfinished Business and Items Previously Deferred

2

Development Site Plan #2014-0025
1202 South Washington Street & 1204 South Washington Street (Parcel Address: 1150 South Washington Street) - Hunting Point Clubhouse
Public hearing and consideration of a request for a development site plan, with a modification, to construct an amenity building to serve two existing residential apartment buildings; zoned RC/High Density Apartment.
Applicant: Hunting Point Apartments LLC represented by Mary Catherine Gibbs, attorney
[This case was deferred from the June 4, 2015 Planning Commission hearing.]

Attachments: [DSP14-025 Preliminary Site Plan](#)
 [DSP14-025 Staff Report](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2014-0024 as amended. The motion carried on a vote of 7 to 0.

New Business

- 3** Subdivision #2015-0002
418 West Braddock Road
Public hearing and consideration of a request for a subdivision; zoned R-8/Residential Single-Family.
Applicant: Richard and Elizabeth Tonner
- Attachments:** [SUB15-002 Preliminary Plat](#)
 [SUB15-002 Staff Report](#)
 [SUB15-002 Additional Materials](#)
- On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2015-0002. The motion carried on a vote of 7 to 0.**
- 4** Subdivision #2015-0003
200 & 212 Lloyd's Lane
Public hearing and consideration of a request for a subdivision; zoned R-12/Residential Single-Family.
Applicant: David M. Phillips, Jr. and Nancy E. Phillips represented by Duncan Blair, attorney
- Attachments:** [SUB15-003 Preliminary Plat](#)
 [SUB15-003 Staff Report](#)
 [SUB15-003 Additional Materials](#)
- On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to approve Subdivision #2015-0003 as amended. The motion carried on a vote of 7 to 0.**

Minutes

- 5** Consideration of the June 2, 2015 and June 4, 2015 Planning Commission minutes.
- On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to approve the minutes of the June 2 and June 4 hearings as submitted. The motion carried on a vote of 7 to 0.**

Oral Reports by Planning Commissioners

No oral reports were given.

Other Business

Discussion Items:

Industrial Land Use Analysis: An update on the citywide industrial land use study and process to date.

Bonus Density Analysis: An update on the bonus analysis and process to date

exploring a potential increase in Section 7-700 bonus density provision.

Carrie Beach, Division Chief; Jeffrey Farner, Deputy Director; and Eric Keeler, Division Chief; gave a presentation and answered questions from the Planning Commission.

Discussion regarding recent U.S. Supreme Court Case law and Virginia State Code changes affecting the standards for development conditions imposed to mitigate the impacts of development.

Joanna Anderson, City Attorney, gave a presentation and answered questions from the Planning Commission.

6 Adjournment

The Planning Commission meeting was adjourned at 9:05pm.

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>

Special Use Permit #2015-00053
408 S Van Dorn St
Change of ownership of a restaurant
Applicant: CP New Corp. by Willy Ramirez
Approved 5/26/2015

Special Use Permit #2015-00050
3020 Duke St
Change of ownership of an automobile sales business
Applicant: Jeffrey L. Yates
Approved 6/8/2015

Special Use Permit #2015-00049
510 N Fayette St
Change of ownership of an auto repair shop
Applicant: Jeffrey L. Yates & Dennis A. Whitestone
Approved 5/29/2015

Special Use Permit #2015-0046
600 Montgomery St

Change of ownership of a restaurant

Applicant: Hank's Pasta Bar, LLC by David L. Chamowitz

Approved 5/21/2015