

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

**Tuesday, September 1, 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>

**SEND A MESSAGE** - Send a message to the Planning Commission regarding items on this docket to [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov).

**1 Call To Order**

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

**Consent Calendar**

- 2** Special Use Permit #2015-0067  
111 North Pitt Street (parcel address: 411 King Street) - Burger Fi  
Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Retail.  
Applicant: David J. Landry  
  
**Attachments:**     [SUP2015-0067 111 N Pitt St](#)  
  
**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0067.**
- 3** Special Use Permit #2015-0066  
2700 Jefferson Davis Highway, Unit A - Souvlaki Bar  
Public hearing and consideration of a request to operate a restaurant; zoned I/Industrial  
Applicant: Souvlaki Bar, LLC  
  
**Attachments:**     [SUP15-066 Staff Report](#)  
  
**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0066.**
- 4** Special Use Permit #2015-0072  
3000 & 3014 Colvin Street - Northern Virginia Auto Sales  
Public Hearing and Consideration of a request to operate an automobile sales business; zoned I/Industrial. Applicant: Thomas Judd  
Planning Commission Action: Recommend Approval 7-0  
  
**Attachments:**     SUP15-072\_Staff Report  
                         SUP15-072 Presentation  
  
**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0072.**
- 5** Special Use Permit #2015-0073  
6003 Kelley Court - Child Care Home  
Public hearing and consideration of a request to operate a child care home; zoned R-12/Residential Single-Family.  
Applicant: Vigdonia Guzman  
  
**Attachments:**     [SUP15-073 Staff Report 6003](#)  
  
**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0073 as amended.**

- 6 Special Use Permit #2015-0074  
1855 Emerson Avenue (Parcel Address: 520 John Carlyle Street) - Carlyle Block L  
Public hearing and consideration of a request for an amendment to the Carlyle Special Use Permit (SUP #2015-0024) to allow flexibility for office or retail use; zoned CDD#1/Coordinated Development District #1.  
Applicant: Post Carlyle I LLC represented by M. Catharine Puskar, attorney

**Attachments:** [SUP15-074 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0074.**

- 7 Development Site Plan #2015-0012  
1900 King Street - King Street Metro Reconfiguration  
Public hearing and consideration of a request for approval of an amendment to Development Site Plan # 2011-0027 for improvements to the existing parking lot; zoned UT/Utility and Transportation.  
Applicant: WMATA and the City of Alexandria

**Attachments:** [DSP15-012 Staff Report](#)

**This item was removed from the consent agenda.**

**On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to approve Development Site Plan #2015-0012. The motion carried on a vote of 7 to 0.**

- 8 Street Name Case #2015-0001  
430 & 450 S. Pickett Street  
Public hearing and consideration of a request for approval of new public street names: Stabler Lane and Osprey Place in the Cameron Park development.  
Applicant: JBG, represented by Ken Wire, attorney

**Attachments:** [SNC 15-01 Staff Report](#)

**By unanimous consent, the Planning Commission voted to approve Street Name Case #2015-0001.**

### **Unfinished Business and Items Previously Deferred**

- 9 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

[This case was deferred from the June 2, 2015 Planning Commission hearing.]

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

**On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0028 and Encroachment #2015-0003. The motion carried on a vote of 7 to 0.**

## **New Business**

**10**

Special Use Permit #2015-0055

612-C South Pickett Street (Parcel Address: 600 South Pickett Street) -

General Automobile Repair

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

Applicant: Mohammad S. Khan

**Attachments:**     [SUP15-055 Staff Report](#)  
                              [SUP15-055 Additional Materials](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2015-0055 as amended. The motion carried on a vote of 6 to 1 with Commissioner Lyle voting against.**

**11**

Special Use Permit #2015-0056

2216 Mount Vernon Avenue - Del Ray Pizzeria

Public hearing and consideration of a request for an amendment to existing Special Use Permit #2014-0033 to allow for restaurant seating and dining in the second floor with an existing parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay.

Applicant: Del Ray Pizzeria LLC

[This case was deferred from the September 1, 2015 Planning Commission hearing.]

**Attachments:**     [SUP2015-0056 Staff Report](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Koenig, the Planning Commission voted to defer Special Use Permit #2015-0056. The motion carried on a vote of 7 to 0.**

**12**

Special Use Permit #2015-0063

1314 King Street - Marlowe Ink

Public hearing and consideration of a request to operate an amusement enterprise (tattoo and body piercing establishment) and for a parking reduction; zoned KR/King Street Retail.

Applicant: James Marlowe represented by Trish McMaugh, agent

**Attachments:**     [SUP2015-0063 1314 King Street](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0063 as amended. The motion carried on a vote of 7 to 0.**

**13**

Special Use Permit #2015-0064

100-120 East Windsor Avenue - The Del Ray Montessori School

Public hearing and consideration of requests (A) to amend previously approved Special Use Permit #2014-0084 to increase enrollment and increase hours of operation at an existing private academic school and day care center and (B) for a parking reduction; zoned R-2-5/Residential Single or Two-Family.

Applicant: The Del Ray Montessori School represented by Sarah Fondriest

**Attachments:**     [SUP15-064 Staff Report](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0064. The motion carried on a vote of 6 to 0. Commissioner Koenig recused himself.**

**14**

Development Special Use Permit #2015-0002

Transportation Management Plan SUP #2015-0057

3640 Wheeler Avenue - EZ Storage

Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a storage facility including special use permits approval for an increase in Floor Area Ratio (FAR) and a parking reduction; (B) A special use permit for a transportation management plan; zoned I/Industrial. Applicant: Siena Corporation represented by M. Catharine Puskar, attorney

Planning Commission Action: DSUP #2015-0002 Recommend Approval 7-0; Transportation Management Plan SUP #2015-0057 Recommend Approval 7-0

**Attachments:**     [DSUP15-002 Preliminary Site Plan](#)  
                              [DSUP15-02 Staff Report](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0002 as amended and Transportation Management Plan SUP #2015-0057. The motion carried on a vote of 7 to 0.**

**15**

Development Special Use Permit # 2015-0006

Transportation Management Plan SUP #2015-0094

4880 Mark Center Drive - Mark Center Plaza IA - Building 5

Public hearing and consideration of a request for an extension and update to standard conditions, including the conditions relating to the TMP, to previously approved Development Special Use Permit #2007-0027; zoned CDD #4/Coordinated Development District #4.

Applicant: Institute for Defense Analyses represented by Kenneth Wire, attorney

**Attachments:**     [DSUP15-006 Staff Report](#)

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0006 and Transportation Management Plan SUP #2015-0094. The motion carried on a vote of 7 to 0.

16

Development Special Use Permit #2014-0028  
3000 Potomac Avenue - National Industries for the Blind - Potomac Yard  
Public hearing and consideration of requests to amend previously approved Development Special Use Permit #2012-0013, to construct an office building, including Special Use Permit approval for a parking reduction and for site plan modifications; zoned CDD# 10/Coordinated Development District #10.  
Applicant: National Industries for the Blind represented by Kenneth Wire, attorney

**Attachments:**     [DSUP14-028 Staff Report](#)

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0028. The motion carried on a vote of 7 to 0.

## 17     Minutes

Consideration of the meeting minutes for the July 7, 2015 Planning Commission meeting.

**Attachments:**     [July 7, 2015 Meeting Minutes](#)

Without objection, the Planning Commission approved the minutes of the July 7, 2015 Planning Commission meeting as submitted.

## Oral Reports by Planning Commission Members

Commissioner Lyle announced that the final meeting of the Eisenhower West SAP Steering Committee will be held on September 9, 2015 at 7PM at the Cameron Club and the final community meeting will be on September 19, 2015 at 10AM at Tucker School.

## Other Business

No other business was discussed.

## 18     Adjournment

The Planning Commission meeting was adjourned at 12:12AM.

## 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>

SUP2015-0065

2300 Mt Vernon Ave

Change of ownership of a restaurant and minor amendment to sell alcohol on its premises.

Applicant: Culinary Concepts, LLC by Larry Ponzi

Approved 7/7/2015

SUP2015-0061

410 E Glebe Rd

Request to operate a restaurant.

Applicant: Betelhem Lando

Approved 7/14/2015

SUP2015-0059

330 John Carlyle St

Change of ownership of a restaurant.

Applicant: John Eberhardt

Approved 7/14/2015

SUP2015-0058

2309 Mt Vernon Ave

Change of ownership of a restaurant.

Applicant: Stomping Ground, LLC by Erik Dorn

Approved 6/30/2015