

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, November 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 7:00pm. All members were present.

**Consent Calendar****2**

Special Use Permit #2015-0098  
408 East Glebe Road and 3006 Jefferson Davis Highway - GQ Dry Cleaners  
Public hearing and consideration of a request to operate a laundry and dry cleaning business; zoned: CSL/Commercial Low.  
Applicant: Hyon B. Chung and Moon Sik Park

**Attachments:**     [SUP2015-0098 Staff Report](#)  
                                 [SUP2015-0098 Additional Materials](#)

**This item was removed from the consent calendar and considered under a separate motion.**

**On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2015-0098 as amended. The motion carried on a vote of 7 to 0.**

**3**

Development Special Use Permit #2015-0017  
1101 & 1102 Finley Lane - Pickett's Ridge Phase II  
Public hearing and consideration of a request for an extension and update to standard conditions for previously-approved Development Special Use Permit #2012-0017 for the remaining undeveloped lot located at 1101 Finley Lane; zoned R-20/Residential Single-family.  
Applicant: Sutton Building Corporation, represented by M. Catharine Puskar, Attorney

**Attachments:**     [DSUP15-0017 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0017.**

**Unfinished Business and Items Previously Deferred****4**

City Charter Section 9.06 Case #2015-0001  
518 East Bellefonte Avenue  
Public hearing and consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned CSL/Commercial Service Low.  
Staff: Department of Recreation, Parks and Cultural Activities  
[This case was deferred from the October 6, 2015 Planning Commission hearing.]

**Attachments:**     [Section 9.0615-001 Staff Report](#)

**On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission found the proposed dedication of the subject property to the City consistent with the City of Alexandria's Master Plan. The motion carried on a vote of 7 to 0.**

**5**

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

[This case was referred back to the Planning Commission from City Council.]

[This case was deferred from the October 6, 2015 Planning Commission hearing.]

**Attachments:**     [SUB2014-0014 Staff Report](#)  
                              [SUB2014-0014 Revised Preliminary Plat](#)  
                              [SUB2014-0014 Additional Materials](#)

**On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2014-0014. The motion carried on a vote of 6-1, with Vice Chairman Dunn voting against.**

## **New Business**

**6**

Special Use Permit #2015-0097

300 King Street (Parcel address: 302 King Street) - Sang Jun Thai

Public hearing and consideration of a request to expand an existing grandfathered restaurant at the basement level; zoned KR/King Street Retail.

Applicant: Christopher Tantayanurak

**Attachments:**     [SUP2015-0097 Staff Report](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0097 as amended. The motion carried on a vote of 7 to 0.**

**7**

Special Use Permit #2015-0092

Encroachment 2015-0004

728 North Henry Street - Mason Social

Public hearing and consideration of requests: (A) to add rooftop dining to an existing restaurant, (B) for a parking reduction, and (C) for an encroachment into the public right-of-way; zoned CRMU-M/Commercial Residential Mixed Use (Medium).

Applicant: Mason Social, LLC

**Attachments:**     [SUP2015-0092 Staff Report](#)  
                              [SUP2015-0092 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0092 as amended and Encroachment #2015-0004. The motion carried on a vote of 7 to 0.**

8

Special Use Permit #2015-0090

700 Ramsey Street - Substandard Lot Construction

Public hearing and consideration of a request to construct a new single-family dwelling on a vacant substandard lot; zoned R 2-5/Residential Single-family.

Applicant: West Restored Properties, LLC, represented by M. Catharine Puskar, Attorney

**Attachments:**

[SUP2015-0090 Staff Report](#)

[SUP2015-0090 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0090. The motion carried on a vote of 7 to 0.**

9

Master Plan Amendment #2015-0006

Eisenhower West Small Area Plan

The Plan area is generally bounded by Duke Street to the north, South Pickett Street to the west, Holmes Run to the east, and the Metro/CSX rail lines to the south.

A) Initiation of a Master Plan Amendment, and B) public hearing and consideration of a request for an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to create the Eisenhower West Small Area Plan.

Staff: Department of Planning and Zoning

**Attachments:**

[MPA15-006 Staff Report](#)

[MPA15-006 Planning Commission Memo](#)

[MPA15-006 Attachment 1 Eisenhower West SAP](#)

[MPA15-006 Attachment 2 Eisenhower West SAP Appendices](#)

[MPA15-006 Attachment 3 EWSC Letter of Endorsement](#)

[MPA15-006 Attachment 4 AHAAC Letter of Endorsement](#)

[MPA15-006 Attachment 5 WMATA Letter of Support](#)

[MPA15-006 Attachment 6 EWSAP Master Plan Amendment Resolution](#)

[MPA15-006 Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2015-0006. The motion carried on a vote of 7 to 0.**

**On a motion by Commissioner Lyle, seconded by Commissioner Wasowski, the Planning Commission voted to adopt and recommend approval of the resolution for Master Plan Amendment #2015-0006 as amended. The motion carried on a vote of 7 to 0.**

10

Master Plan Amendment #2015-0001  
Rezoning #2015-0001  
Development Special Use Permit #2013-0001  
Transportation Management Plan SUP #2015-0002  
Special Use Permit #2015-0109  
4530, 4600, 4600B, 4600D, 4622 King Street and 3451 North Beauregard Street - The Gateway at King and Beauregard  
Public hearing and consideration of requests for: (A) an amendment to Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 77 feet to 100 feet and to amend the land-use designation for the property from OCM(100) to CRMU-H; (B) an amendment to the official zoning map to change the zone from OCM(100) with proffer to CRMU-H; (C) a development special use permit and site plan with modifications for an increase in Floor Area Ratio (FAR) to construct two mixed-use buildings and one office building including a special use permit for a parking reduction and for a loading space reduction; a special use permit for a retail shopping establishment larger than 20,000 gross square feet; (D) a special use permit for a transportation management plan (TMP); and (E) a special use permit for a coordinated sign program; zoned: OCM(100)/Office Commercial Medium. Applicant: 4600 King Street, LLC, represented by Duncan Blair, Attorney

**Attachments:**     [DSUP2013-0001 Staff Report](#)  
                              [DSUP2013-0001 Site Plan part 1](#)  
                              [DSUP2013-0001 Site Plan part 2](#)  
                              [DSUP2013-0001 Additional Materials](#)

**On a motion by Commissioner Koenig, seconded by Vice Chairman Dunn, the Planning Commission voted to adopt and recommend approval of Master Plan Amendment #2013-0001.**

**On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2015-0001. The motion carried on a vote of 7 to 0.**

**On a motion by Commissioner Koenig, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0001 as amended, Transportation Management Plan SUP #2015-0002 and Special Use Permit #2015-0109. The motion carried on a vote of 7 to 0.**

11

Development Special Use Permit #2014-0019  
Transportation Management Plan SUP #2015-0075  
1800 and 1800 R Mount Vernon Avenue - Mt. Vernon Avenue at 1800  
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a mixed use residential and retail building using the form based development regulations with a compliance deviation pursuant to section 6-606(F); a special use permit for a parking reduction and a loading space reduction; and (B) a special use permit for a Transportation Management Plan; zoned: CL/Commercial Low

and Mount Vernon Avenue Urban Overlay.

Applicant: BREVIC Development LLC, represented by Duncan Blair, Attorney

**Attachments:**     [DSUP2014-0019 Staff Report](#)  
                              [DSUP2014-0019 Site Plan](#)  
                              [DSUP2014-0019 Additional Materials](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0019, as amended, and Transportation Management Plan SUP #2015-0075. The motion carried on a vote of 7 to 0.**

**12**

Development Site Plan #2015-0020

100 South Reynolds Street - The Mark (Washington Suites)

Public hearing and consideration of a request for an amendment to previously-approved Development Site Plan #2012-0032 to add an additional eight residential units, to remove the proposed parking structure, and to apply the current parking standards for multifamily residential buildings; zoned: RD/High-density Apartment.

Applicant: Landmark 100 SR, LLC, represented by M. Catherine Puskar, Attorney

**Attachments:**     [DSP2015-0020 Staff Report](#)  
                              [DSP2015-0020 Site Plan](#)

**On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Site Plan #2015-0020. The motion carried on a vote of 7 to 0.**

**13**

Text Amendment #2015-0005

Sign Regulations

Public hearing and consideration of a Text Amendment to adopt new regulations for signs in all zones of the City in Article IX of the Zoning Ordinance.

Staff: Department of Planning and Zoning  
[Deferral requested by staff.]

**Without objection, the Planning Commission deferred Text Amendment #2015-0005.**

**14**

Vacation #2015-0003

418 West Braddock Road

Public hearing and consideration of a request for a vacation of the public right-of-way; zoned: R-8/Residential Single-family.

Applicant: Richard and Elizabeth Tonner  
[Deferral requested by applicant.]

**Attachments:**     [VAC2015-0003 Application Materials](#)

**Without objection, the Planning Commission deferred Vacation #2015-0003.**

**Other Business**

**No other business was discussed.**

**15 Minutes**

Consideration of the meeting minutes for the October 6 and October 8 Planning Commission meetings.

**By unanimous consent, the Planning Commission approved the minutes of October 6, 2015 and October 8, 2015 as amended.**

**16 Adjournment**

**The Planning Commission meeting was adjourned at 1:25 am.**