

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Action Docket

Tuesday, March 1, 2016

7:30 PM

City Hall Council Chambers

Planning Commission

1 Call To Order

The Planning Commission meeting was called to order at 7:30pm. All members were present.

2 Election of Planning Commission Officers for Chair and Vice Chair

The Planning Commission re-elected Mary Lyman as Chair and elected Nathan Macek as Vice Chair.

Consent Calendar**3 Special Use Permit #2015-0136
277 South Washington Street #110 - barre3 Alexandria
Public hearing and consideration of a request to operate a commercial school;
zoned: CD/ Commercial Downtown.**

Applicant: barre3 Alexandria, represented by Michelle Rosati, attorney

Attachments: [SUP2015-0136 Staff Report](#)
 [SUP2015-0136 Presentation](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0136.

**4 Special Use Permit #2015-0140
1127 King Street, 2nd floor - Escape Quest
Public hearing and consideration of a request to operate an amusement
enterprise and for a parking reduction; zoned: KR/King Street Retail.
Applicant: Escape Quest, LLC**

Attachments: [SUP2015-0140 Staff Report](#)
 [SUP2015-0140 Presentation](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0140.

**5 Development Special Use Permit #2015-0030
5740 Edsall Road - Edsall Road Shell Gas Station
Public hearing and consideration of a request for an extension and update to
standard conditions of previously-approved Development Special Use Permit
#2011-0032 to construct a full service gas station with a convenience store and
a drive-thru carwash facility and a Special Use Permit request for a parking
reduction; zoned CG/Commercial General.**

Applicant: NOVA Petroleum Realty, LLC represented by M. Catharine Puskar, attorney

Attachments: [DSUP2015-0030 Staff Report](#)
 [DSUP2015-0030 Preliminary Site Plan](#)
 [DSUP2015-0030 Presentation](#)

By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0030.

New Business

- 6 Special Use Permit #2015-0130
Encroachment #2015-0007
535 East Braddock Road (parcel address: 501 East Braddock Road) - Dos Amigos
Public hearing and consideration of requests for: (A) an amendment to an existing Special Use Permit (SUP #2012-0039) for additional outdoor dining seats and a request for a parking reduction; and (B) an Encroachment into the public right-of-way for outdoor dining; zoned: CRMU-H/Commercial Residential Mixed Use/High.
Applicant: Cucotan, LLC represented by Duncan Blair, attorney
- Attachments:** [SUP2015-0130/ENC2015-0007 Staff Report](#)
 [ENC2015-0007 Encroachment Plat](#)
 [SUP2015-0130/ENC2015-0007 Additional Materials](#)
 [SUP2015-0130 ENC2015-0007 Presentation](#)
- On a motion by Commissioner Dunn, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0130 and Encroachment #2015-0007. The motion carried on a vote of 7 to 0.**
- 7 Special Use Permit #2015-0139
3500 King Street - Sunoco, Inc. (R&M)
Public hearing and consideration of a request to amend SUP #2004-0047 to add off-premises alcohol sales at an existing convenience store and gas station; zoned: CG/Commercial General. Applicant: Sunoco, Inc. (R&M), represented by Nathan Schmalhofer, agent
- Attachments:** [SUP2015-0139 Staff Report](#)
 [SUP2015-0139 Presentation](#)
- On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0139. The motion carried on a vote of 7 to 0.**
- 8 Master Plan Amendment #2015-0009
Text Amendment #2016-0001
Rezoning #2015-0005
Coordinated Development District Concept Plan #2015-0008
Development Special Use Permit #2015-0019
Coordinated Sign Program Special Use Permit #2015-0115
TMP Special Use Permit #2015-0116
Special Use Permit #2016-0001

Encroachment #2016-0001

530 First Street (parcel address: 500 First Street) and 901 North Saint Asaph Street

ABC/Giant- Edens

Public hearing and consideration of requests for: (A) Amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation for the site from CG to CDD#25 and to amend the height map for the site from 50 to 77 feet; (B) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #25; (C) Amendment to the official zoning map for 530 First Street and 901 North Saint Asaph Street from CG to CDD#25/Coordinated Development District #25; (D) Coordinated Development District Concept Plan; (E) Development Special Use Permit, with modifications, and Special Use Permits for more than one rooftop penthouse and a parking reduction, to construct a mixed-use building with 232 residential units and ground-level commercial uses; (F) Special Use Permit for a Coordinated Sign Program; (G) Special Use Permit for a Transportation Management Plan; (H) Special Use Permit for multiple commercial uses; and (I) Encroachment request to locate an underground electric transformer in the public right-of-way; zoned CG/Commercial General. Old Town North Small Area Plan.

Applicant: Giant Alexandria E&A, LLC represented by M. Catharine Puskar, attorney

Attachments: [MPA2015-0009 Staff Report](#)
[MPA2015-0009 Site Plan](#)
[MPA2015-0009 CDD Concept Plan](#)
[MPA2015-0009 Additional Materials](#)
[MPA2015-0009 Presentation](#)

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2015-0009. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to initiate Text Amendment #2016-0001. The motion carried on a vote of 6-0-1, with Commissioner Dunn abstaining.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Text Amendment #2016-0001. The motion carried on a vote of 6-0-1, with Commissioner Dunn abstaining.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Rezoning #2015-0005. The motion carried on a vote of 6-0-1, with Commissioner Dunn abstaining.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan #2015-0008, Development Special Use

Permit #2015-0019, Coordinated Sign Program SUP #2015-0115, TMP SUP #2015-0116, Special Use Permit #2016-0001 and Encroachment #2016-0001. The motion carried on a vote of 6-0-1, with Commissioner Dunn abstaining.

Minutes

- 9 Consideration of the meeting minutes for the February 2, 2016 and February 4, 2016 Planning Commission hearings.

Attachments: [February 2, 2016 Minutes](#)
 [February 4, 2016 Minutes](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Dunn, the Planning Commission voted to approve the minutes of the February 2 and February 4 meetings as amended. The motion carried on a vote of 6 to 0.

Other Business

- 10 Discussion Item: Affordable Housing

Attachments: [Affordable Housing Presentation](#)

The Planning Commission received a presentation from the Office of Housing.

- 11 Commissioner's Reports, Comments & Questions

Vice Chairman Macek noted that the Transportation Commission endorsed the concept plan for the West End Transitway. The next step is for City Council to reaffirm the plan.

Vice Chairman Macek also stated that the last work group of the Ad Hoc Signage Group is March 7 to discuss the regulation of private signage.

Commissioner Dunn discussed the issue of allowing video testimony at Planning Commission meetings.

On a motion by Commissioner Dunn, seconded by Vice Chairman Macek, the Planning Commission voted to include the following language in the procedures for speakers at Planning Commission meetings.

"All speakers, including the applicant, must appear in person in order to provide verbal testimony to the Planning Commission. No verbal testimony will be taken by video."

Vice Chairman Macek clarified that this language was not intended to exclude videos of graphic presentations.

- 12 **Adjournment**

The Planning Commission was adjourned at 11:12pm.

Administrative Approvals

SUP2015-00134

672 S. Pickett Street

Request for a minor amendment to adjust hours of operation for a restaurant.

Applicant: Seifu Tessema

Approved: 1-22-2016

SUP2015-00133

1603 Commonwealth Avenue

Request for a change of ownership for a restaurant.

Applicant: Washout, LLC

Approved: 1-22-2016