

City of Alexandria

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



Action Docket

Tuesday, April 5, 2016

7:00 PM

City Hall Council Chambers

Planning Commission

The Planning Commission will hold a work session on April 5, 2016 at 6:00pm to discuss small business zoning and the proposed amendments to the Zoning Ordinance, and provide an update on the Potomac Yard Metro Station development. The work session will be held at City Hall Council Work Room, 301 King Street Alexandria, VA 22314

1 Call To Order

- 2** Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program.
Staff: City of Alexandria - Office of Management and Budget

Attachments: [FY 2017 CIP Memo to Planning Commission with Attachments](#)
 [Transportation Commission Letter to Council](#)
 [Additional CIP Memo](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Dunn, the Planning Commission voted to find the Capital Improvement Plan consistent with the City's Master Plan, except to the extent that it excludes projects that are known investment needs and that are not funded by the City, specifically elements of the the Transportation Long Range Plan and other recommendations of Small Area Plans that have recently been adopted. The motion carried on a vote of 7 to 0.

Consent Calendar

- 3** Special Use Permit #2016-0011
823 King Street (parcel address: 821 King Street) - Sweetgreen
Public hearing and consideration of a request to operate a restaurant; zoned: KR/King Street Retail.
Applicant: Sweetgreen

Attachments: [SUP2016-0011 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0011.

- 4** Encroachment #2016-0002
700 South Pitt Street
Public hearing and consideration of a request for an encroachment into the public right-of-way for a fence; zoned: RM/Residential Medium-Townhouse.
Applicant: Thomas Campbell

Attachments: [ENC2016-0002 Staff Report](#)

This item was removed from the consent calendar.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2016-0002. The motion carried on a vote of 6 to 1, with Commissioner Brown voting against.

Unfinished Business and Items Previously Deferred

- 5** Special Use Permit #2015-0128
4800 Brenman Park Drive - Dog Park
Public hearing and consideration of a request to add lights to and to expand the Ben Brenman Dog Park; zoned: CDD #9/Coordinated Development District #9.
Applicant: Department of Recreation, Parks, and Cultural Affairs

Attachments: [SUP2015-0128 Staff Report](#)
 [SUP2015-0128 Additional Materials](#)

On a motion by Commissioner Dunn, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0128. The motion carried on a vote of 7 to 0.

New Business

- 6** Special Use Permit #2016-0009
322 North Alfred Street (parcel address: 326 North Alfred Street) - Bright Mind Daycare
Public hearing and consideration of a request to operate a daycare business; zoned: RB/Residential Medium-Townhouse.
Applicant: Bright Mind Daycare
[Deferred to the May 3, 2016 Planning Commission hearing.]

Without objection, the Planning Commission deferred Special Use Permit #2016-0009.

7

Master Plan Amendment #2015-0005

Pedestrian and Bicycle Master Plan

(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of a request to include the Pedestrian and Bicycle Master Plan as a section of the Transportation Master Plan Chapter of the City's Master Plan.

Staff: Department of Transportation and Environmental Services

Attachments: [Pedestrian/Bicycle Master Plan Staff Report with Attachments 1, 3 & 4](#)
 [Attachment 2 - Pedestrian/Bicycle Master Plan](#)

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to initiate Master Plan Amendment #2015-0005. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to adopt a resolution and recommend approval of Master Plan Amendment #2015-0005 as amended. The motion carried on a vote of 7 to 0.

8

Coordinated Development District Concept Plan #2015-0005

1050, 1100, 1200, 1200 A North Fayette Street & 1219 First Street (parcel address 1225 First St) - Braddock Gateway

Public hearing and consideration of a request for an amendment to a previously-approved CDD Conceptual Design Plan to change the use programming on the site, building height and configuration, and road location and circulation; zoned: CDD #15/Coordinated Development District #15.

Applicant: Jaguar, L.C., represented by Mary Catherine Gibbs, attorney

Attachments: [CDD2015-0005 Staff Report](#)
 [CDD2015-0005 Plans](#)
 [CDD2015-0005 Additional Materials](#)

On a motion by Commissioner Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Coordinated Development District #2015-0005. The motion carried on a vote of 7 to 0.

- 9 Text Amendment #2016-0002
Sign Regulations
Public hearing and consideration of (A) initiation of a text amendment; (B) text amendment to Article IX of the Zoning Ordinance regarding regulations for signs allowed on properties in each zone.
Staff: Department of Planning and Zoning

Attachments: [TA2016-0002 Staff Report with Attachments](#)
[Current Article IX of Zoning Ordinance](#)
[TA2016-0002 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chairman Macek, the Planning Commission voted to defer Text Amendment #2016-0002. The motion carried on a vote of 7 to 0.

Minutes

- 10 Consideration of the minutes from the March 1, 2016 Planning Commission meeting.

Attachments: [March 1, 2016 Minutes](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Dunn, the Planning Commission voted to approve the minutes of the March 1, 2016 Planning Commission meeting as amended. The motion carried on a vote of 7 to 0.

Other Business

- 11 Commissioner's Reports, Comments & Questions

Commissioner Dunn reported on the Waterfront Commission and its study of options for managing the Waterfront. He highlighted some of the challenges in this process.

Chairman Lyman reported on the ARHA Redevelopment Working Group.

Commissioner Wasowski reported on the Old Town North planning process.

Commissioner Koenig reported on the Patrick Henry Advisory Group, the Potomac Yard Metro Implementation Group and the Potomac Yard North Advisory Group.

- 12 Adjournment

The Planning Commission meeting was adjourned at 10:45pm.

Administrative Approvals

SUP2016-00004

804 North Henry Street

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

Applicant: Orange Dough, LLC

Approved: 2-25-2016

SUP2015-00132

101 N. Union Street

Change of Ownership of a restaurant

Applicant: Alexandria Restaurant Partners LLC

Approved: 1-22-2016

SUP2016-00003

333 John Carlyle Street

Request to operate a restaurant

Applicant: PTO Seafood, LLC

Approved: 3-22-2016

SUP2016-00012

510 John Carlyle Street

Minor amendment to sell alcohol on premises

Applicant: PTO BBQ, LLC

Approved 3-22-2016