

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, May 3, 2016

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.

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 #2016-0017
725 King Street (parcel address: 101 North Columbus Street) - Five Guys Burgers
Public hearing and consideration of a request to operate a restaurant; zoned: KR/King Street Retail.
Applicant: Five Guys Burgers, represented by Dave Gonzales

Attachments: [SUP2016-0017 Staff Report](#)
 [SUP2016-0017 Presentation](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0017.

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Development Site Plan #2015-0022
2932 and 2998 King Street - First Baptist Church of Alexandria
Public hearing and consideration of a request for a development site plan to permit three additions to an existing church building and the renovation of the church's interior sanctuary; zoned R-8/Residential.
Applicant: Trustees of First Baptist Church, represented by Duncan Blair, attorney

Attachments: [DSP2015-0022 Staff Report](#)
 [DSP2015-0022 Site Plan](#)
 [DSP2015-0022 Presentation](#)

This item was removed from the consent calendar.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2015-0022. The motion carried on a vote of 7 to 0.

Unfinished Business and Items Previously Deferred**4**

Text Amendment #2016-0002
Sign Regulations
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a 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: [Memo](#)
[TA2016-0002 Staff Report & Attachments 1, 2, 3](#)
[Attachment 4 -Ordinance Comparison Summary](#)
[Attachment 5 -Ordinance Comparison Complete](#)
[Current Article IX](#)
[TA2016-0002 Presentation](#)

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

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

New Business

- 5** Text Amendment #2016-0003
Ownership Disclosure Requirement
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to various sections of the Zoning Ordinance to lower the corporation ownership disclosure requirements on applications from those owning an interest in excess of 10% in such corporation to those owning an interest in excess of 3% in such corporation.
Staff: Department of Planning and Zoning

Attachments: [TA2016-0003 Staff Report](#)
[TA2016-0003 Presentation](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2016-0003. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Text Amendment #2016-0003. The motion carried on a vote of 7 to 0.

- 6** Development Special Use Permit #2014-0043
Special Use Permit #2015-0096 (restaurant)
Transportation Management Plan SUP #2015-0095
1101 North Washington Street - Old Colony Inn
Public hearing and consideration of requests for: (A) a Development Special Use Permit and Site Plan with modifications for renovation of and addition to an existing hotel with accessory restaurant/meeting room, and a request for a parking and loading reduction; (B) a Special Use Permit for a restaurant use in the CD zone; (C) a Special Use Permit for a transportation management plan; zoned CD/Commercial Downtown.
Applicant: CIA Colony Inn LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2014-0043 Staff Report](#)
 [DSUP2014-0043 Site Plan](#)
 [DSUP2014-0043 Additional Materials](#)
 [DSUP2014-0043 Presentation](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0043, Special Use Permit #2015-0096, and TMP Special Use Permit #2015-0095. The motion carried on a vote of 7 to 0.

Other Business

7 Commissioner's Reports, Comments & Questions

Commissioner Koenig reported on the Patrick Henry Advisory Group and North Potomac Yard Advisory Group

Chairwoman Lyman reported on the ARHA redevelopment group. Assistant City Attorney Joanna Anderson reported on the status of the lawsuit regarding the Ramsey Homes development.

Commissioner Wasowski reported on the Old Town North planning process.

Chairwoman Lyman welcomed new Planning Commission member Melissa McMahon.

Minutes

8 Consideration of the minutes from the April 5, 2016 Planning Commission meeting.

Attachments: [April 5, 2016 Minutes](#)

Without objection, the Planning Commission approved the minutes of the April 5, 2016 meeting as amended.

9 Adjournment

The Planning Commission meeting was adjourned at 10:25PM.

Administrative Approvals

SUP#2016-00015
2003 -A Mount Vernon Avenue
Request to operate a restaurant with outdoor dining
Applicant: Hewan Seifu
Approved: 4-1-2016

SUP#2016-00016
320 Montgomery Street
Request for a change of ownership of a restaurant
Applicant: Thanida Thai LLC
Approved: 4-1-2016