

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, June 9, 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 7:10pm. Chairwoman Lyman, Vice Chairman Macek and Commissioners McMahon, Brown, Wasowski and Lyles were present. Commissioner Koenig was excused.

Consent Calendar**2**

Street Name Case #2016-0001
Trice-Barr Alley
Public hearing and consideration of a request to rename Trice Alley to Trice-Barr Alley; zoned: CD/Commercial Downtown and RM/Townhouse.
Applicant: Phillip S. Perry, Alexandria Fire Department

Attachments: [SNC2016-0001 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of the Street Name Case #2016-0001.

3

Special Use Permit #2016-0027
805 King Street - Apartment Hotel
Public hearing and consideration of a request to operate an apartment hotel; zoned: KR/King Street Retail.
Applicant: PMA Properties, 805, LLC

Attachments: [SUP2016-0027 Staff Report](#)
 [SUP2016-0027 Additional Materials](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0027.

4

Special Use Permit #2016-0029
4149 Taney Avenue - Taney Avenue Park
Public hearing and consideration of a request to install children's play apparatus areas at Taney Avenue Park; zoned: POS/Public Open Space.
Applicant: City of Alexandria Department of Recreation, Parks and Cultural Activities

Attachments: [SUP2016-0029 Staff Report](#)
 [SUP2016-0029 Additional Materials](#)

This item was removed from the Consent Calendar.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2016-0029. The motion carried on a vote of 6 to 0.

5

Special Use Permit #2016-0030
1504 B Mount Vernon Avenue (Parcel Address: 1502 Mount Vernon Ave) - Sicilian Pizza

Public hearing and consideration of a request to operate a restaurant with delivery service; zoned: CL/Commercial Low.

Applicant: Kenan Yavuz

Attachments: [SUP2016-00030 Staff Report](#)
 [SUP2016-0030 Additional Materials](#)

This item was removed from the Consent Calendar.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2016-0030. The motion carried on a vote of 6 to 0.

6

Development Special Use Permit #2016-0007

5000 and 5001 Echols Avenue - Fillmore/Saint James

Public hearing and consideration of a request for an amendment and update to standard conditions of previously-approved Development Special Use Permit #2014-0003 to allow the construction of two multifamily residential buildings and associated improvements to proceed in separate phases; zoned CRMU-M/Commercial Residential Mixed Use-Medium.

Applicant: AHC, Inc. represented by Duncan Blair, attorney

Attachments: [DSUP2016-0007 Staff Report](#)
 [DSUP2016-0007 Site Plan](#)

By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0007.

New Business

7

Subdivision #2016-0003

113 East Custis Avenue

Public hearing and consideration of a request to re-subdivide one lot into two; zoned: R2-5/Residential Single- and Two-Family.

Applicant: Custis 244, LLC, represented by M. Catharine Puskar

Attachments: [SUB2016-0003 Staff Report](#)
 [SUB2016-0003 Preliminary Plat](#)
 [SUB2016-0003 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to approve Subdivision #2016-0003. The motion carried on a vote of 6 to 0.

8

Special Use Permit #2016-0028

5261 Eisenhower Avenue - Police Firearms Training Range

Public hearing and consideration of a request to expand the legal non-complying use of the City of Alexandria Police Department firearms training range; zoned: OCM(100)/Office Commercial Medium.

Applicant: City of Alexandria Department of General Services

Attachments: [SUP2016-0028 Staff Report](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2016-0028 as amended. The motion carried on a vote of 6 to 0.

9

Text Amendment #2016-0004

Small Business Zoning

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to various sections of the Zoning Ordinance to: allow administrative review of Special Use Permits for certain uses requiring a hearing; allow certain uses requiring a Special Use Permit to be permitted by-right; update various use categories and definitions to clarify and identify certain uses; amend the criteria for Minor Amendment and Outdoor Dining administrative review of Special Use Permits; and various technical corrections.

Staff: Department of Planning and Zoning

Attachments: [TA2016-0004 Staff Report](#)
[TA2016-0004 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2016-0004. The motion carried on a vote of 6 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2016-0004 as amended. The motion carried on a vote of 6 to 0.

10

Text Amendment #2016-0005

Classroom Trailers with an Administrative Special Use Permit

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to allow public school classroom trailers by administrative special use permit in all zones where public schools are permitted.

Staff: Department of Planning and Zoning

Attachments: [TA2016-0005 Staff Report](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2016-0005. The motion carried on a vote of 6 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2016-0005 as amended. The motion carried on a vote of 6 to 0.

11

Text Amendment #2016-0006

Amendment to CDD #4

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a request for an amendment to the CDD table in Section 5-600 of the Zoning Ordinance to amend CDD #4 to add public school use.

Staff: Department of Planning and Zoning

Attachments: [TA2016-0006 Staff Report](#)

This item was moved to the Consent Calendar.

By unanimous consent, the Planning Commission voted to initiate and recommend approval of Text Amendment #2016-0006. The motion carried on 6 to 0.

12

Special Use Permit #2015-0071

190 South Whiting Street - Sunoco Inc.

Public hearing and consideration of a request for an amendment to Special Use Permit #2006-0003 to expand an automobile service station and to add a convenience store to an existing automobile service station and for off-premises alcohol sales; zoned: OCM (50)/Office Commercial Medium (50). Applicant: Sunoco Inc. (R&M), represented by M. Catharine Puskar, attorney
[This item has been deferred.]

The Planning Commission noted the deferral of Special Use Permit #2015-0071.

Other Business

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Commissioner's Reports, Comments & Questions

Vice Chairman Macek stated that he had the opportunity to utilize the Capital BikeShare station in Rosemont, and he is pleased to see the expansion of Capital BikeShare in the City.

14 Adjournment

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