

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Wednesday, May 4, 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](mailto:PlanComm@alexandriava.gov).

**1 Call To Order**

The Planning Commission hearing was called to order at 7:00PM.  
Commissioner Lyle and Commissioner Wasowski were excused. All other members were present.

**Unfinished Business and Items Previously Deferred**

- 2** 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

**Attachments:**     [SUP2016-0009 Staff Report](#)  
                              [SUP2016-0009 Additional Materials](#)  
                              [SUP2016-0009 Presentation](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2016-0009 as amended. The motion carried on a vote of 5 to 0.**

**New Business**

- 3** Special Use Permit #2016-0018  
2503 Taylor Ave  
Public hearing and consideration of a request to construct a single-family dwelling on a substandard lot; zoned: R-8/Residential Low Single-Family.  
Applicant: Matt Heckel

**Attachments:**     [SUP2016-0018 Staff Report](#)  
                              [SUP2016-0018 Presentation](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2016-0018. The motion carried on a vote of 5 to 0.**

- 4** Special Use Permit #2016-0019  
Encroachment #2016-0003  
606 North Fayette Street (parcel address: 620 North Fayette Street) - Bastille Restaurant  
Public hearing and consideration of requests: (A) to amend Special Use Permit #2014-0003 to allow 12 additional outdoor seats, off-premises alcohol sales, and a parking reduction; (B) for an encroachment into the public right-of-way for outdoor dining; zoned: CRMU-H/Commercial-Residential Mixed Use (High).  
Applicant: Le Coq, LLC, represented by Duncan Blair, attorney

**Attachments:**     [SUP2016-0019/ENC2016-0003 Staff Report](#)  
                                 [SUP2016-0019/ENC2016-0003 Additional Materials](#)  
                                 [SUP2016-0019 ENC2016-0003 Presentation](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2016-0019 and Encroachment #2016-0003 as amended. The motion carried on a vote of 5 to 0.**

- 5**                      Special Use Permit #2015-0138  
                            115 South Union Street  
                            Public hearing and consideration of requests for (A) a special use permit pursuant to section 11-506(B)(2) to increase the number of units per acre allowed for a residential multifamily building to up to 54.45 units per acre; (B) a special use permit pursuant to section 7-700 to increase the density to 57.88 per acre and increase FAR from 1.25 to 1.5; and (C) a modification pursuant to section 11-416 to allow a reduction in the rear and side yard setbacks; zoned: CD/Commercial Downtown.  
                            Applicant: 115 Union CMB-GMB, LLC represented by M. Catharine Puskar, attorney  
                            [This case has been withdrawn.]
- The Planning Commission recognized the withdrawal of Special Use Permit #2015-0138.**

## **Other Business**

- 6**                      Commissioner's Reports, Comments & Questions
- Chairwoman Lyman announced that Vice Chairman Macek will replace former Commissioner Dunn on the Waterfront Commission.**

## **7      Adjournment**

**The Planning Commission meeting was adjourned at 8:15PM.**