

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, June 7, 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 7:05pm. All members were present.

New Business**2 Interdepartmental Long Range Planning Work Program**

Attachments: [Memo with attachments](#)

Staff presented an update on the Interdepartmental Long Range Work Plan.

3 Update and discussion on the Interim Fitzgerald Square Park

Attachments: [Fitzgerald Square Presentation](#)
[Additional Materials](#)

Staff presented an update on the Interim Fitzgerald Square Park and the Waterfront Common Elements.

**4 Master Plan Amendment #2016-0001
Rezoning #2016-0001
Development Special Use Permit #2016-0004
Portions of the following: 2405, 2501, 3601, 3701, 2901 Potomac Avenue,
700 Carpenter Road, 1702 and 1880 Potomac Greens Drive, 2 George
Washington Memorial Parkway - Potomac Yard Metro Station
Public hearing and consideration of requests for: (A) initiation of a Master
Plan Amendment; (B) a Master Plan Amendment to amend the land use map
in the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master
Plan to change the land use designation from CDD#10 to UT-utility zone; (C)
an amendment to the official zoning map to change the zone from CDD#10 to
UT - utility zone with a proffer; (D) a Development Special Use Permit and
site plan with subdivision to construct a Metro station including Special Use
Permit approval of increased Floor Area Ratio (FAR) and building height;
zoned CDD#10, CDD#19/Coordinated Development Districts 10 and 19.
Applicant: City of Alexandria and Washington Metropolitan Area Transit
Authority**

Attachments: [Potomac Yard Metro and Parks Staff Report](#)
[DSUP2016-0004 Preliminary Site Plan](#)
[Additional Materials](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Wasowski,
the Planning Commission voted to adopt the resolution and recommend
approval of MPA #2016-0001. The motion carried on a vote of 6 to 0
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On a motion by Commissioner Koenig, seconded by Commissioner Wasowski,

the Planning Commission voted to recommend approval of Rezoning #2016-0001. The motion carried on a vote of 6 to 0
. Vice Chairman Macek recused himself.

On a motion by Commissioner Koenig, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0004. The motion carried on a vote of 6 to 0
. Vice Chairman Macek recused himself.

5

Development Special Use Permit #2016-0005

A portion of 700 Carpenter Road - Potomac Greens Park Amendment
Public hearing and consideration of a request for an amendment to previously-approved Development Special Use Permit #2002-0026 to remove the portion of Potomac Greens Park that will be used as the Metro station approved in DSUP2016-0004 and associated park re-designs; zoned CDD#10/Coordinated Development District #10.
Applicant: City of Alexandria

Attachments: [Potomac Yard Metro and Parks Staff Report](#)
 [DSUP2016-0005 Preliminary Site Plan](#)

On a motion by Commissioner Koenig, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0005. The motion carried on a vote of 6 to 0
. Vice Chairman Macek recused himself.

6

Development Special Use Permit #2016-0006

A portion of 2501 Potomac Avenue - Potomac Yard Park Amendment
Public hearing and consideration of a request for an amendment to previously-approved Development Special Use Permit #2010-0012 to remove the portion of Potomac Yard Park that will be used as the Metro station approved in DSUP2016-0004 and associated park re-designs; zoned CDD#10/Coordinated Development District #10.
Applicant: City of Alexandria

Attachments: [Potomac Yard Metro and Parks Staff Report](#)
 [DSUP2016-0006 Preliminary Site Plan](#)

On a motion by Commissioner Koenig, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0006. The motion carried on a vote of 6 to 0
. Vice Chairman Macek recused himself.

7

Subdivision #2016-0004

1300 North Royal Street - NRG/Potomac River Generating Station
Public hearing and consideration of a request to subdivide one lot into two; zoned: UT/Utility and Transportation.
Applicant: PEPCO, represented by Duncan Blair, attorney

Attachments: [SUB16-004 Staff Report](#)
 [SUB2016-0004 Preliminary Plat](#)
 [SUB2016-0004 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Commissioner Wasowski, the Planning Commission voted to approve Subdivision #2016-0004. The motion carried on a vote of 7 to 0

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Other Business

8 Commissioner's Reports, Comments & Questions

Chairwoman Lyman reported on the ARHA Redevelopment Work Group.

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

Commissioner Wasowski reported on the Old Town North SAP and the upcoming Charette.

Vice Chairman Macek reported that he has applied to serve on the Waterfront Commission as the Planning Commission representative.

Minutes

9 Consideration of the minutes from the May 3, 2016 and May 4, 2016 Planning Commission hearings.

Attachments: [May 3, 2016](#)
 [May 4, 2016](#)

Without objection, the Planning Commission voted to approve the minutes from the May 3 and May 4, 2016 meetings as amended.

10 Adjournment

The Planning Commission meeting was adjourned at 10:40pm.

Administrative Approvals

SUP#2016-00013
2320 Jefferson Davis Highway
Request for a minor amendment for a delivery vehicle
Applicant: Fannon Mart Inc. & Mount Vernon Petroleum Reality LLC
Approved: 5-9-2016

SUP#2016-00022
103 North Alfred Street
Request for a minor amendment to operate a quick service and carry out

restaurant

Applicant: Serendipitous, Inc.

Approved: 5-12-2016