

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

**Thursday, September 8, 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).

The Planning Commission held a work session at 6PM in City Council Chambers on the 2nd floor of City Hall to receive an update on the North Potomac Yard planning process.

## 1 Call To Order

**The Planning Commission meeting was called to order at 7:00pm. Commissioner Lyle was excused. All other members were present.**

## Consent Calendar

2

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 existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales; zoned: OCM (50)/Office Commercial Medium -50.  
Applicant: Sunoco Inc. (R&M), represented by M. Catharine Puskar, attorney

**Attachments:**     [SUP2015-0071 Staff Report](#)  
                                 [SUP2015-0071 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 #2015-0071. The motion carried on a vote of 6 to 0 as amended.**

3

Special Use Permit #2016-0042  
3120 Colvin Street - A&B Auto Finance Co.  
Public hearing and consideration of a request for an automobile sales establishment and for a temporary trailer; zoned: I/Industrial.  
Applicant: Bruce (Behkooz) Raiszadeh

**Attachments:**     [SUP2016-0042 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0042.**

4

Special Use Permit #2016-0046  
525 Wythe Street (parcel address 515 Wythe Street) - Old Town Massage Center  
Public hearing and consideration of requests: (A) to operate a massage establishment; and (B) for a parking reduction; zoned: CD/Commercial Downtown.  
Applicant: Old Town Massage Center, Inc.

**Attachments:**     [SUP2016-0046 Staff Report](#)  
                                 [SUP2016-0046 Additional Materials](#)

**This item was removed from the consent calendar.**

**On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2016-0046 as amended. The motion carried on a vote of 6 to 0.**

5

Special Use Permit #2016-0048  
4875 Eisenhower Avenue, Suite 210 - CARD Academy  
Public hearing and consideration of a request to operate a private academic school; zoned: OCM(100)/Office Commercial Medium.  
Applicant: Center for Autism and Related Disorders, Inc.

**Attachments:**     [SUP2016-0048 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0048.**

6

Special Use Permit #2016-0049  
833 South Pickett Street (parcel address: 821 S. Pickett St.) - Belvoir Collision Center  
Public hearing and consideration of a request to operate a general automobile repair business; zoned: I/Industrial.  
Applicant: Belvoir Collision Center by Brad Jenkins

**Attachments:**     [SUP2016-0049 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0049.**

7

Special Use Permit #2016-0050  
2 South Whiting Street - Alley Cat Restaurant  
Public hearing and consideration of a request for an amendment to a previously-approved Special Use Permit (SUP #1058) to extend the hours of operation of a restaurant; zoned: CRMU-M/Commercial Residential Mixed Use/Medium.  
Applicant: Abdelkader Elgarch

**Attachments:**     [SUP2016-0050 Staff Report](#)

**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 #2016-0050 as amended. The motion carried on a vote of 6 to 0.**

8

Special Use Permit #2016-0051  
5770 Dow Avenue (parcel address: 650 S. Van Dorn St) - Portner Brewhouse  
Public hearing and consideration of a request for amendments to a previously-approved Special Use Permit #2015-0089 to allow off-premises alcohol sales and additional outdoor seating, and a request for a parking reduction; zoned: CDD #17/Coordinated Development District #17.  
Applicant: Portner Brewhouse, LLC

**Attachments:**     [SUP2016-0051 Staff Report](#)

**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 #2016-0051 as amended. The motion carried on a vote of 6 to 0.**

9

Subdivision #2016-0006  
505 & 511 South Van Dorn Street  
Public hearing and consideration of a request to subdivide one lot into two lots;  
zoned: CG/Commercial General.  
Applicant: Circumferential Terminals, LLC represented by Mary Catherine Gibbs, attorney

**Attachments:**     [SUB2016-0006 Staff Report](#)  
                              [SUB2016-0006 Preliminary Plat](#)

**By unanimous consent, the Planning Commission voted to approve Subdivision #2016-0006.**

## **New Business**

10

City Charter Section 9.06 #2016-0001  
1701 and 1705 North Beauregard Street  
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.  
Applicant: Alexandria City Public Schools

**Attachments:**     [Sec 9 06 2016-0001 Staff Report](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to find the proposed purchase of the property consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6 to 0.**

11

Special Use Permit #2016-0047  
121 South Union Street - Union Street Public House  
Public hearing and consideration of a request for outdoor dining on the rooftop of an existing restaurant; zoned: CD/Commercial Downtown.  
Applicant: John MacBrian, Inc.

**Attachments:**     [SUP2016-0047 Staff Report](#)

**On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommended approval of Special Use Permit #2016-0047 as amended. The motion carried on a vote of 6 to 0.**

12

Special Use Permit #2016-0035  
Encroachment #2016-0005  
3000 Potomac Avenue - National Industries for the Blind  
Public hearing and consideration of requests for: (A) a Special Use Permit for a parking reduction; and (B) an encroachment into the public right-of-way for

underground transformer vault; zoned: CDD #10/Coordinated Development District #10.

Applicant: National Industries for the Blind represented by Kenneth Wire, attorney

**Attachments:**     [SUP2016-0035 Staff Report](#)  
                              [ENC2016-0005 Staff Report](#)  
                              [ENC2016-0005 Preliminary Plat](#)  
                              [SUP2016-0035 Additional Materials](#)

**On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommended approval of Special Use Permit #2016-0035 and Encroachment #2016-0005. The motion carried on a vote of 6 to 0.**

**13**

Subdivision #2016-0007

207 Vassar Place & 213 Longview Drive

Public hearing and consideration of a request to subdivide two existing lots through the adjustment of property lines; zoned: R-8/Residential Single-family.

Applicant: John and Blake Keegan, represented by Duncan Blair, attorney

**Attachments:**     [SUB2016-0007 Staff Report](#)  
                              [SUB2016-0007 Preliminary Plat](#)

**On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to approve Subdivision #2016-0007. The motion carried on a vote of 6 to 0.**

## **Other Business**

**14**

Commissioner's Reports, Comments, and Questions

**Vice Chairman Macek noted that the Waterfront redevelopment is coming along well and that the paused redevelopment of Robinson Terminal North will be discussed at the next Waterfront Commission meeting.**

**Chairwoman Lyman reported that the ARHA Redevelopment Work Group discussed plans for phasing other redevelopment projects now that Ramsey Homes is moving along.**

**Commissioner Wasowski announced an Old Town North Work Session for next month.**

**Commissioner Koenig reported on the Patrick Henry Advisory Group and gave a project update.**

## **Minutes**

**15**

Consideration of the minutes from the July 7, 2016 Planning Commission meeting.

**Attachments:**     [July 7, 2016 Minutes](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes from the July 7, 2016 meeting as amended. The motion carried on a vote of 6 to 0.

## 16     Adjournment

The Planning Commission meeting was adjourned at 9:06pm.

### Administrative Approvals

SUP2016-00034

10 E. Glebe Road

Administrative request for a change of ownership and minor amendment for a restaurant

Applicant: Meridian Place Food Group, LLC

Approved: 6/29/2016

SUP2016-00038

2879 Duke Street

Administrative request for a change of ownership of an existing massage establishment

Applicant: Furong Yu

Approved: 6/28/2016

SUP2016-00036

333 John Carlyle Street

Administrative request to operate a private academic school

Applicant: Fusion Learning Inc.

Approved: 7/1/2016

SUP2016-00040

619 Burnside Place

Administrative request to change ownership of an existing general automobile repair business

Applicant: Minh Nguyen d/b/a Professional Auto Body

Approved: 7/7/2016

SUP2016-00032

1640 King Street

Administrative request to change ownership of an existing restaurant

Applicant: DVA King - 1640, LLC d/b/a Dunkin Donuts

Approved: 7/13/2016

SUP2016-00044

682 N. Saint Asaph Street

Administrative request to change ownership of a restaurant

Applicant: My Kieu Huynh

Approved: 7/28/2016

SUP2016-00045

5201 Dover Place

Administrative request to operate a child care home.

Applicant: Sara Tezera Berhanemeskel

Approved: 8/3/2016

SUP2016-00052

1504 King Street

Administrative request for a change of ownership of a restaurant,

Applicant: Namaste 2 F&B, LLC

Approved: 8/8/2016