

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, October 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 .

1 Call To Order

The Planning Commission meeting was called to order at 7:00pm. Vice Chairman Macek was excused. All other members were present.

Chairwoman Lyman recognized the passing of former Planning Commission Vice Chairman H. Stewart Dunn.

Consent Calendar**2**

Special Use Permit #2016-0055
2307 A Mount Vernon Avenue (Parcel Address: 2305 Mt Vernon Avenue) -
The Happy Tart Bakery
Public hearing and consideration of requests for: (A) a restaurant with outdoor dining; and (B) a request for a parking reduction; zoned: CL/Commercial Low.
Applicant: Emma Cech

Attachments: [SUP2016-0055 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0055.

3

Encroachment #2016-0006
505 South Lee Street
Public hearing and consideration of a request for an Encroachment into the public right-of-way for a front stoop, including steps and railing; zoned: RM/Residential Medium-Townhouse.
Applicant: Mark Warner & Lisa Collis, represented by Scot McBroom, architect

Attachments: [ENC2016-0006 Staff Report](#)

This item was removed from the consent calendar.

On a motion by Commissioner Brown, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Encroachment #2016-0006. The motion carried on a vote of 6 to 0.

4

Development Special Use Permit #2016-0028
2318 Mill Road - Mill Race Block 17
Public hearing and consideration of a request for an amendment to an existing Development Special Use Permit (DSUP2002-0002) to allow flexibility for both office and retail uses in ground floor space; zoned CDD #2/Coordinated Development District #2.
Applicant: Carlyle Overlook, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2016-0028 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend

approval of Development Special Use Permit #2016-0028.

New Business

- 5 City Charter Section 9.06 #2016-0002
2403 Potomac Avenue - Potomac Yard Rail Corridor
Public Hearing and consideration of a request for Planning Commission to review whether the proposed acquisition of property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria

Attachments: [Sec 9.06#2016-0002 Staff Report](#)

On a motion by Commissioner Brown, seconded by Commissioner Wasowski, 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.

- 6 Development Special Use Permit #2016-0027
CDD Concept Plan #2016-0001
2461 Eisenhower Avenue
Public hearing and consideration of a request for an amendment to previously-approved Coordinated Development District Concept Plan Special Use Permit #2014-0007 and Development Special Use Permit #2000-0028 to allow flexibility for office or retail use on the ground floor of the existing building; zoned CDD #2/Coordinated Development District #2.
Applicant: 2461 Eisenhower Acquisitions, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2016-0027 Staff Report](#)

[DSUP2016-0027 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0027 and CDD Concept Plan #2016-0001. The motion carried on a vote of 6 to 0.

Other Business

- 7 The Planning Commission will receive an update on the Old Town North Small Area Plan planning process.

Attachments: [OTN SAP Update Presentation](#)

The Planning Commission received an update and presentation on the Old Town North Small Area Plan planning process.

Minutes

- 8 Consideration of the minutes from the September 8, 2016 Planning Commission meeting.

Attachments: [September 8, 2016 Minutes](#)

Without objection, the Planning Commission approved the minutes of the September 8, 2016 meeting.

9 Adjournment

The Planning Commission meeting was adjourned at 8:47PM.

Administrative Approvals

SUP2016-00057

1020 King Street

Administrative request to operate a restaurant.

Applicant: Jimmy Lui

Approved: 9/7/2016

SUP2016-00056

4116 Mount Vernon Avenue

Administrative request for a minor amendment to expand the existing restaurant.

Applicant: Salinas, Inc.

Approved: 9/16/2016