

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 7, 2017

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 7:03pm.

2

Election of Planning Commission Officers for Chair and Vice Chair.

The Planning Commission re-elected Mary Lyman as Chair and re-elected Nathan Macek as Vice Chair.

Consent Calendar**3**

Special Use Permit #2016-0106
5800 Edsall Road - Koons Automotive
Public hearing and consideration of a request for automobile sales; zoned: CG/Commercial General.
Applicant: Koons of Alexandria, Inc., represented by M. Catharine Puskar, attorney

Attachments: [SUP2016-0106 Staff Report](#)
 [SUP2016-0106 Additional Materials](#)

This item was removed from the Consent Calendar.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2016-0106 as amended. The motion carried on a vote of 7 to 0.

4

Special Use Permit #2016-0107
20 Dove Street & 2438 Duke Street - Wag & Bone, Bar.K
Public hearing and consideration of a request to operate an animal care facility with overnight accommodations with an accessory restaurant, and for a parking reduction; zoned: OCM(50)/Office Commercial Medium.
Applicant: Wag & Bone, LLC & Bar.K, LLC

Attachments: [SUP2016-0107 Staff Report](#)

Special Use Permit #2016-0107 was withdrawn by the applicant prior to the meeting.

New Business**5**

Special Use Permit #2016-0097
2216-2218 Mount Vernon Avenue - Del Ray Pizzeria
Public hearing and consideration of a request for an amendment to Special Use Permit #2014-0033 to amend the use of the second floor dining area and to amend parking arrangements for second floor seating; zoned: CL/Commercial Low and Mount Vernon Avenue Urban Overlay.
Applicant: Del Ray Pizzeria, LLC

Attachments: [SUP2016-0097 Staff Report](#)
 [SUP2016-0097 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2016-0097 as amended. The motion carried on a vote of 7-0.

6

Special Use Permit #2017-0002

7 King Street (parcel addresses: 101 & 107 North Union Street) - Vola's Restaurant

Public hearing and consideration of a request to amend Special Use Permit #2015-0132 for additional outdoor seating and for a change of ownership; zoned: KR/WPR, King Street Retail/Waterfront Park & Recreation. Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2017-0002 Staff Report](#)
 [SUP2017-0002 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0002. The motion carried on a vote of 7-0.

7

Section 9.06 Case #2017-0001

517 Prince Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria 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. Staff: Department of Planning and Zoning

Attachments: [Sec9.06 #2017-0001 Staff Report](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, 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 7 to 0.

8

Development Special Use Permit #2016-0010

2801 Cameron Mills Road - Fire Station 3

Public hearing and consideration of a request for a Development Special Use Permit and site plan with modifications to redevelop and expand an existing non-complying fire station, and a request for a Special Use Permit for a parking reduction; zoned: R-8/Residential Single-family. Applicant: City of Alexandria Department of General Services

Attachments: [DSUP2016-0010 Staff Report](#)
 [DSUP2016-0010 Site Plan](#)
 [DSUP2016-0010 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0010. The motion carried on a vote of 7 to 0.

Other Business

- 9 Discussion item: Recommendation on updated Open Space Master Plan Implementation Strategy.
Staff: Department of Recreation, Parks and Cultural Activities
- Attachments:** [Open Space Memo](#)
 [Open Space Letter](#)
 [Open Space Presentation](#)
- The Planning Commission received an update and provided recommendations for the Open Space Master Plan Implementation Strategy, presented by staff from the Department of Recreation, Parks, and Cultural Affairs.
- 10 Discussion item: Demographics Update
- Attachments:** [Demographics Presentation](#)
- The Planning Commission received an update on City demographics presented by Planning & Zoning staff.
- 11 Discussion item: Proposed Floor Area Ratio Text Amendment
- The Planning Commission received an update on Floor Area Ratio matters and proposed amendments to the Zoning Ordinance in order to address said matters.
- 12 Commissioners Reports, Comments, & Questions
- Vice Chairman Macek mentioned an open house for the Policy for Residential Parking Permits for New Development at City Hall on March 16, 2017 at 7pm.
- Commissioner Wasowski gave an update on the Old Town North Small Area Plan Advisory Group.
- Vice Chairman Macek mentioned the first meeting of the Parking Standards for New Development Group at City Hall on March 21, 2017 at 7pm.
- Commissioner Koenig gave a quick update on the North Potomac Yard Small Area Plan Advisory Group.

Minutes

- 13 Consideration of the minutes from the January 5, 2017 and February 7, 2017 Planning Commission meetings.
- Attachments:** [January 5, 2017 Minutes](#)
 [February 7, 2017 Minutes](#)

Without objection, the Planning Commission approved the minutes from the January 5, 2017 and February 7, 2017 meetings as submitted.

14 Adjournment

The Planning Commission meeting was adjourned at 9:49pm.

Administrative Approvals

SUP # 2016-0101
1024 Cameron Street
New restaurant use
Applicant: Ivica Svalina & Amela Svalina
Approved: 01/19/2017

SUP # 2016-0092
116 S Alfred Street
Change of ownership for an existing catering use
Applicant: AB/FH Morrison House Owner LLC
Approved: 01/24/2017

SUP #2016-0093
480 King Street
Change of ownership for an existing restaurant
Applicant: AB/FH Morrison House Owner LLC
Approved: 01/24/2017

SUP #2016-0104
2727 Mt. Vernon Ave.
New use request for a shared parking arrangement
Applicant: Keith Salmon
Approved: 01/27/2017

SUP #2016-0105
118 North French Street
Request for a child care home
Applicant: Maria del Pilar Soto Martinez
Approved: 02/02/2017