

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, June 6, 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 7:05pm.

Consent Calendar

- 2** [SUP17-020](#) Special Use Permit #2017-0020
66 Canal Center Plaza, Suite 600 - ABI
Public hearing and consideration of a request for an illuminated wall sign higher than 35 feet above grade; zoned: W-1/Waterfront Mixed Use.
Applicant: American Bankruptcy Institute, represented by Duncan Blair, attorney

Attachments: [SUP 2017-0020 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 #2017-0020 as amended. The motion carried on a vote of 7 to 0.
- 3** [SUP17-029](#) Special Use Permit #2017-0029
305 Virginia Avenue - New Single Family Dwelling
Public hearing and consideration of a request to construct a new single family dwelling on a developed substandard lot; zoned: R-8/Single-family.
Applicant: Virginia and Arise, LLC, represented by Duncan W. Blair, attorney

Attachments: [SUP2017-0029 Staff Report](#)
 [SUP2017-0029 Additional Materials](#)

This item was removed from the Consent Calendar.

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2017-0029. The motion carried on a vote of 7 to 0.
- 4** [SUP17-030](#) Special Use Permit #2017-0030
312 & 316 South Washington Street - Mixed Use Redevelopment
Public hearing and consideration of a request for a parking reduction and for open space and setback modifications for the conversion of an office building into a mixed-use building with commercial use on the first floor and residential units on the upper floors; zoned: CD/Commercial Downtown.
Applicant: UrbanRock Old Town, LLC, represented by M. Catharine Puskar, attorney.

Attachments: [SUP2017-0030 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0030 as amended.

- 5 [SUP17-035](#) Special Use Permit #2017-0035
111 Clermont Avenue (parcel address: 4601 Eisenhower Avenue) - Titan One Zero, LLC
Public hearing and consideration of a request for a research and testing use; zoned: OCM(100)/Office Commercial Medium.
Applicant: Titan One Zero, LLC

Attachments: [SUP2017-0035 Staff Report](#)

This item was deferred prior to the hearing due to improper noticing.

- 6 [SUP17-039](#) Special Use Permit #2017-0039
7 King Street (parcel address: 101 & 107 North Union Street) - Vola's Restaurant
Public hearing and consideration of a request to amend SUP #2017-0002 to increase the number of indoor seats and add limited live entertainment; zoned: KR & WPR/King Street Retail & Waterfront Park and Recreation.
Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2017-0039 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0039.

Unfinished Business and Items Previously Deferred

- 7 [SUP17-009](#) Special Use Permit #2017-0009
2500 North Van Dorn Street, Suite B-01 - Mind Palace Academy
Public hearing and consideration of a request to operate a private commercial school and for a parking reduction; zoned: RC/High Density Apartment.
Applicant: Shahnaz Hossain

Attachments: [SUP2017-0009 Staff Report](#)

This item was deferred prior to the hearing due to improper noticing.

New Business

- 8 [SUP17-028](#) Special Use Permit #2017-0028
105 & 107 Uhler Terrace
Public hearing and consideration of a request to allow additional height pursuant to section 7-2502 (B) of the Zoning Ordinance for the construction of an addition to an existing dwelling. The final decision on this special use permit will be made by the Planning Commission pursuant to the process and standards provided in Section 7-2502(B) unless any person files a request for a City Council hearing on this matter within five days of the Planning Commission's action. If no such request is made, the Special Use Permit will

be removed from the June 24, 2017 City Council docket; zoned: R-8/Single-family.

Applicants: Charles Patrick and Anna Jaeger

Attachments: [SUP2017-0028 Staff Report](#)
 [SUP2017-0028 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use Permit #2017-0028 until the September Planning Commission Hearing at the earliest. The motion carried on a vote of 7 to 0.

9 [SUP17-042](#)

Special Use Permit #2017-0042

Special Use Permit #2017-0043

115 South Union Street - Hotel and Restaurant

Public hearing and consideration of requests for: A) a Special Use Permit for hotel use with a parking reduction and loading area reduction; and B) a Special Use Permit for restaurant use; zoned: CD/Commercial Downtown.

Applicant: 115 Union CMB-GME LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2017-0042-43 Staff Report](#)
 [SUP2017-0042 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2017-0042 and Special Use Permit #2017-0043 as amended. The motion carried on a vote of 7 to 0.

10 [DSUP16-040](#)

Development Special Use Permit #2016-0040

Transportation Management Plan Special Use Permit #2017-0056

1100 & 1070 North Fayette Street - Braddock Gateway Phase II

Public hearing and consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a multi-family building with ground floor retail, including a Special Use Permit for more than one mechanical penthouse; and (B) a Special Use Permit for a Transportation Management Plan; zoned: CDD#15/Coordinated Development District #15.

Applicant: Jaguar Development, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2016-0040 Staff Report](#)
 [DSUP2016-0040 Site Plan](#)
 [DSUP2016-0040 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to amend condition #14 to revise the LEED certification requirements. The motion carried on a vote of 4 to 3, with Commissioners Koenig, Brown and McMahon dissenting.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development

Special Use Permit #2016-0040 and TMP Special Use Permit #2017-0056 as amended. The motion carried on a vote of 7 to 0.

11 [DSUP17-007](#)

Development Special Use Permit #2017-0007 (Amendment)
Development Special Use Permit #2016-0021 (Townhouses)
Transportation Management Plan Special Use Permit #2017-0045 (Amendment)
Transportation Management Plan Special Use Permit #2017-0046 (Townhouses)
5130 & 5140 Fillmore Avenue - Fillmore/Saint James
Public hearing and consideration of requests for: A) an amendment to previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project and its related conditions; B) a Development Special Use Permit (#2016-0021) to construct 31 new residential townhouses and associated site improvements, with modifications to required yards and including Special Use Permit approvals for lots without frontage on a public street and for an overall site floor area ratio (FAR) of up to 2.0; C) an amendment to previously-approved Transportation Management Plan SUP #2014-0096 to remove Phase Two of the project(TMP SUP #2017-0045); and D) a TMP SUP (#2017-0046) for 31 townhouse units; zoned: CRMU-M / Commercial Residential Mixed Use - Medium. Applicants: St James Plaza Land, LLC (DSUP #2017-0007 and TMP SUP #2017-0045) & Craftmark Homes, Inc. (DSUP#2016-0021 and TMP SUP#2017-0046), represented by Duncan Blair, attorney

Attachments: [DSUP2016-0021 Staff Report](#)
 [DSUP2016-0021 Site Plan](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0007, TMP Special Use Permit #2017-0045, Development Special Use Permit #2016-0021, and TMP Special Use Permit #2017-0046. The motion carried on a vote of 7 to 0.

12 [MPA17-003](#)

Master Plan Amendment #2017-0003
North Potomac Yard Small Area Plan Amendment
(A) Initiation of a Master Plan Amendment; (B) Public hearing and consideration of an amendment to the Master Plan to replace the North Potomac Yard Chapter approved in 2010 with an Updated Small Area Plan.
Staff: City of Alexandria Department of Planning & Zoning

Attachments: [MPA2017-0003 Staff Report](#)
 [MPA2017-0003 Presentation](#)

On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2017-0003. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Master Plan

Amendment #2017-0003 as amended. The motion carried on a vote of 7 to 0.

Other Business

- 13 16-6563** Commissioner's Reports, Comments, and Questions

Minutes

- 14 [16-6538](#)** Consideration of the minutes from the May 2, 2017 Planning Commission meeting.

By unanimous consent, the Planning Commission voted to approve the minutes from the May 2, 2017 hearing as submitted.

- 15 Adjournment**

The Planning Commission meeting was adjourned at 12:37 am.

Administrative Approvals

SUP16-089 SUP # 2016-0089
5301 Eisenhower Avenue
Request for a change of ownership and minor amendment to increase hours of operation
Applicant: Covanta Alexandria/Arlington, Inc.
Approved: 04/26/2017

SUP17-003 SUP # 2017-0003
209 Madison Street
Request for a change of ownership and minor amendment to increase hours of operation
Applicant: USF S&H Virginia, LLC
Approved: 04/31/2017

SUP17-010 SUP # 2017-0010
410 E. Glebe Road
Request for a change of ownership
Applicant: Eneye Yigzaw & Kenubish Wodem
Approved: 04/31/2017

SUP17-025 SUP# 2017-0025
3401 Mount Vernon Avenue
Request for new use for a restaurant
Applicant: Eulogia L. Torrez
Approved: 04/25/2017

SUP17-037 SUP # 2017-0037

3846 King Street

Request for a minor amendment in increase the number of students

Applicant: Northern Virginia Waldorf Initiative, Inc.

Approved: 04/25/2017