

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, September 7, 2017

7:00 PM

Dr. Oswald Durant Memorial Center, 1605 Cameron Street

## 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).

**1 Call To Order**

The Planning Commission meeting was called to order at 7:10PM.  
Commissioner Lyle was excused. Commissioner Brown arrived at 9:45PM for docket items #8 - #12.

**Consent Calendar**

- 2** Master Plan Amendment #2017-0003  
North Potomac Yard Small Area Plan Amendment  
Consideration of a Resolution relaying the Planning Commission's recommendation on the amendments to the North Potomac Yard Small Area Plan chapter of the Master Plan considered by the Planning Commission on June 6, 2017.

**Attachments:** [MPA2017-0003 Memo & Resolution](#)

**By unanimous consent, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0003.**

- 3** Special Use Permit #2017-0072  
801 North Fairfax Street  
Public hearing and consideration of a request for additional building height to accommodate rooftop appurtenances associated with mechanical equipment and roof top open space; zoned: OCM(50)/Office Commercial Medium (50).  
Applicants: MFS-ABS WF, LLC and MFS WF, LLC, ABS WF, LLC and SFLP WF, LLC represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2017-0072 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0072.**

**New Business**

- 4** Special Use Permit #2017-0079  
1008, 1010, & 1012 Madison Street & 727 North Henry Street (parcel address: 727 North Henry Street)  
Public hearing and consideration of a request for a parking reduction for the change of use of the existing buildings on site. Currently proposed new uses include a fitness facility, juice bar, restaurant, and personal service business; zoned: CSL/Commercial Service Low.  
Applicant: Iacone/Henry Street, LLC represented by M. Catharine Puskar, attorney

**Attachments:** [SUP 2017-0079 Staff Report](#)  
[SUP2017-0079 Additional Materials](#)

**On a motion by Commisioner McMahon, seconded by Commissioner**

**Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0079. The motion carried on a vote of 5 to 0.**

**5**

Subdivision #2017-0004

2416 Ridge Road Drive

Public hearing and consideration of a request for a subdivision to re-subdivide two lots into a new configuration; zoned: R-8/Single-family.

Applicant: Double JA Development, LLC represented by M. Catharine Puskar, attorney

**Attachments:**     [SUB2017-0004 Staff Report](#)  
                              [SUB2017-0004 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2017-0004. The motion carried on a vote of 5 to 0.**

**6**

**Deferral requested by the applicant**

Master Plan Amendment #2017-0004

Text Amendment #2017-0006

Coordinated Development District Concept Plan #2017-0001

Development Special Use Permit #2016-0022

2551 Main Line Boulevard - Potomac Yard Landbay H/I East Multifamily

Public hearing and consideration of requests for: (A) a resolution to amend the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to amend the maximum number of allowable dwelling units in Landbays H and I of Potomac Yard and to amend the maximum allowable building height at the site; (B) initiation of a Text Amendment; (C) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to increase the maximum number of allowable residential dwelling units in Coordinated Development District #10; (D) amendment to Coordinated Development District #10 Concept Plan to increase the maximum number of allowable residential dwelling units in Landbays H and I; and (E) Development Special Use Permit, with modifications, to construct two multifamily residential buildings containing a total of 142 residential units; zoned: CDD #10 / Coordinated Development District #10.

Applicant: City of Alexandria (Text Amendment only) and Potomac Yard Development, LLC, represented by M. Catharine Puskar, attorney

**By unanimous consent, the Planning Commission voted to defer this item.**

**7**

Rezoning #2017-0001

Development Special Use Permit #2014-0029

201 Cambridge Road - Bishop Ireton High School Modernization

Public hearing and consideration of requests for: (A) a Rezoning request to rezone a portion of 201 Cambridge Road from RC to R-8; and (B) a Development Special

Use Permit, with site plan and modifications, to demolish the existing three story faculty residential structure and build a new three story classroom and cafeteria addition; zoned: R-8/Single-family & RC/High Density Apartment.

Applicant: Catholic Diocese of Arlington, represented by Mary Catherine Gibbs, attorney

**Attachments:**     [DSUP2014-0029 Staff Report](#)  
                              [DSUP2014-0029 Site Plan](#)  
                              [DSUP2014-0029 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Rezoning #2017-0001. The motion carried on a vote of 5 to 0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0029 as amended. The motion carried on a vote of 5 to 0.**

8

Development Special Use Permit #2016-0039

1701 & 1705 North Beauregard Street - New West End Elementary School

Public hearing and consideration of requests for: (A) A Development Special Use Permit with site plan to amend SUP #96-103 to add a public school use to the site and a Special Use Permit for more than one mechanical penthouse; zoned: CDD#4/Coordinated Development District #4.

Applicant: Alexandria City Public Schools

**Attachments:**     [DSP2016-0039 Staff Report](#)  
                              [DSUP2016-0039 Site Plan](#)  
                              [DSUP2016-0039 Additional Materials](#)  
                              [Memo West End School](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0039 as amended. The motion carried on a vote of 6 to 0.**

9

Master Plan Amendment #2017-0006

Eisenhower East Small Area Plan Amendment

(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of a resolution to amend blocks 4, 5, 6A, and 20 within the Eisenhower East Small Area Plan chapter of the Master Plan.

Applicant: City of Alexandria Department of Planning & Zoning

**Attachments:**     [MPA2017-0006 Staff Report w Attachments 2 & 3](#)  
                              [Attachment 1 - Eisenhower East Small Area Plan](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2017-0006. The motion carried on a vote of 6 to 0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0006. The motion carried on a vote of 6 to 0.**

**10**

Development Special Use Permit #2017-0015

Coordinated Development District Concept Plan #2017-0002

Encroachment #2017-0003

Special Use Permit #2017-0092

Transportation Management Plan SUP #2017-0097

200 Stovall Street - Hoffman Block 6A

Public hearing and consideration of requests for: (A) an amendment to previously-approved CDD Concept Plan #2016-0001; (B) amendment to previously-approved Development Special Use Permit #2000-0028, with modifications; (C) an Encroachment for residential balconies into the public right-of-way; (D) a Special Use Permit for increased penthouse height; and (E) an amendment to previously-approved Transportation Management Plan SUP #1998-0043; zoned CDD #2/Coordinated Development District #2.

Applicant: Perseus Realty, LLC, represented by Ken Wire, attorney

[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]

**Attachments:**

[DSUP2017-0015 Staff Report](#)

[DSUP2017-0015 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0015, Coordinated Development District Concept Plan #2017-0002, Encroachment #2017-0003, Special Use Permit #2017-0092, and Transportation Management Plan SUP #2017-0097 as amended. The motion carried on a vote of 6 to 0.**

## **Other Business**

**11**

Commissioner's Reports, Comments and Questions

**No other business was discussed.**

**12    Adjournment**

**The Planning Commission meeting was adjourned at 11:45PM.**