

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, October 3, 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*** .

The Planning Commission will hold a work session prior to the public hearing to receive an update on the Commercial Parking Standards Study. The work session will begin at 6PM and go until approximately 7PM and will be held in the City Hall Council Workroom, 2nd floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

1 Call To Order

The Planning Commission meeting was called to order at 7PM. All members were present.

Consent Calendar

- 2 Special Use Permit #2017-0048
1132 Prince Street (parcel address: 1130 Prince Street) - Harambee Books & Artworks
Public hearing and consideration of a request to continue operation of a non-conforming use; zoned: RM/Townhouse.
Applicant: Bernard Reaves
Attachments: [SUP2017-0048 Staff Report](#)
By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0048.
- 3 Special Use Permit #2017-0087
4800 Brenman Park Drive
Public hearing and consideration of a request for park improvements consisting of a new scoreboard and batting cages; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria Department of Recreation, Parks & Cultural Affairs
Attachments: [SUP2017-0087 Staff Report](#)
By unanimous consent, the Planning Commission voted to defer Special Use Permit #2017-0087.
- 4 Special Use Permit #2017-0088
405 North Alfred Street
Public hearing and consideration of a request for additional building height and for a front yard setback modification to add a dormer to the roof of an existing semi-detached, two-family dwelling; zoned: CL/Commercial Low.
Applicant: Wayne A. Neale and Sherrill Neale
Attachments: [SUP2017-0088 Staff Report](#)
By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0088.

- 5** **Deferred by applicant**
Special Use Permit #2017-0089
421 Clifford Avenue - European Auto Plus Inc.
Public hearing and consideration of a request for light auto repair; zoned:
CSL/Commercial Service Low.
Applicant: Antonio Claire

By unanimous consent, the Planning Commission voted to defer Special Use Permit #2017-0089.
- 6** Special Use Permit #2017-0090
618-622 North Washington Street - Great Beginnings Early Learning Center
Public hearing and consideration of a request for a parking reduction for parking located over 500 feet from a business; zoned: OC/Office Commercial.
Applicant: Great Beginnings Early Learning Center, LLC represented by Mary Catherine Gibbs

Attachments: [SUP2017-0090 Staff Report](#)
 [SUP2017-0090 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 #2017-0090. The motion carried on a vote of 7 to 0.
- 7** Text Amendment #2017-0008 - Small Cell Facilities
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to Section 6-403 and Section 7-1200 of the Zoning Ordinance to integrate regulations enacted by the State for small cell facilities for wireless communications into the Zoning Ordinance
Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2017-0008 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Text Amendment #2017-0008.
- 8** Vacation #2017-0005
116 West Alexandria Avenue
Public hearing and consideration of a request to vacate public right-of-way of an alley to add side yard area to an adjacent lot; zoned: R-5/Residential.
Applicant: Robert Hargis, represented by Alexandria Avenue, LLC

Attachments: [VAC2017-0005 Staff Report](#)
 [VAC2017-0005.0006 Additional Materials](#)

By unanimous consent, the Planning Commission voted to recommend approval of Vacation #2017-0005.

- 9 Vacation #2017-0006
118 West Alexandria Avenue
Public hearing and consideration of a request to vacate public right-of-way of an alley to add land area to an adjacent lot; zoned: R-5/Residential.
Applicant: Gina Maria Dinicolo, represented by Alexandria Avenue, LLC

Attachments: [VAC2017-0006 Staff Report](#)
 [VAC2017-0005.0006 Additional Materials](#)

By unanimous consent, the Planning Commission voted to recommend approval of Vacation #2017-0006.

New Business

- 10 Subdivision #2017-0003
2619 & 2621 Randolph Avenue
Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.
Applicant: Charles P. Halloran

Attachments: [SUB2017-0003 Staff Report](#)
 [SUB2017-0003 Additional Materials](#)
 [SUB2017-0003 Additional Materials from Applicant Submitted 10/3](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to defer Subdivision #2017-0003. The motion carried on a vote of 7 to 0.

- 11 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

Attachments: [DSUP2016-0022 Staff Report](#)
 [DSUP2016-0022 Site Plan](#)
 [DSUP2016-0022 CDD Concept Plan](#)
 [DSUP2016-0022 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0004 as amended. The motion carried on a vote of 6 to 1, with Commissioner Brown dissenting.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2017-0006 as amended. The motion carried on a vote of 6 to 1, with Commissioner Brown dissenting.

On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2017-0006 as amended. The motion carried on a vote of 6 to 1, with Commissioner Brown dissenting.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0022 and CDD Concept Plan #2017-0001 as amended. The motion carried on a vote of 6 to 1, with Commissioner Brown dissenting.

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Development Site Plan #2016-0025

Street Name Case #2017-0001

3832 & 3834 Seminary Road - Karig Estates

Public hearing and consideration of a requests for: (A) a Development Site Plan, with modifications, to construct four single-family residential buildings, a new public street, and associated site improvements; and (B) a request to name a new public street; zoned: R-20/Residential.

Applicant: 3834 Seminary, LLC represented by Mary Catherine Gibbs, attorney

Attachments: [DSP2016-0025 Staff Report](#)
 [DSP2016-0025 Site Plan](#)
 [DSP2016-0025 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2016-0025 and Street Name Case #2017-0001 as amended. The motion carried on a vote of 5 to 2, with Commissioners McMahon and Brown dissenting.

Other Business

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Commissioner's Reports, Comments & Questions

No other business was discussed.

Minutes

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Consideration of the minutes from the June 6 and June 14, 2017 meetings

Consideration of the minutes from the September 5 and September 7, 2017 meetings

Attachments: [June 6, 2017 Minutes](#)
 [June 14, 2017 Minutes](#)
 [September 5, 2017 Minutes](#)
 [September 7, 2017 Minutes](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes from the June 6 & June 14 hearings as amended. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes from the September 5 hearing as amended. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to defer the minutes from the September 7 hearing. The motion carried on a vote of 7 to 0.

16 Adjournment

The Planning Commission meeting was adjourned at 12:45AM.

Administrative Approvals