

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, February 6, 2018

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 discuss the FY19 Long Range Interdepartmental Planning Work Program. 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.

Attachments: [FY19 ILRPWP Staff Memo](#)
 [DRAFT FY19 Interdepartmental Long Range Planning Work Program](#)
 [FY19 ILRPWP Project Descriptions](#)

The Planning Commission held a work session.

1 Call To Order

The Planning Commission was called to order at 7:02PM. All members were present.

Consent Calendar

- 2** Special Use Permit #2017-0124
 116 King Street (parcel addresses: 114 and 118 King Street) - Urbano 116
 Public hearing and consideration of a request to operate a restaurant; zoned:
 KR/King Street Retail.
 Applicant: Urbano 116, LLC

Attachments: [SUP2017-00124 Staff Report](#)

This item was removed from consent. On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2017-0124.

- 3** Special Use Permit #2017-0126
 1725 Duke Street - Sancerre Restaurant
 Public hearing and consideration of a request to operate a restaurant with outdoor
 dining, live entertainment, and off-premises alcohol sales; zoned: OCH/Office
 Commercial High.
 Applicant: Sancerre, LLC

Attachments: [SUP2017-0126 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0126.

Other Business

- 4** Discussion item: City/ACPS Joint Facilities Task Force

Attachments: [Joint Task Force Final Report](#)
 [Joint Task Force Report Attachments](#)

The Planning Commission received an update on the task force.

Unfinished Business and Items Previously Deferred

- 5 Text Amendment #2017-0001
 Floor Area Ratio
(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 2-145, 2-195, and 7-202 and to add new sections 2-113.1 and 2-194.1 regarding floor area ratio.
Staff: City of Alexandria Department of Planning and Zoning

Attachments: [TA2017-0001 Staff Report](#)
 [TA2017-0001 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2017-0001. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Brown, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2017-0001. The motion carried on a vote of 7 to 0.

New Business

- 6 Special Use Permit #2017-0122
 417 King Street (parcel address: 411 King Street)- Taco Bell Cantina
 Public hearing and consideration of a request to operate a restaurant and for outdoor dining; zoned: KR/King Street Retail.
 Applicant: TB Cantina, LLC

By unanimous consent, the Planning Commission voted the defer Special Use Permit #2017-0122.

- 7 Text Amendment #2018-0001
 NR Zone
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 4-1403, 4-1403.1, and 4-1404 of the Zoning Ordinance to add permitted uses, administrative uses, and special uses to the NR zone. Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2018-0001 Staff Report](#)
 [TA2018-0001 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2018-0001. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2018-0001. The motion carried on a vote of 7 to 0.

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Development Special Use Permit #2016-0003

Special Use Permit #2017-0125

Special Use Permit #2018-0003

203, 205, 211 Strand Street - The Strand

Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct 18 new residential units and ground floor retail at 211 Strand and 205 Strand, including Special Use Permit requests for height over 30 feet in the Potomac River Vicinity Height District, for 2 mechanical penthouses, and a parking reduction; (B) a Special Use Permit for a restaurant in the W-1 zone; and (C) a Special Use Permit for a restaurant in the W-1 zone; zoned: W-1/Waterfront.

Applicant: The IDI Strand LC, represented by Kenneth Wire, attorney

Attachments:

[DSUP2016-0003 Staff Report](#)

[DSUP2016-0003 Site Plan](#)

[DSUP2016-0003 Architectural Drawings](#)

[DSUP2016-0003 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of DSUP #2016-0003, SUP #2017-0123, and SUP #2018-0003 as amended.. The motion carried on a vote of 7 to 0.

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Commissioner Reports, Comments & Questions

Minutes

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Consideration of the minutes from the January 4, 2018 meeting.

By unanimous consent, the Planning Commission voted to defer the minutes from the January 4, 2018 meeting.

11 Adjournment

The Planning Commission meeting was adjourned at 10:15pm.

Administrative Approvals

SUP #2017-00127

110 King Street

Request for change of ownership

Applicant: Gravina, LLC

Approved: 01/03/2018

