

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 6, 2018

7:00 PM

City Hall Sister Cities Room 1101

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 Route 1 South Housing Affordability. The work session will begin at 6PM and go until approximately 7PM and will be held in the Sister Cities Conference Room, 1101, 1st 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.

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 #2017-0117
3141 & 3147 Duke Street (parcel addresses: 3125 & 3127 Duke Street)
Public hearing and consideration of a request for additional outdoor dining; zoned: CG/Commercial General.
Applicant: Glory Days Grill of Alexandria, LLC

Attachments: [SUP2017-0117 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0117.

- 4 Special Use Permit #2017-0133
218 North Lee Street, 2nd floor
Public hearing and consideration of a request to operate a restaurant (currently grandfathered); zoned: CD/Commercial Downtown.
Applicant: Tandoori Nights of Alexandria, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2017-00133 Staff Report](#)
[SUP2017-0133 Additional Materials](#)

This item was removed from consent. On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2017-0113. The motion carried on a vote of 7 to 0.

- 5 Special Use Permit #2018-0001
1001 A Queen Street (parcel address: 300 North Patrick Street)
Public hearing and consideration of a request for a five-year review of a rooming house and for a change of ownership; zoned: CL/Commercial Low.
Applicant: Edward V. Jordan Living Trust

Attachments: [SUP2018-0001 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0001.

6

Text Amendment #2018-0003

Small Accessory Buildings

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 7-202 and 2-145 regarding small accessory buildings in required yards and floor area ratio.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2018-0003 Staff Report](#)

This item was removed from consent. On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2018-0003. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2018-0003. The motion carried on a vote of 7 to 0.

New Business

7

Special Use Permit #2017-0091

3410 Mount Vernon Avenue (parcel address: 3408 Mount Vernon Av) - Secret Garten Restaurant

Public hearing and consideration of a request to amend Special Use Permit 95-0033 to extend hours of operation; to add off-premises alcohol sales; for outdoor dining; and for a parking reduction; zoned: CG/Commercial General.

Applicant: Abe Hadjiesmaeiloo

Attachments: [SUP2017-0091 Staff Report](#)
 [SUP2017-0091 Additional Materials](#)

On a motion by Vice Chairman Macek seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2017-0091 as amended. The motion carried on a vote of 7 to 0.

8

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 with outdoor dining; zoned: KR/King Street Retail.

Applicant: TB Cantina, LLC

Attachments: [SUP2017-0122 Staff Report](#)
 [SUP2017-0122 Additional Materials](#)

On a motion by Vice Chairman Macek seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2017-0122. The motion carried on a vote of 7 to 0.

9

FOR DISCUSSION ONLY:

Rezoning #2018-0001

Text Amendment #2018-0002

Old Town North Arts and Cultural District

(A) Initiation of a Map Amendment; (B) Public hearing and consideration of an amendment to the City of Alexandria's official zoning map to add the Old Town North Arts and Cultural District Overlay, which covers portions of N. Fairfax, Montgomery, Madison, First, N. Saint Asaph, N. Pitt, N. Royal, Third, and N. Washington Streets and Canal Center, more particularly shown in Figure 2.04 of the Old Town North Small Area Plan and depicted as "Required or Optional Retail or Arts and Cultural Uses"; (C) initiation of a Text Amendment; and (D) a Text Amendment to the Zoning Ordinance to add section 6-900 regarding Old Town North Arts and Cultural District.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2018-0002 Memo](#)
 [TA2018-0002 Additional Materials](#)

The Planning Commission received an update on this item.

10

Old Town North Small Area Plan Implementation

Public hearing and consideration of the establishment of an Old Town North Streetscape and Open Space Fund and a policy for developer contributions to implement the Old Town North Small Area Plan.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [OTN SAP Implementation Developer Contributions Staff Report](#)
 [OTN SAP Implementation Developer Contributions Memo](#)
 [OTN SAP Implementation Developer Contributions Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of the request. The motion carried on a vote of 7 to 0.

11

Development Special Use Permit Stage 2 #2017-0023

Encroachment #2018-0002

2410 and 2460 Mill Road - Hoffman Blocks 4 & 5

Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a mixed-use retail and residential complex, including Special Use Permit requests to increase the height of mechanical penthouses and the number of penthouses requested; and (B) an Encroachment into the public right-of-way for residential balconies and architectural projections; zoned: CDD #2/Coordinated Development District #2. Applicant: S/C Eisenhower, LLC, represented by Duncan Blair, attorney

Attachments: [DSUP2017-0023 Staff Report](#)
 [DSUP2017-0023 Site Plan](#)
 [DSUP2017-0023 Encroachment Diagram](#)
 [DSUP2017-0023 Additional Materials](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0023 and Encroachment #2018-0002 as amended. The motion carried on a vote of 7 to 0.

Other Business

- 12 Commissioner Reports, Comments & Questions

Minutes

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

Attachments: [January 4, 2018 Minutes](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes from the January 4, 2018 hearing.

- 14 Consideration of the minutes from the February 6, 2018 meeting.

Attachments: [February 6, 2018 Minutes](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to approve the minutes from the February 6, 2018 hearing.

15 Adjournment

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

Administrative Approvals

SUP#2017-00137
2912 Duke Street
Request for change of ownership
Applicant: CB Squared
Approved: 02/02/2018

SUP#2017-00131
301 South Washington Street
Request for new use for a massage establishment

Applicant: Juan Hong Chen

Approved: 02/05/2018

SUP#2018-0009

602 King Street

Request for change of ownership

Applicant: Thaibox, LLC

Approved: 02/14/2018