

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, April 3, 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.

1 Call To Order

The Planning Commission meeting was called to order at 7:04 pm. All members were present.

- 2** Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program.
Staff: City of Alexandria - Office of Management and Budget

Attachments: [FY19 CIP Memo from Office of Management and Budget](#)
 [FY19 CIP Memo from Planning & Zoning](#)

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission determined that the Capital Improvement Plan is consistent with the City's Master Plan. The motion carried on a vote of 7-0.

Consent Calendar

- 3** Special Use Permit #2018-0002
4536 - 4598 Eisenhower Avenue (parcel address: 4536 Eisenhower Avenue) - Umbrella Special Use Permit
Public hearing and consideration of a request to amend SUP (#2011-0082) to extend the SUP expiration date; zoned: OCM(100)/Office Commercial Medium.
Applicant: Claremont Investors, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0002 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0002.

- 4** Special Use Permit #2018-0006
2415 Eisenhower Avenue, Unit 1C - Dunkin Donuts
Public hearing and consideration of a request to amend SUP #2018-0004 for additional hours; zoned: CDD #2/ Coordinated Development District #2.
Applicant: DVA Eisenhower - 2415, LLC

Attachments: [SUP2018-0006 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0006.

- 5** Special Use Permit #2018-0007
6 Prince Street - Misha's Coffee House
Public hearing and consideration of a request to operate a restaurant; zoned: W-1/Waterfront.
Applicant: Misha's at Six Prince, Inc., represented by Mary Catherine Gibbs, attorney

Attachments: [SUP2018-0007 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0007.

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Special Use Permit #2018-0015

333 John Carlyle Street

Public hearing and consideration of a request to amend SUP #2015-0074 to permit office use within a specifically designated location on the ground floor of the building located at 333 John Carlyle Street, Carlyle Block C; zoned: CDD #1/Coordinated Development District #1. Applicant: 1900 Duke Street LP, represented by Kenneth Wire, attorney

Attachments: [SUP2018-0015 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0015.

7

Subdivision #2018-0001

1500, 1600, 1700, 1800, 1900, 2000 North Beauregard Street

Public hearing and consideration of a request for a Subdivision to subdivide one lot into six; zoned: CDD #21/Coordinated Development District #21.

Applicants: 1500 Beauregard, LLC, 1600 Beauregard, LLC, US Bank National Association, As Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-LDP10, Commercial Mortgage Pass-Through Certificates, Series 2007-LDP10 C-III Asset Management LLC, 1800 Beauregard, LLC, 1900 Beauregard, LLC, 2000 Beauregard, LLC, represented by Jonathan Rak, attorney

Attachments: [SUB2018-0001 Staff Report](#)
 [SUB2018-0001 Preliminary Plat](#)

By unanimous consent, the Planning Commission voted to approve Subdivision #2018-0001.

New Business

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Special Use Permit #2018-0008

105 Uhler Terrace

Public hearing and consideration of a request to construct a single-family dwelling on an undeveloped substandard lot. 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 a residential building. The final decision on this special use permit for additional height 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 for

additional height will be removed from the April 14, 2018 City Council docket;
zoned: R-8/Residential Single-family.
Applicant: Uhler Terrace, LLC

Attachments: [SUP2018-0008 Staff Report](#)

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2018-0008. The motion carried on a vote of 7-0.

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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 Staff Report](#)
 [TA2018-0002 Additional Materials](#)

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

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of the map amendment for Rezoning #2018-0001. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chairman Macek, the Planning Commission voted to amend provision (E) under section 6-904 of Text Amendment #2018-0002. The motion carried on a vote of 6-1.

On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, The Planning Commission voted to amend provision (F) under section 6-904 of Text Amendment #2018-0002. The motion carried on a vote of 6-1.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to initiate Text Amendment #2018-0002. The motion carried on a vote of 7-0.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, The Planning Commission voted to recommend approval of Text Amendment #2018-0002 as amended. The motion carried on a vote of 7-0.

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Master Plan Amendment #2017-0007

Rezoning #2017-0004

Development Special Use Permit #2017-0011

Special Use Permit #2017-0112

Transportation SUP #2017-0113

Special Use Permit #2017-0114

Encroachment #2017-0006

901 and 901 A North Fairfax Street - Crowne Plaza Redevelopment

Public hearing and consideration of requests for: (A) a resolution to amend the Old Town North Small Area Plan chapter of the Master Plan to amend the height map to allow for 142 feet in building height; (B) amendment to the official zoning map to change the zone at 901 and 901A North Fairfax Street from OCM(50) to CRMU-X; (C) a Development Special Use Permit and site plan with modifications to construct multifamily dwellings, including special use permit requests to increase the floor area ratio from 1.5 to 2.5 in the CRMU-X zone and to utilize the 30 percent density bonus for art-related uses in Old Town North; (D) a Special Use Permit for a theater (amusement enterprise); (E) a Special Use Permit for a waiver of signage regulations for the theater or art-related use; (F) a Special Use Permit for a Transportation Management Plan; and (G) an Encroachment into the public right-of-way for the landings and stairs for three townhouses and the trail overlook terrace; zoned: OCM(50) / Office Commercial Medium. Applicant: CP Alexandria Owner LLC, represented by Kenneth Wire, attorney

Attachments: [DSUP2017-0011 Staff Report](#)
 [DSUP2017-0011 Site Plan](#)
 [DSUP2017-0011 Encroachment Plat](#)
 [DSUP2017-0011 Additional Materials](#)

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 #2017-0007. The motion carried on a vote of 7-0.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate and recommend approval of Rezoning #2017-0004. The motion carried on a vote of 7-0.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of DSUP #2017-0011 as amended, SUP #2017-0112, SUP #2018-0113, SUP #2018-0114, and ENC #2017-0006. The motion carried on a vote of 7-0.

Other Business

- 11 Commissioner's Reports, Comments & Questions

Minutes

- 12 Consideration of the minutes from the March 6, 2018 meeting.

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

On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to approve the minutes from the March 6, 2018

hearing. The motion carried on a vote of 7-0.

13 Adjournment

The Planning Commission meeting was adjourned at 10:47pm.

Administrative Approvals

SUP# 2018-0014
1800- A Diagonal Road
Request for a change of ownership
Applicant: ARP 1800, LLC
Approved: 03/08/2018

SUP#2018-0004
2415 Eisenhower Ave, 1C
Request for new use
Applicant: DVA Eisenhower- 2415 LLC
Approved: 02/23/2018