

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, September 4, 2018

7:00 PM

City Hall Sisiter Cities Conference 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 .

1 Call To Order

The Planning Commission meeting was called to order at 7:05 pm.
Commissioner McMahon was excused. All other members were present.

Consent Calendar**2**

Special Use Permit #2018-0053
300 Stultz Road - Stevenson Park Ballfield Improvements
Public hearing and consideration of a request for a Special Use Permit for a backstop structure in excess of 15 feet at Stevenson Park; zoned: POS/Public Open Space and Community Recreation.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

Attachments: [SUP2018-0053 Staff Report](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Special Use Permit #2018-0053 as submitted. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

3

Special Use Permit #2018-0055
700 North Patrick Street - Old Town Salon and Spa
Public hearing and consideration of a request for a Special Use Permit extension for a non-conforming hair salon use; zoned: RB/Townhouse.
Applicant: Sophea Nuth

Attachments: [SUP2018-0055 Application Materials](#)

Without objection, the Planning Commission voted to defer Special Use Permit #2018-0055 due to deficient noticing.

4

Special Use Permit #2018-0057
405 Fannon Street - Parking Reduction
Public hearing and consideration of a request for a parking reduction; zoned: I/Industrial.
Applicant: 405 F, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0057 Staff Report](#)

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0057 as amended. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

5

Special Use Permit #2018-0058
4620 A Kenmore Avenue (parcel address: 4550 Kenmore Avenue) - Doyle's

Outpost

Public hearing and consideration of a request for a special use permit for an amusement enterprise featuring laser tag, arcade games, and a virtual reality attraction; zoned: CG/Commercial General.

Applicant: Doyle’s Outpost, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0058 Staff Report](#)

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0058 as amended. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

6

Special Use Permit #2018-0059

300 South Pickett Street - The Trade Center Shopping Village Signage

Public hearing and consideration of a request for a Special Use Permit for additional square footage for a sign and for signage above a roofline; zoned: CDD #8/Coordinated Development District #8.

Applicant: The Trade Center, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0059 Staff Report](#)

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0059 as amended. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

7

Special Use Permit #2018-0068

6 Prince Street - Misha’s Coffee House

Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor rooftop dining seats at an existing restaurant; zoned: W-1/Waterfront Mixed Use.

Applicant: Misha’s at 6 Prince, Inc., represented by Mary Catherine Gibbs, attorney

Attachments: [SUP2018-0068 Staff Report](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Special Use Permit #2018-0068 as amended. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent

8

Encroachment #2018-0009

815 Green Street

Public hearing and consideration of a request for an Encroachment adjacent to 815 Green Street into the public right-of-way for a fence and existing steps; zoned: RM/Townhouse.

Applicant: Cecily Crandall

Attachments: [ENC2018-0009 Staff Report](#)

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Encroachment #2018-0009 as submitted. The motion carried on a voted of 5 to 1, with Commissioner Brown voting against, and Commissioner McMahon absent.

9

Encroachment #2018-0011
 100 East Luray Avenue
 Public hearing and consideration of a request for an Encroachment along Newton Street and adjacent to 100 East Luray Avenue into the public right-of-way to add a fence and provide side yard access at a residential property; zoned: R-2-5/Single and Two-family.
 Applicant: Brian and Katherine Bartholomay

Attachments: [ENC2018-0011 Staff Report](#)

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2018-0011 as submitted. The motion carried on a voted of 5 to 1, with Commissioner Brown voting against, and Commissioner McMahon absent.

10

Text Amendment #2018-0009
 Potomac Yard Design Advisory Committee
 A) Initiation of a Text Amendment; and B) Public hearing and consideration of a request for a Text Amendment to the Zoning Ordinance to amend section 5-610(B) to amend the composition of the Potomac Yard Design Advisory Committee (PYDAC) to add an additional seat.
 Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA18-0009 Staff Report](#)

By unanimous consent, the Planning Commission voted to initiate Text Amendment #2018-0009.

By unanimous consent, the Planning Commission voted to recommend approval of Text Amendment #2018-0009 as submitted.

11

Development Special Use Permit #2017-0021
 1200 North Quaker Lane - Episcopal High School Faculty Housing
 Public hearing and consideration of a request for a Development Special Use Permit to construct 6 single-family faculty homes on Goodwin Lane on the grounds of an existing private school; zoned: R-20/Single-family.
 Applicant: Protestant Episcopal High School, represented by Duncan Blair, attorney

Attachments: [DSUP2017-0021 Staff Report](#)

[DSUP2017-0021 Site Plan](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Special Use Permit #2017-0021 as submitted. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

12

Development Special Use Permit #2018-0015
 2415 Eisenhower Avenue - Hoffman Block 8/Dunkin Donuts
 Public hearing and consideration of a request for a Development Special Use Permit to allow supply deliveries and loading and unloading activities between 4am and 11pm at a restaurant; zoned: CDD#2/Coordinated Development District #2.
 Applicant: DVA Eisenhower-2415 LLC, represented by Frank Stearns, attorney

Attachments: [DSUP2018-0015 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of DSUP #2018-0015 as submitted.

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Information Items:
 - Census 2020 Complete Count Committee
 - Green Building Policy Update Task Force
 - Temporary change to the composition of the Eisenhower West - Landmark/Van Dorn Implementation Advisory Group for the duration of the Landmark Mall re-planning process

Attachments: [Memo & Attachments](#)

This item was removed from consent. The Planning Commission received an update on the information items.

New Business

14

Master Plan Amendment #2018-0003
 450, 510, 601, 610, 619, 620, 621, 623, 631, 700 South Patrick Street, 1007 Franklin Street, 900 Wolfe Street, 901 Gibbon Street, 598, 416, 601 South Alfred Street, 431 South Columbus Street - Route 1 South Housing Affordability Strategy
 A) Initiation of a Master Plan Amendment; and B) Public hearing and consideration of an amendment to the Southwest Quadrant Small Area Plan chapter of the Master Plan to incorporate the Route 1 South Housing Affordability Strategy.
 Staff: City of Alexandria Department of Housing and Department of Planning & Zoning

Attachments: [MPA2018-0003 Staff Report](#)

On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to adopt a resolution to recommend approval of MPA #2018-0003. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of MPA #2018-0003 as

amended. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

15

Special Use Permit #2018-0067

1501, 1503, & 1505 Mount Vernon Avenue - Charlie's on the Avenue

Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor seating and extend the hours of operation at an existing restaurant; zoned: CL/Commercial Low.

Applicant: NOVA Hospitality, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0067 Staff Report](#)

On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of SUP #2018-0067 as amended. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

16

Special Use Permit #2018-0060

1106 and 1108 King Street - Augie's Mussel House and Patio

Public hearing and consideration of a request for a special use permit amendment to add indoor and outdoor seating, add outdoor live entertainment, extend hours of operation, and delete a condition requiring 15 off-street parking spaces at an existing restaurant; zoned: KR/King Street Urban Retail.

Applicant: Eat Augie's, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0060 Staff Report](#)

On a motion by Vice Chair Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of SUP #2018-0060 as amended. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

17

Special Use Permit #2018-0032

219 King Street - 219 King Street Restaurant

Public hearing and consideration of a request for a Special Use Permit for the intensification of a grandfathered use to extend hours, add indoor and outdoor seats, and add live entertainment to an existing restaurant; zoned: KR/King Street Urban Retail.

Applicant: Yupaporn Chardentra, represented by Paul Solon, architect

Attachments: [SUP2018-0032 Staff Report](#)

September 6, 2018 - Continuation of Planning Commission September 4, 2018 Hearing

On a motion made by Commissioner Brown and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2018-0032, as amended. The motion carried on a vote of 5-0, with Vice Chairman Macek and Commissioner McMahon absent.

18 Special Use Permit #2018-0052
 116 King Street - Urbano 116
 Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor carry-out service to an existing restaurant; zoned: KR/King Street Urban Retail.
 Applicant: Urbano 116, LLC

Attachments: [SUP2018-0052 Staff Report](#)

September 6, 2018 - Continuation of Planning Commission September 4, 2018 Hearing

On a motion made by Commissioner Lyle and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2018-0052, as amended. The motion carried on a vote of 5-0, with Vice Chairman Macek and Commissioner McMahon absent.

19 Encroachment #2018-0008
 116 King Street - Urbano 116
 Public hearing and consideration of a request for an Encroachment adjacent to 116 King Street into the public right-of-way for a customer service line and access to an outdoor carry-out window; zoned: KR/King Street Urban Retail.
 Applicant: Urbano 116, LLC

Attachments: [ENC2018-0008 Staff Report](#)

September 6, 2018 - Continuation of Planning Commission September 4, 2018 Hearing

On a motion made by Commissioner Lyle and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of ENC #2018-0008 as submitted. The motion carried on a vote of 5-0 with Vice Chairman Macek and Commissioner McMahon absent.

20 Encroachment #2018-0001
 2701 Dewitt Avenue
 Public hearing and consideration of a request for an Encroachment adjacent to 2701 Dewitt Avenue and East Randolph Avenue into the public right-of-way for an existing fence; zoned: R2-5/Single and Two-family.
 Applicant: Jesse and Rachel Houck

Attachments: [ENC2018-0001 Staff Report](#)

September 6, 2018 - Continuation of Planning Commission September 4, 2018 Hearing

On a motion made by Commissioner Lyle and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2018-0001 as submitted. The motion carried on a vote of 5-0, with Vice Chairman Macek and Commissioner McMahon absent.

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Master Plan Amendment #2018-0002
 Rezoning #2018-0002
 Development Special Use Permit #2017-0020
 Encroachment #2018-0006
 Transportation Management Plan Special Use Permit #2018-0042
 1200 & 1230 North Henry Street
 Public hearing and consideration of requests for: (A) a Master Plan Amendment to amend the Development Table & the Land Use table of the Braddock Metro Neighborhood Plan to list the individual sites located within the Route 1 Triangle Site (Site 8) and revise the zoning and maximum allowable floor area for this site; (B) a map amendment to amend the zoning from OCM(50) to CRMU-H; (C) a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground floor retail and day care on a portion of the first and second floors including Special Use Permits to increase the maximum permitted floor area ratio to 2.5 and requesting bonus density and height for the provision of affordable housing pursuant to Section 7-700; (D) an Encroachment on North Fayette Street and North Henry Street into the public right-of-way for building canopies; and (E) a Transportation Management Plan Special Use Permit; zoned: OCM(50)/Office Commercial Medium (50).
 Applicant: 1200 N. Henry, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2017-0020 Staff Report](#)
 [DSUP2017-0020 Site Plan](#)

September 6, 2018 - Continuation of Planning Commission September 4, 2018 Hearing

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval to adopt a resolution for Master Plan Amendment #2018-0002. The motion carried on a vote of 5 to 0, with Vice Chair Macek and Commissioner McMahon absent.

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2018-0002, Development Special Use Permit #2017-0020, Encroachment #2018-0006, and Transportation Management Plan Special Use Permit #2018-0042 as submitted. The motion carried on a vote of 5 to 0, with Vice Chair Macek and Commissioner McMahon absent.

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The applicant has requested a deferral for this item.

Development Special Use Permit #2018-0003
 Special Use Permit #2018-0064 (Hotel and Additional Mechanical Penthouse)
 Special Use Permit #2018-0063 (Restaurant)
 Special Use Permit #2018-0040 (Parking Reduction and Valet Parking)
 Transportation Management Plan Special Use Permit #2018-0041

Encroachment #2018-0005

114 South Washington Street & 699 Prince Street

Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street); (B) Special Use Permits for a hotel and to allow an additional mechanical penthouse (699 Prince Street); (C) a Special Use Permit for a restaurant (114 S. Washington Street); (D) Special Use Permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street); (E) a Special Use Permit for a Transportation Management Plan (114 S. Washington Street); and (F) an Encroachment into the public right-of-way for a marquee sign on 699 Prince Street; zoned: CD/Commercial Downtown.

Applicant: J. River 699 Prince Street, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2018-0003 Staff Report](#)
 [DSUP2018-0003 Site Plan](#)

Without objection, the Planning Commission voted to defer Development Special Use Permit #2018-0003.

Other Business

23 Commissioner’s Reports, Comments, and Questions

Minutes

24 Consideration of the minutes from the June 5, 2018 Planning Commission meeting.

The Planning Commission will consider the June 5, 2018 Minutes at the October 2 Planning Commission meeting.

25 Adjournment

The Planning Commission meeting was adjourned at 12:35 am.

Administrative Approvals

- SUP #2018-0038
 3525-A Jefferson Davis Highway
 Request for a new use for outdoor dining
 Applicant: CAVA Mezze Grill, LLC
 Approved: 06/06/2018
- SUP #2018-0043

25 S. Pickett Street
Request for a change of ownership
Applicant: Alexandria Chicken, LLC
Approved: 06/13/2018

- SUP # 2018-0044
100 S. Patrick Street
Request for minor amendment to change hours
Applicant: Yogaworks
Approved: 06/06/2018
- SUP #2018-0045
1504 King Street
Request for change of ownership
Applicant: Ruju Hem DC. LLC
Approved: 06/13/2018
- SUP #2018-0047
1106 King Street
Request for a minor amendment for a change of ownership
Applicant: Eat Augies, LLC
Approved: 06/25/2018
- SUP #2018-0050
611 S. Pickett Street
Request for minor amendment to add car wash
Applicant: Eastern Farrington, LLC
Approved: 07/02/2018
- SUP #2018-0051
917 King Street
Request for new use of a restaurant
Applicant: Alexandria Coffee Company
Approved: 07/11/2018
- SUP #2018-0070
2415 Eisenhower Ave, Unit 1D
Request for a new use to operate a restaurant
Applicant: Hee Lee
Approved: 07/26/2018
- SUP #2018-0071
134 Jasper Place
Request for a minor amendment for a change of ownership
Applicant: Julie Alvarado
Approved: 07/31/2018

- SUP #2018-0073
201 East Monroe Ave
Request for a minor amendment to construct an addition
Applicant: David Dively
Approved: 08/24/2018
- SUP #2018-0076
1767 King Street
Request for a change of ownership
Applicant: Ashford Alexandria, LP
Approved: 08/23/2018