

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

**Tuesday, December 4, 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](mailto:PlanComm@alexandriava.gov).

**1 Call To Order**

The Planning Commission meeting was called to order at 7:05 p.m. All members were present at the call to order, with Commissioner Brown arriving at 7:16 p.m.

**Consent Calendar****2**

Special Use Permit #2018-0069

1 Cameron Street (Parcel Address: 5 Cameron Street) - Chart House

Public hearing and consideration of a request for a special use permit amendment for outdoor speakers at an existing restaurant; zoned: CD/ Commercial Downtown.

Applicant: Alexandria Waterfront Associates Limited Partnership

**Attachments:**     [SUP2018-0069 Application Materials](#)

**Without objection, the Planning Commission voted to defer Special Use Permit #2018-0069. The motion carried on a vote of 6-0 (Commissioner Brown was not present for the vote).**

**3**

Special Use Permit #2018-0091

3401 Eisenhower Avenue (Parcel Address: 3699 Eisenhower Avenue)

Public hearing and consideration of a request to amend SUP #95-0169 to replace an existing 150-foot telecommunications monopole with a 190-foot monopole and for a change of ownership; zoned: UT/ Utilities and Transportation.

Applicant: Crown Atlantic Company LLC., represented by Edward L. Donohue

**Attachments:**     [SUP2018-0091 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0091, as submitted. Commissioner Brown was not present for the vote.**

**4**

Special Use Permit #2018-0092

317 Hooffs Run Drive (Parcel Address: 2000 Eisenhower Avenue)

Public hearing and consideration of a request for a wine production use exceeding 3,500 square feet; zoned: CDD #11/ Coordinated Development District #11.

Applicant: Tristan Wright

**Attachments:**     [SUP2018-0092 Staff Report](#)  
                              [SUP2018-0092 Additional Materials](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0092, as submitted. Commissioner Brown was not present for the vote.**

**5**

Special Use Permit #2018-0094

108 North Payne Street

Public hearing and consideration of a request for a parking reduction with lot modifications for a commercial to residential use conversion; zoned: CD/commercial downtown.

Applicant: NIRI Investments, LLC.

**Attachments:**     [SUP2018-0094 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0094, as submitted. Commissioner Brown was not present for the vote.**

**6**

Special Use Permit #2018-0039

765 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P Special Use Permit Extension

Public hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance for Carlyle Special Use Permit (SUP #2015-00024) related to the construction of Carlyle Block P; zoned CDD #1/Coordinated Development District #1.

Applicant: Carlyle Plaza, LLC

**Attachments:**     [SUP2018-0039 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0039, as submitted. Commissioner Brown was not present for the vote.**

**7**

**Mark Center Coordinated Sign Program**

Special Use Permit #2018-0097

1458-1480 North Beauregard Street (Parcel Address: 1460 N. Beauregard) - The Shops at Mark Center

Public hearing and consideration of a request to establish a coordinated sign program located at the existing Shops at Mark Center; zoned: CDD #21/Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0098

935 North Van Dorn Street (Parcel Addresses: 5331A Taney Avenue, 5331 Taney Avenue, 5440 Richenbacher Avenue, and 5364 Richenbacher Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Willow Run at Mark Center Apartment Homes; zoned:

RA/ Multifamily, R-5/ Single-family, and R-20/ Single-family.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0107

1400 North Beauregard Street (Parcel Addresses: 1250 N. Beauregard Street, 5600 Sanger Avenue, and 5711 Sanger Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Brookdale at Mark Center Apartment Homes; zoned: CDD #21/ Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0108

5411A Sheffield Court (Parcel Address: 5501 Sanger Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Lynbrook at Mark Center Apartment Homes; zoned: CDD #21/ Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0109

5797A Rayburn Avenue (Parcel Addresses: 1350 N. Beauregard Street and 5650 Rayburn Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Stoneridge at Mark Center Apartment Homes; zoned: CDD #21/ Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

**Attachments:** [Memorandum for Mark Center Coordinated Sign Program](#)

[SUP2018-0097 Staff Report](#)

[SUP2018-0098 Staff Report](#)

[SUP2018-0107 Staff Report](#)

[SUP2018-0108 Staff Report](#)

[SUP2018-0109 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0097, Special Use Permit #2018-0098, Special Use Permit #2018-0107, Special Use Permit #2018-0108, and Special Use Permit #2018-0109, as submitted. Commissioner Brown was not present for the vote.**

## New Business

8

Master Plan Amendment #2018-0006

Text Amendment #2018-0012

Rezoning #2018-0005

Coordinated Development District Conceptual Design Plan #2018-0005

Development Special Use Permit #2018-0006

Transportation Management Plan Special Use Permit #2018-0077

Vacation #2018-0002

880 and 890 South Pickett Street and 620 Burnside Place - Public

Storage/BoatUS

Public hearing and consideration of requests for: (A) an amendment to the Eisenhower West Small Area Plan chapter of the Master Plan to amend the land use designation for the site to allow self-storage; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish CDD #26; (C) an amendment to the official zoning map to change the zone from I to CDD#26/Coordinated Development District #26; (D) for a Coordinated Development District Conceptual Design Plan; (E) a Development Special Use Permit, with site plan and with modifications, to construct a self-storage building with ground-level commercial/production/wholesale/repair uses and including a Special Use Permit for a parking reduction; (F) a Special Use Permit for a Transportation Management Plan; and (G) vacation of public right-of-way adjacent to the intersection of South Pickett Street and Burnside Place; zoned: I / Industrial. (Eisenhower West Small Area Plan)

Applicant: City of Alexandria (Text Amendment only) and PS Southeast One, Inc., represented by Mark Viani, attorney

**Attachments:**    [DSUP2018-0006 Staff Report](#)  
                              [DSUP2018-0006 Site Plan](#)  
                              [DSUP2018-0006 CDD Concept Plan](#)  
                              [DSUP2018-0006 Additional Materials](#)

On a motion by Vice Chair Macek, and seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0006, as amended. The motion carried on a vote of 5-2, with Commissioner Lyle and Commissioner Wasowski voting against.

On a motion by Vice Chair Macek, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2018-0012. The motion carried on a vote of 5-2, with Commissioner Lyle and Commissioner Wasowski voting against. On a motion by Vice Chair Macek, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval

of Text Amendment #2018-0012, as submitted. The motion carried on a vote of 5-2, with Commissioner Lyle and Commissioner Wasowski voting against.

On a motion by Vice Chair Macek, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2018-0005, as submitted. The motion carried on a vote of 5-2, with Commissioner Lyle and Commissioner Wasowski voting against.

On a motion by Vice Chair Macek, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan #2018-0005, Development Special Use Permit #2018-0006, and Transportation Management Plan Special Use Permit #2018-0077, as amended. The motion carried on a vote of 5-2, with Commissioner Lyle and Commissioner Wasowski voting against.

On a motion by Vice Chair Macek, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Vacation #2018-0002, as submitted. The motion carried on a vote of 5-2, with Commissioner Lyle and Commissioner Wasowski voting against.

9

Master Plan Amendment #2018-0007

Text Amendment #2018-0016

Rezoning #2018-0007

Coordinated Development District Conceptual Design Plan #2016-0003

504 South Van Dorn Street; 5650, 5660, and 5730 Edsall Road; and 501 and 611

South Pickett Street - Greenhill / West Alexandria Properties

Public hearing and consideration of requests for: (A) amendments to the Landmark-Van Dorn Small Area Plan chapter of the Master Plan to amend the land use designation for the site to include hotel use, amend the minimum required office square footage in Block J of the Plan to allow for either hotel or office uses, increase the maximum allowable residential square footage in Block J of the Plan from 1.45 million square feet to 1.9 million square feet, increase the maximum allowable height for the site from between 65 and 120 feet to between 85 and 145 feet, and to increase the maximum floor area ratio (FAR) allowed at the site from 2.0 FAR to 2.52 FAR; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish Coordinated Development District (CDD) #27; (C) amendments to the official zoning map to change the zoning designation for 5650, 5660, and 5730 Edsall Road and 501 South Pickett Street from CG to CDD#27, for 504 South Van Dorn Street from CG and I to CDD#27, and for 611 South Pickett Street from I to CDD#27 and (D) a request for a Coordinated Development District Conceptual Design Plan; zoned: I / Industrial and CG / Commercial General. (Landmark-Van Dorn Small Area Plan)

Applicant: City of Alexandria (Text Amendment only) and Greenhill Capital Corp.,

represented by Mary Catherine Gibbs, Attorney

**Attachments:**    [CDD Concept Plan #2016-0003 Staff Report](#)  
                              [CDD Concept Plan #2016-0003](#)  
                              [CDD Concept Plan #2016-0003 Additional Materials](#)

On a motion by Vice Chair Macek, and seconded by Commissioner Wasowski, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0007, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

On a motion by Vice Chair Macek, and seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2018-0016. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself. On a motion by Vice Chair Macek, and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2018-0016, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

On a motion by Vice Chair Macek, and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Rezoning #2018-0007, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

On a motion by Vice Chair Macek, and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan #2016-0003, as amended. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

## Other Business

- 10                      Commissioner's Reports, Comments, and Questions.

## Minutes

- 11                      Consideration of the minutes from the October 2, 2018 Planning Commission meeting.

**Attachments:**    [October 2, 2018 Minutes](#)

Without objection, the Planning Commission voted to defer consideration of the October 2, 2018 minutes.

- 12                      Consideration of the minutes from the October 4, 2018 Planning Commission meeting.

**Attachments:**    [October 4, 2018 Minutes](#)

Without objection, the Planning Commission voted to defer consideration of the October 4, 2018 minutes.

**13 Adjournment**

The Planning Commission meeting was adjourned at 12:16 a.m.

**14 Administrative Approvals**

Special Use Permit # 2018-0095

115 S. Union Street

Request for change of ownership

Applicant: 115 South Union Street, LLC

Approved: 11/20/2018

Special Use Permit # 2018-0099

1320 Prince Street

Request for new use of a restaurant

Applicant: Whitney & Jason Langone

Approved: 11/19/2018

Special Use Permit # 2018-0100

530 First Street/901 N. St. Asaph Street

Request for change of ownership

Applicant: Oak Alexandria, LLC

Approved: 11/13/2018