

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, November 1, 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 7:06 p.m. All members were present at the call to order, with Commissioner Brown arriving at 7:20 p.m.

**Consent Calendar****2 The applicant has requested a deferral for this item.**

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 to 0 (Commissioner Brown was not present for the vote).**

**3 Special Use Permit #2018-0087**

300 Montgomery Street - Montgomery Center

Public hearing and consideration of a request for a special use permit for additional square footage for a projecting sign on the corner of North Fairfax Street and Montgomery Street; zoned: CRMU-X/ Commercial Residential Mixed-use (Old Town North).

Applicant: Bruce Machanic

**Attachments:** [SUP2018-0087 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0087, as submitted. Commissioner Brown was not present for the vote.**

**New Business****4 Special Use Permit #2018-0086**

215 South Union Street - B. Doughnut

Public hearing and consideration of a request for a special use permit to operate a restaurant; zoned: W-1/ Waterfront Mixed-use.

Applicant: LaPlata Doughnuts, LLC

**Attachments:** [SUP2018-0086 Staff Report](#)

**On a motion by Commissioner McMahon, and seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Special Use Permit #2018-0086, as submitted. The motion carried on a vote of 6-0 (Commissioner Brown was not present for the vote).**

5

Master Plan Amendment #2018-0009

Rezoning #2018-0004

309 North Patrick Street

Public hearing and consideration of requests for: (A) an amendment to the Braddock Road Metro Station Small Area Plan to amend the land use designation from CL/ Commercial Low to RM/Residential Medium; (B) to rezone a lot from CL/ Commercial Low with a proffer to RB/ Townhouse; zoned: CL/Commercial Low with proffer.

Applicant: Zelaya Homes, LLC, represented by Mary Catharine Gibbs, attorney

**Attachments:**     [REZ2018-0004 Staff Report](#)  
                              [REZ2018-0004 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0009. The motion carried on a vote of 7-0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Master Plan Amendment #2018-0009 and Rezoning #2018-0004, as submitted. The motion carried on a vote of 7-0.**

6

Development Special Use Permit #2017-0006

Transportation Management Plan Special Use Permit #2018-0048

3846 King Street - Fairlington Presbyterian Church

Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a multifamily residential building including a special use permit to increase the floor area ratio in exchange for affordable housing units pursuant to Section 7-700 of the Zoning Ordinance and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance; and (B) a special use permit for a tier 1 transportation management plan; zoned: RA/Multifamily.

Applicants: Wesley Housing Development Corporation and Fairlington Presbyterian Church Corporation, represented by Duncan Blair, attorney

**Attachments:**     [DSUP2017-0006 Staff Report](#)  
                              [DSUP2017-0006 Site Plan](#)  
                              [DSUP2017-0006 Additional Materials](#)

**On a motion by Vice Chairman Macek, and seconded by Commissioner**

**Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0006 and Transportation Management Plan Special Use Permit #2018-0048, as amended. The motion carried on a vote of 7-0.**

7

Text Amendment #2018-0010

Consolidation of the Boards of Architectural Review

(A) Initiation of a text amendment; and (B) public hearing and consideration of a text amendment to the Zoning Ordinance to amend Article X and add Section 10-400 to create the Alexandria board of architectural review and dissolve the Old and Historic Alexandria District and Parker-Gray District boards of architectural review and to amend Sections 6-403, 7-802, 8-200, 8-602, 9-301, and 11-513 to change the references to the Alexandria board of architectural review.

Staff: City of Alexandria Department of Planning and Zoning

**Attachments:**     [TA2018-0010 Staff Report](#)  
                              [TA2018-0010 Additional Materials](#)

**April 24, 2018: On a motion by Councilman Smedberg, seconded by Vice Mayor Wilson, City Council voted to initiate Text Amendment #2018-0010. The motion carried on a vote of 5-1, with Mayor Silberberg voting against.**

**November 1, 2018: On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2018-0010, as amended. The motion carried on a vote of 7-0.**

8

**Staff has requested a deferral for this item.**

Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy

Staff: City of Alexandria Department of Planning and Zoning

**Without objection, the Planning Commission voted to defer the Eisenhower West-Landmark Van Dorn Developer Contribution Policy recommendation item. The motion carried on a vote of 6 to 0 (Commissioner Brown was not present for the vote).**

## Other Business

9

City of Alexandria Strategic Facilities Plan 2018

Information item: Update on the City Strategic Facilities Plan

Staff: City of Alexandria, Department of General Services

**Attachments:**     [Strategic Facilities Plan 2018 Information Materials](#)  
                              [Strategic Facilities Plan 2018 Additional Materials](#)

**Jeremy McPike, Director in Department of General Services gave the Planning Commission an update on the City's Strategic Facilities Plan 2018.**

10 Commissioner’s Reports, Comments, and Questions.

**Minutes**

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

**Attachments:**     [June 5, 2018 Minutes](#)

**On a motion by Vice Chair Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of June 5, 2018, as amended. The motion carried on a vote of 6 to 0,with Commissioner McMahon abstaining.**

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

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

**On a motion by Vice Chair Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of September 4, 2018, as amended. The motion carried on a vote of 6 to 0,with Commissioner McMahon abstaining.**

13 Consideration of the minutes from the September 6, 2018 Planning Commission meeting.

**Attachments:**     [September 6, 2018 Minutes](#)

**On a motion by Vice Chair Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of September 6, 2018, as amended. The motion carried on a vote of 6 to 0,with Commissioner McMahon abstaining.**

**14 Adjournment**

The Planning Commission meeting was adjourned at 10:32 p.m.

**15 Administrative Approvals**

Special Use Permit #2018-0072  
1623 Duke Street  
Request for a change of ownership  
Applicant: Yates Table Restaurant, LLC  
Approved: 10/15/2018

Special Use Permit #2018-0088  
2419 Mount Vernon Ave

Request for new use for a restaurant

Applicant: The Snack Bar, LLC

Approved: 10/15/2018

Special Use Permit #2018-0089

115 & 119 S. Royal Street

Request for a change of ownership

Applicant: Fontaine Caffe, Inc.

Approved: 10/15/2018