

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 5, 2019

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 7:01 p.m. All members were present at the call to order.

2 Election of Planning Commission Officers

The Planning Commission elected Nathan Macek as Chair and elected Maria Wasowski as Vice Chair.

Consent Calendar**3 Special Use Permit #2018-0114**

3000, 3006, 3012, & 3012A Duke Street - Yates Pizza

Public hearing and consideration of a request for a special use permit to operate a restaurant with outdoor dining, indoor and outdoor live entertainment, and a valet parking service; zoned: CG/ Commercial General.

Applicant: Jeffery Lee Yates Trust, represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0114 Staff Report](#)
 [SUP2018-0114 Additional Materials](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2018-0114, as submitted. The motion carried on a vote of 7-0.

4 Special Use Permit #2018-0117

3225 Colvin Street - DC Poultry Market

Public hearing and consideration of a request for a special use permit to operate a retail shopping establishment and a butchery with live poultry; zoned: I/ Industrial.

Applicant: DC Poultry Market Corporation

Attachments: [SUP2018-0117 Staff Report](#)
 [SUP2018-0117 Additional Materials](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2018-0117, as submitted. The motion carried on a vote of 7-0.

New Business**5 & 6 Special Use Permit #2018-0093**

600 Montgomery Street - Hank's Pasta Bar

Public hearing and consideration of a request to amend a restaurant special use permit (SUP #2015-0046) (1) to increase hours of operation, (2) to increase the

number of indoor and outdoor seats, (3) for a parking reduction (4) to add outdoor speakers, and (5) for an increase in Floor Area Ratio (FAR) for the addition of rooftop outdoor dining; zoned: CDX/ Commercial Downtown (Old Town North)
Applicant: Hank's Pasta Bar, LLC., represented by David L. Chamowitz, attorney

Encroachment #2018-0012

600 Montgomery Street - Hank's Pasta Bar

Public hearing and consideration of a request for an encroachment into the public right-of-way for additional outdoor dining at a restaurant; zoned: CDX/ Commercial Downtown (Old Town North).

Applicant: Hank's Pasta Bar, LLC., represented by David L. Chamowitz, attorney

Attachments: [SUP2018-0093 Staff Report](#)
 [ENC2018-0012 Staff Report](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2018-0093, as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2018-0012, as submitted. The motion carried on a vote of 7-0.

7

Special Use Permit #2018-0112

833 South Pickett Street (Parcel Address: 821 South Pickett Street) - Caliber Collision

Public hearing and consideration of a request for a special use permit to operate a general automobile repair business; zoned: I/ Industrial.

Applicant: Bret Flory

Attachments: [SUP2018-00112 Staff Report](#)

On a motion by Commissioner Brown, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2018-0112, as submitted. The motion carried on a vote of 7-0.

8

Special Use Permit #2018-0116

1400 Duke Street - Executive Diner

Public hearing and consideration of a request to amend a restaurant special use permit (SUP#2016-0041) to add indoor and outdoor seating and to increase hours of operation; zoned: OCM(50)/ Office Commercial Medium (50).

Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney

Attachments: [SUP2018-0116 Staff Report](#)
 [SUP2018-0116 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2018-0116, as amended. The motion carried on a vote of 7-0.

**9 &
10**

Special Use Permit #2018-0056

3 Pioneer Mill Way (Parcel Address: 300 Strand Street) - Restaurant

Public hearing and consideration of a request to amend a restaurant special use permit (SUP2015-0014) to change the ownership and make minor seating adjustments; zoned: W-1/ Waterfront Mixed-Use.

Applicant: Alexandria Restaurant Partners, LLC., represented by Jonathan P. Rak, attorney

Special Use Permit #2018-0118

1 & 2 Pioneer Mill Way (Parcel Address: 300 Strand Street) - Café and Outdoor Seating

Public hearing and consideration of a request for a special use permit to establish a café/restaurant use with outdoor pier seating; zoned: W-1/ Waterfront Mixed-Use.

Applicant: Alexandria Restaurant Partners, LLC., represented by Jonathan P. Rak, attorney

Attachments: [SUP2018-0056 Staff Report](#)
 [SUP2018-0118 Staff Report](#)
 [SUP2018-0056 & SUP2018-0118 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0056, as amended. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0118, as amended. The motion carried on a vote of 7-0.

11

Text Amendment #2019-0001

Commercial to Residential Reversions

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to create a new section to allow properties that meet certain criteria to revert to residential use if the property was previously residential and is currently a commercial use.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2019-0001 Staff Report](#)

On a motion by Vice Chair Wasowski, and seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2019-0001. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

On a motion by Vice Chair Wasowski, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2019-0001, as submitted. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

12

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

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 use and to clarify the definition of "PWR" uses to exclude storage/warehouse uses; (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) a Coordinated Development District Conceptual Design Plan; (E) a Development Special Use Permit and site plan with modifications, to construct an interim surface parking lot and a self-storage building with ground-level commercial/production/wholesale/repair uses, including a Special Use Permit for a parking reduction; and (F) a Special Use Permit for a Transportation Management Plan; zoned: I / Industrial (Eisenhower West Small Area Plan).

Applicant: City of Alexandria (Text Amendment and portion of Master Plan 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 Commissioner Koenig, and seconded by Commissioner Brown, the Planning Commission voted to initiate Master Plan Amendment #2018-0006. The motion carried on a vote of 5-2, with Commissioner Lyle and Vice Chair Wasowski voting against. On a motion by Commissioner Koenig, and seconded by Commissioner Brown, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0006, as submitted. The motion carried on a vote of 5-2, with Commissioner Lyle and Vice Chair

Wasowski voting against.

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

On a motion by Commissioner Koenig, 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 Vice Chair Wasowski voting against.

On a motion by Commissioner Koenig, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design 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 Vice Chair Wasowski voting against.

13 Other Business

Commissioner's Reports, Comments, and Questions.

Minutes

- 14 Consideration of the minutes from the February 5, 2019 Planning Commission meeting.

Attachments: [February 5, 2019 Minutes](#)

On a motion by Commissioner McMahon, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of February 5, 2019, as amended. The motion carried on a vote of 7-0.

- 15 Consideration of the minutes from the February 7, 2019 Planning Commission meeting.

Attachments: [February 7, 2019 Minutes](#)

On a motion by Commissioner McMahon, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of February 7, 2019, as submitted. The motion carried on a vote of 7-0.

16 Adjournment

The Planning Commission meeting was adjourned at 11:11 p.m.

17 Administrative Approvals

Special Use Permit #2018-0106

2601 Mainline Blvd

Request to provide an interim surface parking lot for construction workers

Applicant: WMATA

Approved: 02/11/2019

Special Use Permit #2019-0001

710 King Street

Request for a change of ownership for a restaurant

Applicant: William L. Gross

Approved: 02/01/2019

**For reasonable disability accommodation, contact
Graciela.Moreno@alexandriava.gov or 703.746.3808, Virginia Relay 711.**