

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

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

The Planning Commission will hold a **Work Session** prior to the public hearing to discuss the following item:

Eisenhower East Small Area Plan Update

The **Work Session** will begin at 6:00 PM and go until approximately 7:00 PM and will be held in the City Council Workroom located on the 2nd floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

## 1 Call To Order

**The Planning Commission meeting was called to order at 7:10 PM. Vice Chair Wasowski was excused. All other members were present at the call to order, with Commissioner McMahon arriving at 7:33 PM.**

## Consent Calendar

2

Special Use Permit #2019-0023

201 East Monroe Avenue

Public hearing and consideration of a special use permit to add floor area for the construction of a detached two-car garage (amending SUP #2018-0073); zoned: R-2-5/ Single- and two-family.

Applicant: Robert K. Miller

**Attachments:**     [SUP2019-0023 Staff Report](#)  
                          [SUP2019-0023 Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-0023, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.**

3

Special Use Permit #2019-0029

300 King Street (Parcel Address: 302 King Street) - Kisso Asian Bistro

Public hearing and consideration of a request for a special use permit to operate a restaurant with live entertainment on the basement level of a grandfathered restaurant; zoned: KR/ King Street Urban Retail.

Applicant: Ren Yong Cai, represented by David L. Chamowitz, attorney

**Attachments:**     [SUP2019-0029 Staff Report](#)

**This item was removed from consent. On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0029, as amended. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.**

- 4 Development Special Use Permit #2019-0009  
2331 Mill Road - Eisenhower Center III Amendment  
Public hearing and consideration of a request for a development special use permit (amending DSUP #2004-0041) to permit ground floor uses in addition to retail uses; zoned: CDD#2/ Coordinated Development District #2.  
Applicant: Eisenhower Mill Properties LLC, c/o Simpson Development Co., represented by Agnes Artemel

**Attachments:** [DSUP2019-0009 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0009, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.**

- 5 Rezoning #2019-0004  
101 East Windsor Avenue - Residential Rezoning  
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone from RB/Townhouse zone to R-2-5/Single- and two-family zone; zoned: RB/ Townhouse.  
Applicant: David C. Vondle and Patricia Barry, represented by Duncan W. Blair, attorney

**Attachments:** [REZ2019-0004 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2019-0004, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.**

## New Business

- 6 Green Building Policy  
Public hearing and consideration of the City's Green Building Policy.  
Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [Green Building Policy Staff Report](#)  
[2019 Green Building Policy](#)  
[Green Building Policy Additional Materials](#)

**On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of the Green Building Policy, as amended. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Vice Chair Wasowski absent.**

- 7 Open Space in New Development  
Public hearing and consideration of recommendations for shared expectations for

open space in new development.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**     [Open Space in New Development Staff Report](#)  
                              [Open Space in New Development Additional Materials](#)

**On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the Open Space in New Development docket item, as amended. The motion carried on a vote of 6-0, with and Vice Chair Wasowski absent.**

8

Environmental Action Plan Phase 2

Public hearing and consideration of the Phase 2 updates to the Green Building and Land Use and Open Space chapters of the City's Environmental Action Plan.

Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services, General Services, and Recreation, Parks, and Cultural Activities.

**Attachments:**     [EAP Phase 2 Staff Report](#)  
                              [EAP Phase 2 Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to defer the Environmental Action Plan Phase 2 Update. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.**

9

Text Amendment #2019-0003

Residential Garages

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 7-2500 related to residential garages, create and amend definitions in Article II related to residential garages, amend section 11-1302 to create a special exception process for attached garages with vehicle openings facing the street, and to amend section 7-2200 by moving the Tree Coverage Requirements from section 7-2507 there.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**     [TA2019-0003 Staff Report](#)  
                              [TA2019-0003 Additional Materials](#)

**On a motion by Commissioner Lyle, and seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2019-0003. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.**

**On a motion by Commissioner Lyle, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2019-0003, as amended. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.**

- 10** Special Use Permit #2019-0024  
3475 North Beauregard Street & 4610 King Street - Guidepost Montessori  
Public hearing and consideration of a request for a special use permit to operate a private academic school with over 20 students and a day care center; zoned: CRMU-H/ Commercial Residential Mixed Use (High).  
Applicant: Guidepost A, LLC., represented by Duncan W. Blair, attorney

**Attachments:** [SUP2019-0024 Staff Report](#)

**On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0024, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.**

- 11** Development Site Plan #2018-0022  
2903 Mount Vernon Avenue - Bonaventure Offices  
Public hearing and consideration of a request for a development site plan with modifications to renovate an existing service garage, add an addition, and convert the building into an approximately 4,500 square foot office building; zoned: CL/ Commercial Low.  
Applicant: DE 2903 Mt Vernon and 104 Hume, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [DSP2018-0022 Staff Report](#)  
[DSP2018-0022 Site Plan](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve of Development Site Plan #2018-0022, as submitted. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.**

## **12 Other Business**

Commissioner's Reports, Comments, and Questions.

## **Minutes**

- 13** Consideration of the minutes from the May 7, 2019 Planning Commission meeting.
- Attachments:** [May 7, 2019 Minutes](#)

**On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to approve the minutes of May 7, 2019, as amended. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.**

## **14 Adjournment**

The Planning Commission meeting was adjourned at 10:58 PM.

## 15 Administrative Approvals

Special Use Permit #2019-0015

510 N Fayette Street

Request for a change of ownership for a light auto repair shop

Applicant: Yates Old Town Service, LLC

Approved: 04/01/2019

Special Use Permit #2019-0017

1767 King Street

Request for a change of ownership for a restaurant

Applicant: Ashford TRS Alexandria, LLC

Approved: 04/01/2019

Special Use Permit # 2019-0003

1504-B Mount Vernon Ave.

Request for a change of ownership and minor amendment for additional seating and on premises alcohol sales.

Applicant: Dutpiz Inc.

Approved: 04/15/2019

Special Use Permit #2019-0027

205 S. Whiting Street, Suite 100

Request for a new use for a restaurant

Applicant: Nga Ho

Approved: 04/19/2019

Special Use Permit #2019-0002

127 S. Peyton Street, #101

Request for a change of ownership for a restaurant

Applicant: Jose E. Carranza Gochez

Approved: 04/12/2019

Special Use Permit #2019-0031

3021 Colvin Street

Request for a change of ownership for automotive sales area and general

automobile repair

Applicant: Ahmad M. Waqif

Approved: 04/23/2019

Special Use Permit #2019-0036

530 First Street

Request for change of ownership for a restaurant

Applicant: Mungkorn Thong Inc. DBA Sisters Thai

Approved: 05/09/2019

**For reasonable disability accommodation, contact  
Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**