

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, November 7, 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).

**1 Call To Order**

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

**Consent Calendar****2**

Special Use Permit #2019-0075

1406 King Street (Parcel Address: 1410 King Street) - Deli, News, &amp; More

Public Hearing and consideration of a request for a Special Use Permit to operate a convenience store; zoned: KR/King Street urban retail.

Applicant: Jong Suk Choi

**Attachments:** [SUP2019-0075 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-0075, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.**

**3**

Special Use Permit #2019-0078

705 Prince Street - Your Life Energy

Public Hearing and consideration of a request for a Special Use Permit to operate a health profession office; zoned; RM/Townhouse.

Applicant: Maricela Noble

**Attachments:** [SUP2019-0078 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-0078, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.**

**4**

Development Special Use Permit #2018-0012

1101 and 1102 Finley Lane - Pickett's Ridge Phase II - Fourth 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 and to update standard conditions under Development Special Use Permit #2015-0017; zoned: R-20/ Single-Family.

Applicant: Sutton Building Corporation

**Attachments:** [DSUP2018-0012 Staff Report](#)  
[DSUP2018-0012 Site Plan](#)

**On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Development Special**

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**Use Permit #2018-0012, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.**

**5**

Development Special Use Permit #2019-0021

Special Use Permit #2019-0090

Special Use Permit #2019-0091

650 South Van Dorn Street - Modera Tempo

Public Hearing and consideration of a request for a Development Special Use Permit and site plan with modifications (amending DSUP# 2011-0030) to reallocate residential parking spaces in the garage for commercial/retail uses, including Special Use Permits for a parking reduction to permit more than 30% compact commercial parking spaces and to exceed the maximum commercial parking; zoned: CDD #17/ Coordinated Development District #17.

Applicant: Gateway Holding I, LLC, represented by Kenneth W. Wire, attorney

**Attachments:**     [DSUP2019-0021 Staff Report](#)  
                              [DSUP2019-0021 Site Plan](#)  
                              [DSUP2019-0021 Additional Materials](#)

**This item was removed from consent. On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0021, Special Use Permit #2019-0090, and Special Use Permit #2019-0091, as amended. The motion carried on a vote of 7-0.**

## **Unfinished Business and Items Previously Deferred**

**6**

**The applicant has requested a deferral for this item.**

Encroachment #2019-0004

5601 Courtney Avenue - Virginia Paving Company Encroachment

Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.

Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

**Attachments:**     [ENC2019-0004 Application Materials](#)

**On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to defer Encroachment #2019-0004. The motion carried on a vote of 6-0, with Commissioner Brown absent.**

## **New Business**

**7 & 8**

Special Use Permit #2019-0079

Encroachment #2019-0006

10 Duke Street - The Mill Restaurant

Public Hearing and consideration of a request for (A) a Special Use Permit to operate a restaurant and (B) an Encroachment for a balcony, steps and signage into the public right-of-way on Duke Street; zoned: W-1/ Waterfront mixed use.

Applicant: Murray Bonitt, represented by Duncan W. Blair, attorney

**Attachments:**     [SUP2019-0079 Staff Report](#)  
                              [ENC2019-0006 Staff Report](#)  
                              [ENC2019-0006 Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-0079 and Encroachment #2019-0006, as submitted. The motion carried on a vote of 7-0.**

9

Development Site Plan #2018-0021

1300, 1302, 1310, and 1320 West Braddock Road, 2300 and 2310 Scroggins Road, and 1303, 1305, and 1307 Roosevelt Street - Alexandria Presbyterian Church

Public Hearing and consideration of a request for a Development Site Plan to construct a new church with surface parking; zoned: R-8/ Single-family.

Applicant: Alexandria Presbyterian Church, represented by M. Catharine Puskar, attorney

**Attachments:**     [DSP2018-0021 Staff Report](#)  
                              [DSP2018-0021 Site Plan](#)  
                              [DSP2018-0021 Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve of Development Site Plan #2018-0021, as amended. The motion carried on a vote of 7-0.**

10

Development Special Use Permit #2019-0022

4643 Taney Avenue - Patrick Henry School Amendment

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan (amending DSUP #2016-0009) for an extension to the time of validity under Section 11-418 of the Zoning Ordinance, including Special Use Permits to allow an increase in density and to exceed the allowable off-street parking, to allow interim use of the old school building with a temporary parking lot and driveway during the construction of a new Douglas MacArthur school.; zoned: R-12/ Single-family.

Applicant: Alexandria City Public Schools (ACPS)

**Attachments:**     [DSUP2019-0022 Staff Report](#)  
                                 [DSUP2019-0022 Site Plan](#)  
                                 [DSUP2019-0022 Additional Materials](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0022, as submitted. The motion carried on a vote of 7-0.**

**11**

Development Special Use Permit #2019-0024  
Transportation Management Plan Special Use Permit #2019-0087  
760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Carlyle Plaza Two  
Public Hearing and consideration of request for a development special use permit and site plan (amending DSUP #2013-0025); for a Transportation Management Plan; and for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update conditions; zoned: CDD #11/ Coordinated Development District #11.  
Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney

**Attachments:**     [DSUP2019-0024 Staff Report](#)  
                                 [DSUP2019-0024 Additional Materials](#)

**On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0024 and Transportation Management Plan Special Use Permit #2019-0087, as submitted. The motion carried on a vote of 7-0.**

**12**

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

Discussion Item: Noise Ordinance Update  
Staff: City of Alexandria, Department of Transportation & Environmental Services (T&ES)

**This Land Use and Development (Planning Commission Items) was deferred**

**13**

Text Amendment #2018-0008  
Continuum of Care Facility  
A) Initiation of a Text Amendment and B) Public Hearing and consideration of a Text Amendment to the definitions; residential zones; commercial, office, and industrial zones; mixed use zones; special and overlay zones; and parking sections to define continuum of care facility and allow it as a special use in various zones and establishing the regulations for such use.  
Staff: City of Alexandria Department of Planning & Zoning

**Attachments:**     [TA2018-0008 Staff Report](#)  
                                 [TA2018-0008 Additional Materials](#)

On a motion by Commissioner Brown, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2018-0008. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2018-0008, as submitted. The motion carried on a vote of 7-0.

## 14 Other Business

### Minutes

- 15                      Consideration of the minutes from the September 3, 2019 Planning Commission meeting.

**Attachments:**     [September 3, 2019 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of September 3, 2019, as submitted. The motion carried on a vote of 7-0.

- 16                      Consideration of the minutes from the October 3, 2019 Planning Commission meeting.

**Attachments:**     [October 3, 2019 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of October 3, 2019, as submitted. The motion carried on a vote of 7-0.

## 17 Adjournment

The Planning Commission meeting was adjourned at 10:20 PM.

## 18 Administrative Approvals

Special Use Permit #2019-0068

4514 Venable Avenue

Request for a child care home.

Applicant: Soniya Ashraf

Approved: 8/26/2019

Special Use Permit #2019-0069

101 South Whiting Street, STE 115

Request for a change of ownership for a restaurant

Applicant: PUM's Landmark Deli, LLC

Approved: 10/1/2019

Special Use Permit #2019-0071

909 North Asaph Street

Request for a change of ownership for a restaurant

Applicant: Helen Kwon (Hinata Japanese Restaurant)

Approved: 9/27/2019

Special Use Permit #2019-0073

725 North Washington Street

Request for a change of ownership for an automobile service station

Applicant: North Washington & Madison, Inc

Approved: 10/17/2019

Special Use Permit #2019-0082

606 King Street

Request for a change of ownership for a restaurant

Applicant: Quang Nguyen

Approved: 10/24/2019

Special Use Permit #2019-0083

301 Swamp Fox Road

Request for a change of ownership for a restaurant

Applicant: CalTort Carlyle, LLC t/a California Tortilla

Approved: 10/28/2019

**For reasonable disability accommodation, contact**

**Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**