

# City of Alexandria

301 King St., Room 2300  
Alexandria, VA 22314



## Docket - Final

**Tuesday, December 4, 2012**

**7:30 PM**

**City Hall Council Chambers**

## **Planning Commission**

### *Sign Up to Speak*

*Anyone who wishes to speak at a public hearing must complete a speaker form.*

*Speaker forms may be completed online before the hearing at*

*<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>*

*Speaker forms may also be completed at the hearing or in the Planning & Zoning  
Office in City Hall, 301 King Street Suite 2100.*

**1 Call To Order****Consent Calendar**

- 2** Development Special Use Permit #2012-0017  
1101 Finley Lane - Pickett's Ridge Phase II Extension  
Public hearing and consideration of a request for an extension of a previously approved development special use permit with site plan (DSUP#2009-0007) to construct a single family home on an outlot; zoned R-20/Single-family zone.  
Applicant: Sutton Building Corporation  
**Attachments:** [DSUP12-017 Staff Report to PC](#)
- 3** Development Special Use Permit #2012-0026  
99 Carriage House Circle, 1 - 45 Carriage House Circle - Colonial Heights Amendment  
Public hearing and consideration of a request for an amendment to the Colonial Heights cluster development special use permit and site plan (DSUP #99-0046) to allow second-level decks to homeowners on eligible lots; zoned RT/Townhouse zone.  
Applicant: Colonial Heights Homeowners Association represented by Thomas Collelo, president  
**Attachments:** [DSUP12-026 Staff Report to PC](#)
- 4** Encroachment #2012-0006  
105 King Street - Bay Window at Fish Market Restaurant  
Public hearing and consideration of a request for encroachment of a bay window into the right-of-way; zoned KR/King Street Retail.  
Applicant: Noe Landini  
**Attachments:** [ENC #2012-0006 Staff Report to PC](#)
- 5** Special Use Permit #2012-0070  
600 Russell Road - Maury Elementary  
Public hearing and consideration of a request for a trailer for classroom use and a request for a parking reduction; zoned R5/Single-Family.  
Applicant: Alexandria City Public Schools  
**Attachments:** [SUP12-070 Staff Report](#)

**Unfinished Business and Items Previously Deferred**

- 6A-C** Master Plan Amendment #2012-0008  
Rezoning #2012-0003  
Development Special Use Permit #2012-0011  
1501 Cameron Street (additional addresses include 1605 and 1609 Cameron Street)  
Jefferson Houston School

Public hearing and consideration of requests for: A) a Master Plan Amendment to the Braddock Road Metro Station Small Area Plan chapter of the Master Plan to amend the land use maps for a portion of the property from P/Parks and Open Space to Inst/Institutional and a portion of the property from Inst/Institutional to P/Parks and Open Space and the zoning maps for a portion of the property from POS/Public Open Space to RB/Townhouse and a portion of the property from RB/Townhouse to POS/Public Open Space; B) a Map Amendment (rezoning) to amend the zone for a portion of the property from POS/Public Open Space to RB/Townhouse and a portion of the property from RB/Townhouse to POS/Public Open Space; C) a request for a development special use permit, with site plan, to construct a PreK 8 school with a playing field, playground and associated infrastructure including a special use permit request to increase the building height; zoned POS/Public Open Space and RB/Townhouse. Applicant: Alexandria City School Board represented by Duncan Blair, attorney

**Attachments:** [DSUP12-11 Staff Report to PC](#)

## New Business

7

***Deferred from December hearing prior to the hearing***

Master Plan Amendment #2012-0005

Sanitary Sewer Master Plan

(A) Initiation of a Master Plan Amendment (B) Public hearing and consideration of an amendment to the City's Master Plan to include the Sanitary Sewer Master Plan as a City-wide chapter. Staff: Department of Transportation and Environmental Services

**Attachments:** [MPA 12-005 Sanitary Sewer Master Plan](#)

[MPA12-005 Staff Report and Sanitary Sewer Master Plan](#)

[MPA12-005 Staff Report](#)

8A-D

***Deferred from December hearing by the applicant prior to the hearing***

Master Plan Amendment #2012-0006

Rezoning #2012-0004

Development Special Use Permit #2011-0028

City Charter Section 9.06 Case #2012-0004

114, 116, 116 ½, 118, 118 ½ and 120 East Reed Avenue and 3600

Jefferson Davis Highway - East Reed Multifamily

Public hearing and consideration of a request for a (A) an amendment to the Potomac West Small Area Plan Chapter of the Master Plan to amend the land use map from CDD/Coordinated Development District to CRMU/Commercial Residential Mixed Use and the zoning map from CDD #7/Coordinated Development District to CRMU-M/Commercial residential mixed used medium zone and to amend the height map to increase the allowable height from 45 feet to 60 feet; (B) a map amendment (rezoning) to amend the zone from CDD #7/Coordinated Development District to CRMU-M/Commercial Residential Mixed-Use Medium; (C) a development special use permit, with site plan, to construct a multifamily residential building including special use permit

requests for increased floor area for mixed-use residential/retail development pursuant to Section 5-205(c) of the zoning ordinance and increased floor area and a parking reduction for the provision of affordable housing pursuant to Section 7-700 of the zoning ordinance; and (D) a request for Planning Commission to review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.; zoned CDD#7/Coordinated Development District. Applicant: AHC, Inc represented by Duncan Blair, attorney for MPA #2012-0006, REZ #2012-0004 and DSUP #2011-0028 and City of Alexandria for City Charter Section 9.06 Case #2012 0004

**Attachments:** [DSUP#11-28 Applications](#)

### 9A-C

Master Plan Amendment #2012-0004

CDD Concept Plan #2012-0004

Text Amendment #2012-0006

2900, 2901 Main Line Boulevard; 2900, 3000, 3050 Potomac Avenue; 601, 701 East Glebe Road; 701 and 731 Seaton Avenue - Potomac Yard Landbay G Amendments

Public hearing and consideration of requests for: (A) a master plan amendment to amend the Potomac Yard/Potomac Green Small Area Plan Chapter of the Master Plan to amend the height map to increase the maximum height on Landbay G, Block D from 110 feet to 135 feet; (B) an amendment to previously approved Coordinated Development District concept plan (CDD #2010-0001) to increase office, retail and residential floor area and to decrease hotel floor area with no increase in total net floor area in Landbay G; (C) an initiation of a text amendment and a text amendment to incorporate the amendments to the CDD concept plan; zoned CDD#10/Coordinated Development District #10. Applicant: LBG Parcel D, LLC represented by M. Catharine Puskar, attorney

**Attachments:** [MPA12-04 Staff Report to PC](#)

### 10A-B

Development Special Use Permit #2012-0008

Encroachment #2012-0004

701 East Glebe Road - Potomac Yard Landbay G, Block D (Institute for Defense Analyses)

Public hearing and consideration of requests for: (A) an amendment to the development special use permit with site plan for Landbay G, as amended, to construct two multi-story office buildings with special use permit requests to increase the penthouse height to a maximum of 18 feet and amend the parking requirement, and vision clearance and setback modifications; (B) an encroachment into the public right-of-way; zoned CDD#10/Coordinated Development District #10. Applicant: Institute for Defense Analyses represented by Kenneth Wire, attorney

**Attachments:** [DSUP12-08 Staff Report to PC](#)

### 11

Development Special Use Permit #2011 0029

3737 Seminary Road - Virginia Theological Seminary Chapel of the Ages  
Public hearing and consideration of a request for a Development Special Use Permit, with site plan, to amend SUP #2641, as amended, to expand the use of the property as a Seminary with the construction of a new chapel building and associated infrastructure, and a Special Use Permit pursuant to Section 6-403(c) of the zoning ordinance to increase the permitted height of the steeples on the proposed chapel building; zoned R20/Single family zone. Applicant: The Protestant Episcopal Theological Seminary in Virginia, Inc. represented by Duncan Blair, attorney

**Attachments:** [DSUP11-029 Staff Report to PC](#)

**12**

City Charter Section 9.06 Case #2012-0003  
5325 Polk Avenue - Acquisition of Property for Open Space  
Public hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Recreation, Parks and Cultural Activities

**Attachments:** [SEC 9.06 #2012-003 Staff Report to PC](#)

**13**

Consideration of the minutes of the November 8, 2012 Planning Commission meeting.

**Attachments:** November 8, 2012

## **14 Adjournment**

### **Information**

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

#### **SPECIAL USE PERMIT #2012-0013**

105, 107, and 109 Street

Request for a change of ownership to operate a restaurant.

Applicant: Noe Landini and Franco Landini

#### **SPECIAL USE PERMIT #2012-0055**

815 ½ King Street - Old Town Theater

Request to operate a valet parking.

Applicant: LWK, LLC

#### **SPECIAL USE PERMIT #2012-0060**

309 Lloyds Lane

Request for a minor amendment to construct an addition on a previously approved residential dwelling on a substandard lot.

Applicant: Roland Reynolds

## SPECIAL USE PERMIT #2012-0066

801 Bashford Lane

Request for a minor amendment to increase the hours of operation of a retail market and deli.

Applicant: Quetae Kim

## SPECIAL USE PERMIT #2012-0069

4938 D Eisenhower Avenue

Request for a change of ownership and a minor amendment to increase the hours of operation of an automobile repair business.

Applicant: J & H Auto Repair

## SPECIAL USE PERMIT #2012-0071

693 North Washington Street

(parcel address is 615 North Washington Street)

Request for a change of ownership and minor amendments for on premise alcohol service and delivery service at a restaurant.

Applicant: Teerapong Tangjaitaweek

## SPECIAL USE PERMIT #2012-0073

6300 Stevenson Avenue

Request for a minor amendment to provide onsite alcohol sales at a convenience store.

Applicant: Liberato Bagares

## SPECIAL USE PERMIT #2012-0074

3900 King Street

Request to operate a child day care center/preschool in a church building.

Applicant: Fairlington Preschool by Carol Keller