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

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**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: DSUP11-28 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

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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

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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 Tangjaitaweesuk

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