

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action Docket

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

The Planning Commission meeting was called to order at 7:30 p.m.

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](#)

The Planning Commission recommended approval by unanimous consent.

- 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](#)

This item was removed from the Consent Calendar.

On a motion by Commissioner Lyman, seconded by Vice Chair Dunn, the Planning Commission voted to defer this item. The motion carried on a vote of 6 to 0.

- 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](#)

The Planning Commission recommended approval by unanimous consent.

- 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](#)

This item was removed from the Consent Calendar.

On a motion by Commissioner Wagner, seconded by Commissioner Fossum, the Planning Commission voted to recommended approval with amendments. The motion carried on a vote of 6 to 0.

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](#)

On a motion by Commissioner Wagner, seconded by Commissioner Fossum, the Planning Commission voted to adopt the resolution for MPA#2012-0008. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Commissioner Jennings, the Planning Commission voted to recommend approval of REZ#2012-0003. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Commissioner Fossum,

the Planning Commission voted to recommend approval of DSUP#2012-0011 with amendments. The motion carried on a vote of 6 to 0.

New Business

7

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](#)

The Planning Commission noted the deferral of the request.

8A-D

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](#)

The Planning Commission noted the deferral of the request.

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](#)

On a motion by Commissioner Wagner, seconded by Commissioner Fossum, the Planning Commission voted to adopt the resolution for MPA#2012-0004. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission initiated Text Amendment #2012-0006. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of Text Amendment #2012-0006. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wagner, seconded by Commissioner Fossum, the Planning Commission voted to recommend approval of CDD Concept Plan #2012-0004. The motion carried on a vote of 6 to 0.

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](#)

On a motion by Commissioner Wagner, seconded by Commissioner Fossum, the Planning Commission voted to recommend approval of DSUP#2012-0008 with amendments and ENC #2012-0004. The motion carried on a vote of 6 to 0.

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](#)

This item was heard immediately after the Consent Calendar.

On a motion by Commissioner Fossum, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval. The motion carried on a vote of 6 to 0.

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](#)

This item as heard immediately after the Consent Calendar.

On a motion by Vice Chair Dunn, seconded by Commissioner Fossum, the Planning Commission voted to find the purchase of the property at 5325 Polk Ave consistent with the Master Plan. The motion carried on a vote of 6 to 0.

13

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

Attachments: [November 8, 2012](#)

The Planning Commission approved the minutes of November 8, 2012 without objection.

14 Adjournment

The Planning Commission meeting was adjourned at 12:25 a.m.

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