City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Action Docket

Thursday, November 7, 2013
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 - 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. If this is the first time speaking before the Planning Commission, some helpful information may be found at http://alexandriava.gov/uploadedFiles/planning/revised%20speaker.pdf
1. **Call To Order**

The Planning Commission meeting was called to order at 7:05pm.

**Commissioners Present:** Macek, Lyman, Wagner, Komoroske, Dunn, Wasowski, Hyra.

**New Business**

2. **Special Use Permit #2013-0063**
615-E S. Pickett Street (Parcel Address: 504 S. Van Dorn Street) - Auto Repair Shop

Public Hearing and Consideration of a request to operate a light automobile repair business; zoned CG/Commercial General. Applicant: Anas Al-Hadidi

Planning Commission Action: Recommend Approval 7-0

**Attachments:**  
SUP13-063 Staff Report to Council  
SUP13-063 Presentation

On a motion by Commissioner Macek, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of SUP #2013-0063 as amended. The motion carried on a vote of 7 to 0.

3. **Special Use Permit #2013-0066**
5723 Edsall Road (Parcel Address: 5725 Edsall Road) - Leah Bakery

Public Hearing and Consideration of a request to operate a bakery; zoned CG/Commercial General. Applicant: Mulugeta Alemayehu Wereta

Planning Commission Action: Recommend Approval 7-0

**Attachments:**  
SUP13-066 Staff Report to Council  
SUP13-066 Presentation

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of SUP #2013-0066 as amended. The motion carried on a vote of 7 to 0.

4. **Special Use Permit #2013-0069**
251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) - El Cuscatleco Restaurant

Public Hearing and Consideration of a request for an amendment to an existing special use permit (SUP #2012-0028) to allow live entertainment; zoned CDD #12 / Coordinated Development District. Applicant: Fossal, Inc. represented by Nicholas Gehrig, attorney

Planning Commission Action: Recommend Approval 6-0

**Attachments:**  
SUP13-069 Staff Report  
SUP13-069 Presentation

Without objection, the Planning Commission deferred SUP #2013-0069.
5 A-C. Master Plan Amendment #2013-0003
Rezoning #2013-0004
Development Special Use Permit #2012-0031
800 & 820 Slater’s Lane - Slater’s Lane Residences
Public Hearing and Consideration of requests for A) an amendment to the Northeast Small Area Plan chapter of the Master Plan for a height increase; B) rezoning to amend the existing proffers; and C) a development special use permit and site plan with modifications to construct a residential building with a parking reduction to allow tandem parking spaces and an increase to the floor area ratio in exchange for affordable housing pursuant to section 7-700; zoned RC/High Density Apartment. Applicant: CIAM-Slaters, LLC represented by Duncan W. Blair, attorney
Planning Commission Action: MPA #2013-0003 Adopted Resolution 4-3; REZ #2013-0004 Recommend Approval 4-3; DSUP #2012-0031 Recommend Approval 4-3

Attachments: DSUP12-031_Staff Report
DSUP12-031 Presentation

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to adopt the resolution for MPA #2013-0003. The motion carried on a vote of 4 to 3 with Commissioners Wagner, Lyman and Komoroske voting against.

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of REZ #2013-0004. The motion carried on a vote of 4 to 3 with Commissioners Wagner, Lyman and Komoroske voting against.

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of DSUP #2012-0031 as amended. The motion carried on a vote of 4 to 3 with Commissioners Wagner, Lyman and Komoroske voting against.

6. Text Amendment #2013-0011
Townhome Requirements
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to Section 1-400(B)(3)(d) of the Zoning Ordinance to allow small, rear loaded garage townhouse development to include a drive aisle as part of the lot.
Staff: Department of Planning and Zoning

Without objection, the Planning Commission deferred TA #2013-0011.

7. Text Amendment #2013-0012
Townhome Requirements
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to Section 7-1600 of the Zoning Ordinance to allow more than eight townhouses in a row with a special use permit in all zones that allow townhouses and to remove the restriction on the length of the townhouse structure.
Without objection, the Planning Commission deferred TA #2013-0012.

Oral Reports By Members of the Planning Commission

Commissioner Wasowski gave an update on the activities of the Transportation Commission.

Commissioner Lyman gave an update on the activities of the Housing Master Plan Advisory Committee.

Vice Chair Dunn gave an update on the activities of the Waterfront Commission.

Commissioner Wagner gave an update on the activities of the Potomac Yard Metrorail Implementation Work Group.

Other Business

No other business was discussed.

Minutes


Attachments: October 1, 2013 Minutes

On a motion by Vice Chair Dunn, seconded by Commissioner Wasowski, the Planning Commission approved the minutes of the October 1, 2013 meeting.

9. Adjournment

The Planning Commission meeting was adjourned at 9:05pm.

Information Items

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

Special Use Permit #2013-0062
2016 Mount Vernon Ave
Administrative Special Use Permit for approval to operate a new restaurant.
APPLICANT: Daniel Bender t/a Seva Cafe