

City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314



Action Docket

Tuesday, May 7, 2013

7:30 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>

The Planning Commission held a work session on May 7, 2013 at 6:30pm in the City Hall Council Workroom to discuss potential changes to Section 11-808 of the Zoning Ordinance regarding protest petitions.

1. Call To Order

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

Unfinished Business and Items Previously Deferred

2A-C.

Master Plan Amendment #2013-0001

Rezoning #2013-0001

Development Site Plan #2012-0032

34A, 36 and 100 South Reynolds Street - Washington Suites Residences

Public hearing and consideration of requests for: A) Master Plan Amendment to the Landmark/Van Dorn Small Area Plan to amend the land use maps for 34A and 36 S. Reynolds St. from Medium/High Residential CG/Commercial General to Medium/High Residential RH/High Density Apartment; B) a zoning map amendment (rezoning) to amend the zoning of 34A and 36 S. Reynolds St. from CG/Commercial General to RC/High Density Apartment; C) a request for a development site plan, with modifications, to change the use from hotel to residential multifamily and construct a parking deck; zoned RC/High Density Apartment and CG/Commercial General. Applicant: Duke Street Investors, LC represented by Jonathan Rak, attorney (Deferred from April hearing)

Attachments:

[DSP12-032 Staff Report to PC.pdf](#)

[DSP12-032 - Additional Documents](#)

[DSP12-032 Additional Documents](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of REZ #2013-0001. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to adopt the Master Plan Amendment resolution. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve DSP #2012-0032. The motion carried on a vote of 7 to 0.

New Business

3.

Public Playspace Policy

Public hearing and consideration of the adoption of a public playspace policy.
Staff: Department of Recreation, Parks and Cultural Activities.

Attachments: 13-0986 Public Playspace Memo.docx
13-0986 Attachment 1 - Public Playspace Policy.pdf
13-0986 Attachment 2 - Letters of Support.pdf
13-0986 Attachment 3 - Implementation Plan.pdf
13-0986 Attachment 4 Playspace Assessment.pdf

The Planning Commission noted the deferral of this item.

4.

Section 9.06 Case #2013-0003
Eisenhower Avenue - Between Mill Road and Holland Lane
Public hearing and consideration of a request for Planning Commission to review whether the purchase of property for use as public right-of-way for the Eisenhower Widening Project is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Transportation and Environmental Services

The Planning Commission noted the deferral of this item.

5.

Subdivision #2013-0002
724 and 726 Timber Branch Drive
Public hearing and consideration of a request for approval of a plat of subdivision with variations to adjust the property line between two lots; zoned R8/Single Family.
Applicant: DuMor Properties, LLC by Duncan Blair, attorney

Attachments: [SUB13-002 Staff Report to PC](#)

On a motion by Commissioner Wagner, seconded by Commissioner Wasowski, the Planning Commission approved SUB #2013-0002. The motion passed on a vote of 6-0. Vice Chair Dunn abstained.

6A&B.

Subdivision #2013-0005
Development Site Plan #2012-0029
333 North Royal Street and 316 Princess Street - The Middleton Townhomes
Public hearing and consideration of a request for A) a request to subdivide the subject properties into four lots; and B) a development site plan, with modifications, to construct four residential townhomes; zoned RM/Townhouse.
Applicant: Royal MarketPlace, LLC by Scott Mitchell

Attachments: [DSP12-029 Staff Report to PC](#)

On a motion by Commissioner Lyman, seconded by Commissioner Wagner, the Planning Commission voted to approve SUB #2013-0005. The motion passed on a vote of 7-0.

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to approve DSP #2012-0029 with amendments.

The motion passed on a vote of 7-0.

7. Special Use Permit #2013-0004
321 South Washington Street - Bubble Tea Café
Public hearing and consideration of an SUP request to operate a restaurant and a request for a parking reduction; zoned CD/Commercial Downtown.
Applicant: Chi Squared, LLC by Jessica Gurney

Attachments: [SUP13-004 Staff Report to PC](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0004. The motion passed on a vote of 7-0.

8. Special Use Permit #2013-0007
100 East Windsor Avenue - Del Ray Montessori School Expansion
Public hearing and consideration of a request for an SUP amendment to a previously approved SUP (SUP #2011-0062) for the expansion of an existing child care center and private academic school, and a request for a parking reduction; zoned R-2-5/Single and Two-Family and RB / Townhouse.
Applicant: The Del Ray Montessori School by Sarah Fondriest

Attachments: [SUP13-007 Staff Report to PC](#)
 [SUP13-007 - Additional Documents](#)

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0007. The motion passed on a vote of 7-0.

9. Special Use Permit #2013-0008
4001 Mount Vernon Avenue - Automobile Service Station
Public hearing and consideration of a request for an amendment to a previously approved SUP (SUP #2010-0001) for the continued operation of a noncomplying automobile service station; zoned NR/Neighborhood Retail (Arlandria).
Applicant: Roshan Enterprises, Inc.

Attachments: [SUP13-008 Staff Report to PC](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2013-0008. The motion passed on a vote of 7-0.

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A&B. Special Use Permit #2013-0009
City Charter Section 9.06 Case #2013-0002
101 & 107 North Union Street - Restaurant
Public hearing and consideration of requests A) to operate a restaurant and B) for Planning Commission to review whether the proposed use of a portion of the City Marina for private outdoor restaurant seating is consistent with the City of Alexandria Master Plan; zoned KR/King Street Retail and WPR/Waterfront Park and Recreation. Applicant: The Waterfront Market,

LLC by John P. Manor and Orawan Jitwiwat

Attachments: [SUP13-009 Staff Report to PC](#)
 [SUP13-009 Additional Documents](#)
 [SUP13-009 Additional Documents](#)
 [SUP13-009 Additional Documents](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of SUP #2013-0009 and found the use of a portion of the City Marina for outdoor restaurant seating consistent with the Master Plan pursuant to Section 9.06 of the City Charter. The motion passed on a vote of 7-0.

- 11.** Special Use Permit #2013-0011
 1321 & 1423 Leslie Avenue - Commonwealth Academy
 Public hearing and consideration of a request for an SUP amendment to a previously approved SUP (SUP #2011-0012) to expand an existing private school; zoned CSL/Commercial service low.
 Applicant: Learning Foundation of Metropolitan Washington by Duncan Blair, attorney

Attachments: [SUP13-011 Staff Report to PC](#)
 [SUP13-011 - Additional Documents](#)
 [SUP13-011 - Additional Documents](#)

On a motion by Vice Chair Dunn, seconded by Commissioner Wagner, the Planning Commission voted to recommend approval of SUP #2013-0004 with amendments. The motion passed on a vote of 7-0.

- 12.** Vacation #2013-0002
 1000-1002 Pendleton Street
 Public hearing and consideration of a request to vacate a public right-of-way; zoned CSL/Commercial service low.
 Applicant: Classic Cottages, LLC by Duncan Blair, attorney

Attachments: [VAC13-002 Staff Report to PC](#)

On a motion by Commissioner Lyman, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of VAC #2013-0002 with amendments. The motion passed on a vote of 7-0.

- 13.** Development Special Use Permit #2012-0027
 3650 Commonwealth Avenue - Four Mile Run Pump Station
 Public hearing and consideration of a request for an amendment to a previously approved development special use permit, with site plan and modifications, to construct buildings for equipment related to the operations of a wastewater treatment facility. Applicant: City of Alexandria, Sanitation Authority d/b/a Alexandria Renew Enterprises

Attachments: [DSUP12-027 Staff Report to PC](#)

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of DSUP #2012-0027 with amendments. The motion passed on a vote of 7-0.

14. Development Site Plan #2012-0034
2601 Cameron Mills Road - George Mason Elementary School Addition
Public hearing and consideration of a request for a development site plan for modular additions for classrooms and cafeteria at an elementary school; zoned R8/Residential.

Applicant: Alexandria City Public Schools

Attachments: [DSP12-034 Staff Report to PC](#)

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to approve DSP #2012-0034. The motion passed on a vote of 7-0.

Other Business

No other business was discussed.

Minutes

15. Consideration of the Planning Commission minutes of April 2, 2013.

The Planning Commission approved the April 2, 2013 minutes without objection.

16. Adjournment

The Planning Commission meeting was adjourned at 11:30.