City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Tuesday, October 7, 2014
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 - Click the following link to complete a Speaker's Form.

http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form
1 Call To Order

The Planning Commission meeting was called to order at 7:00pm.

Consent Calendar

2 Subdivision #2014-0012
1905 Commonwealth Avenue
Public hearing and consideration of a request to subdivide one lot into two lots; zoned R2-5/Residential.
Applicant: SAM 1905 Commonwealth LLC represented by Duncan Blair, attorney

Attachments:  
SUB14-012 Preliminary Plat
SUB14-012 Staff Report

This item was removed from the consent calendar.

On a motion by Commissioner Brown, seconded by Commissioner Lyman, the Planning Commission voted to deny Subdivision #2014-0012. The motion carried on a vote of 7 to 0.

3 Special Use Permit #2014-0077
207 King Street - Sonoma Cellar
(Parcel Address: 205 King Street)
Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Retail.
Applicant: Sonoma Cellar LLC

Attachments:  
SUP14-077 Staff Report

This item was removed from the consent calendar.

On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2014-0077. The motion carried on a vote of 7 to 0.

4 Special Use Permit #2014-0078
2700 Witter Drive - Witter Athletic Field
Public hearing and consideration of a request to allow athletic safety netting and associated structures to increase to 30 feet in height; zoned POS/Public Open Space.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

Attachments:  
SUP14-078 Staff Report

This item was removed from the consent calendar.

On a motion by Commissioner Macek, seconed by Vice Chairman Dunn, the
Planning Commission voted to recommend approval of Special Use Permit #2014-0078 as amended. The motion carried on a vote of 7 to 0.

Unfinished Business and Items Previously Deferred

5

Special Use Permit #2014-0033
2216 and 2218 Mount Vernon Avenue - Del Ray Pizzeria
Public hearing and consideration of a request for an amendment to a previously approved Special Use Permit (SUP #2011-0087) to construct a second story balcony and to allow off-premises alcohol sales; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay.
Applicant: Del Ray Pizzeria, LLC represented by Duncan Blair, attorney
[This item was deferred at the June 3, 2014 Planning Commission public hearing.]
Attachments: SUP14-033 Staff Report
SUP14-033 Additional Materials

On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2014-0033 as amended. The motion carried on a vote of 6 to 1 with Commissioner Wasowski voting against.

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Development Special Use Permit #2014-0002
5651 Rayburn Avenue - John Adams Elementary Parking Lot Expansion
Public hearing and consideration of a request for a development special use permit and site plan, with a modification, to expand an existing parking lot with parking spaces in excess of the zoning ordinance requirement for a school; zoned R-12/Residential (Alexandria West Small Area Plan).
Applicant: Alexandria City Public Schools represented by Kevin Van Hise, attorney
[This item was deferred at the June 3, 2014 and September 4, 2014 Planning Commission public hearings.]
Attachments: DSUP14-002 Staff Report
DSUP14-002 Additional Materials

Without objection the Planning Commission voted to defer Development Special Use Permit #2014-0002.

New Business

7

Public Art Policy
Public hearing and recommendation of the Public Art Policy included as part of the Public Art Plan.
Staff: City of Alexandria - Department of Recreation, Parks, and Cultural Activities
[Deferred by staff prior to hearing.]

Without objection the Planning Commission voted to defer consideration of the Public Art Policy.

Text Amendment #2014-0006
Public hearing and consideration of a Text Amendment to make technical corrections to the language in various sections of the Zoning Ordinance.
Staff: City of Alexandria - Department of Planning & Zoning

Attachments: TA14-006 Staff Report

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to initiate Text Amendment #2014-0006. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Text Amendment #2014-0006. The motion carried on a vote of 7 to 0.

Special Use Permit #2014-0068
519 and 521 East Howell Avenue
Public hearing and consideration of a request to operate a restaurant; zoned CSL/Commercial Service Low.
Applicant: EMS Food Group, LLC represented by Duncan Blair, attorney

Attachments: SUP14-068 Staff Report
SUP14-068 Additional Materials

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0068 as amended. The motion carried on a vote of 7 to 0.

Special Use Permit #2014-0073
442 North Henry Street and 1106 Oronoco Street - Liberty Gas Station
Public hearing and consideration of an amendment to an existing Special Use Permit for an automobile service station to change the ownership and to extend the hours of operation; zoned CSL/Commercial Service Low.
Applicant: 442 Henry Inc.

Attachments: SUP14-073 Staff Report
SUP14-073 Additional Materials

Without objection the Planning Commission noted the deferral of the request to extend the hours of operation and acknowledged that the Commission would consider the change of ownership request only.

On a motion by Commissioner Brown, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Special Use Permit #2014-0073 as amended. The motion carried on a vote of 7 to 0.

Special Use Permit #2014-0075
410 East Glebe Road (Parcel Address: 408 East Glebe Road) and 3006 Jefferson Davis Highway
Public hearing and consideration of a request to operate a convenience store; zoned CSL/Commercial Service Low.
Applicant: All In Be One Inc.

Attachments:  SUP14-075 Staff Report
SUP14-075 Additional Materials

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to defer Special Use Permit #2014-0075. The motion carried on a vote of 7 to 0.

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Master Plan Amendment #2014-0007
Rezoning #2014-0005
Special Use Permit #2014-0079
329 North Washington Street - La Bergerie
Public hearing and consideration of requests for: (A) an amendment to the Old Town Small Area Plan chapter of the Master Plan to amend the land use designation from RM/Townhouse Zone to CD/Commercial Downtown; (B) an amendment to the official zoning map to change the zone from RM/Townhouse Zone to CD/Commercial Downtown; (C) a special use permit to operate a hotel and restaurant, for a parking reduction, and for shared parking; zoned RM/Townhouse Zone (Old Town Small Area Plan).
Applicant: Janow LLC d/b/a La Bergerie represented by M. Catharine Puskar, attorney

Attachments:  SUP14-079 Staff Report
SUP14-079 Additional Materials

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2014-0007 subject to the terms of the proffer. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Rezoning #2014-0005 subject to the terms of the proffer. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2014-0079 as amended. The motion carried on a vote of 7 to 0.

Development Site Plan #2013-0027
1333 Powhatan Street - Powhatan Townhouses
Public hearing and consideration of a request for a development site plan with modifications to construct residential buildings; zoned CSL/Commercial Service Low.
Applicant: The Rubin Group LLC represented by M. Catharine Puskar,
On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2013-0027. The motion carried on a vote of 7 to 0.

Rezoning #2014-0004
Development Special Use Permit #2014-0008
Transportation Management Plan Special Use Permit #2014-0063
1323 Wilkes Street and 421 South Payne Street - West-Parc Townhomes
Public hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RB to CRMU-L with proffer; (B) a development special use permit and site plan, with modifications, to construct 22 townhouse units including a special use permit for an increase in Floor Area Ratio (FAR) per section 5-105(C) of the Zoning Ordinance; and (C) A special use permit for a transportation management plan; zoned RB/Townhouse. (Southwest Quadrant Small Area Plan)
Applicant: CIA-Wilkes Street LLC represented by M. Catharine Puskar, attorney

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to defer Development Special Use Permit #2014-0008. The motion carried on a vote of 7 to 0.

Oral Reports by Members of the Planning Commission

No oral reports were given.

Other Business

No other business was discussed.

Minutes

Consideration of the Planning Commission minutes of September 4, 2014.

Without objection the Planning Commission approved the minutes of the September 4, 2014 meeting as amended.
16  Adjournment

The Planning Commission meeting was adjourned at 1:58am.

Information

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance. More information on approved and pending Administrative Special Use Permits is available at: <http://www.alexandriava.gov/planning/info/default.aspx?id=18476>

Special Use Permit #2014-0081
1940 Duke Street
Administrative SUP for a change of ownership and minor amendment of a restaurant
Applicant: Panera Bread
Approved 8/27/2014

Special Use Permit #2014-0076
1940 Duke Street
Administrative SUP to operate a restaurant
Applicant: Orange Dough, LLC
Approved 9/2/2014