City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

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
The Planning Commission will hold a work session to provide an update on the community process, plan principles, and illustrative plan for the Oakville Triangle site on November 6, 2014 at 6:00pm in the City Hall Council Work Room, 301 King Street.

1 Call To Order

Consent Calendar

An item on the consent calendar will be heard only if a Board or Commission member, City staff or a member of the public requests it be removed from the consent calendar. Items not removed will be approved or recommended for approval as a group at the beginning of the meeting.

2 Encroachment #2014-0004
906 First Street- Old Town Commons
(Parcel Address: 902 First Street)
Public hearing and consideration of a request for an encroachment into the public right-of-way; zoned CDD #16/Coordinated Development District #16.
Applicant: James Bland Housing V Limited Partnership represented by Lianne Childress, attorney
Attachments: ENC14-004 Staff Report

3 Special Use Permit #2014-0085
1309 King Street - Greenleaf Juicing Company
Public hearing and consideration of a request to operate a restaurant (pressed juice establishment); zoned KR/King Street Retail.
Applicant: Greenleaf Juicing Company represented by Annette Antonelli
Attachments: SUP14-085 Staff Report
SUP14-085 Additional Materials

4 Special Use Permit #2014-0086
2016 Mount Vernon Avenue (Parcel Address: 2010 Mount Vernon Avenue) - Bon Vivant
Public hearing and consideration of a request to amend previously approved Special Use Permit #2014-0072 to allow a full restaurant menu, live entertainment, and on-premises alcohol at an existing coffee shop restaurant; zoned CL/Commercial Low.
Applicant: Seva Café LLC
Attachments: SUP14-086 Staff Report
SUP14-086 Additional Materials

5 Development Site Plan #2014-0030
5001 Eisenhower Avenue - Victory Center Development Site Plan Amendment
Public hearing and consideration of a request to amend previously approved Development Site Plan #2013-0015 to convert up to 10,000 square feet of office space to retail space; zoned OCM(100)/Office Commercial Medium.
Applicant: Eisenhower Real Estate Holdings LLC represented by Kenneth Wire, attorney

**Attachments:**  DSUP14-030 Staff Report

Previously Approved Staff Report

---

6

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; September 4, 2014; and October 7, 2014 Planning Commission public hearings.]

**Attachments:**  DSUP14-002 Staff Report

---

7

Development Special Use Permit #2014-0038
1701 Duke Street - Edmonson Plaza Amendment
Public hearing and consideration of a request for an amendment to Development Special Use Permit #2011-0005 to enable realty offices as a retail use; zoned OCH/Office Commercial High
Applicant: 1701 Duke Street, LLC represented by Kenneth Wire, attorney

**Attachments:**  DSUP14-038 Staff Report

Previously Approved Staff Report

---

**Unfinished Business and Items Previously Deferred**

8

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

[This case was deferred at the October 7, 2014 Planning Commission public hearing.]

This item has been deferred by staff prior to hearing.

**Attachments:**  SUP14-075 Staff Report

SUP14-075 Additional Materials

---

9

Special Use Permit #2014-0106
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 extend the hours of operation; zoned
CSL/Commercial Service Low. Applicant: 442 North Henry Inc.
[This request was originally proposed as part of SUP#2014-0073, was deferred at the October 7, 2014 Planning Commission hearing, and is now being heard as SUP #2014-0106.]

**Attachments:**  
SUP14-106 Staff Report  
SUP14-106 Additional Materials

### 10

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

[This item was deferred at the October 7, 2014 Planning Commission hearing and the public hearing is closed.]

**Attachments:**  
DSUP14-008 Staff Report  
DSUP14-008 Preliminary Site Plan

### New Business

#### 11

Subdivision #2014-0013  
200 & 212 Lloyd’s Lane

Public hearing and consideration of a request to re-subdivide two existing lots into three new lots; zoned R-12/Residential.

Applicant: David M. Phillips, Jr. and Nancy E. Phillips represented by Duncan Blair, attorney

**Attachments:**  
SUB14-013 Staff Report  
SUB14-013 Preliminary Plat  
SUB14-013 Additional Materials

#### 12

Special Use Permit #2014-0084  
100-120 East Windsor Avenue - Del Ray Montessori

Public hearing and consideration of a request to amend previously approved Special Use Permit #2013-0007 to increase enrollment at an existing private academic school and day care center to add accessory parent-child classes and with a parking reduction; zoned R-2-5/Residential Single-and-Two-Family Zone.

Applicant: Del Ray Montessori by Sarah Fondriest
13
Special Use Permit #2014-0087
424 North Fayette Street (Parcel Address: 426 North Fayette Street)
Public hearing and consideration of a request for a parking reduction at a residential site; zoned RB/Residential Townhouse.
Applicant: 424 N Fayette LLC represented by Oy Bill Lieu

14
Special Use Permit #2014-0091
201 Cambridge Road - Bishop Ireton High School Sign
Public hearing and consideration of a request for a school sign; zoned R-8/Single-Family Zone and RC/High Density Apartment Zone.
Applicant: Bishop Ireton High School represented by Dr. Thomas J. Curry

15
Rezoning #2014-0006
Development Special Use Permit #2014-0004
Transportation Management Plan Special Use Permit #2014-0083
100 South Pickett Street - Pickett’s Place
Public hearing and consideration of a request for: (A) an amendment to the official zoning map to amend a proffer; (B) a development special use permit and site plan, with modifications, for an increase in Floor Area Ratio (FAR) to construct residential buildings including a special use permit for a parking reduction; and (C) a special use permit for a transportation management plan; zoned CRMU/M/Commercial Residential Mixed-Use/Medium (Landmark/Van Dorn Small Area Plan)
Applicant: CIA-Pickett Street LLC represented by Duncan Blair, attorney

16
Master Plan Amendment #2014-0009
Coordinated Development District #2014-0004
Stage I Development Special Use Permit #2014-0027
301 & 315 Stovall Street, 312 & 314 Taylor Drive - Hoffman Block 2
Public hearing and consideration of requests for: a) an amendment to the Eisenhower East Small Area Plan to transfer floor area from Hoffman Blocks 4 and 9 to Block 2 in Coordinated Development District #2 and to increase building height; b) an amendment to the Coordinated Development District #2005-0002 to transfer floor area from Blocks 4 and 9 to Block 2, parking spaces from Block 4 to Block 2, and to increase building height; and c) an amendment to previously approved Stage I Development Special Use Permit
#2005-0031 through 0035 for an office building on Block 2; zoned CDD #2/Coordinated Development District #2.
Applicant: Hoffman Family LLC represented by Mike Perine, attorney

**Attachments:**  
DSUP14-027 Staff Report  
DSUP14-027 Additional Materials

### Other Business

Discussion Item: 230 Kilovolt Transmission line  
An update on the community process, technical issues, and process regarding the Dominion Power proposal to construct a new 230 KV electrical line between the Four Mile Run station in Arlington County and the NRG site.

### Minutes

17  
Consideration of the Planning Commission minutes of October 7, 2014.

**Attachments:**  
October 7, 2014

18  
Adjournment

Information