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
Approved minutes of the November 6, 2014 Planning Commission meeting.

**Attachments:**  November 6, 2014 Meeting Minutes

The Planning Commission held 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**

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

All members were present.

**Consent Calendar**

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
ENC14-004 Staff Report to CC

By unanimous consent, the Planning Commission voted to recommend approval of ENC #2014-0004. Commissioner Wasowski recused herself from this item.

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
Planning Commission Action: Recommend Approval 7-0

**Attachments:**  SUP14-085 Staff Report
SUP14-085 Additional Materials
SUP14-085 Staff Report to CC
SUP2014-0085 Presentation to CC

This item was removed from the consent calendar.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Special Use Permit...
#2014-0085. The motion carried on a vote of 7 to 0.

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
Planning Commission Action: Recommend approval: 7-0

Attachments: 
- SUP14-086 Staff Report
- SUP14-086 Additional Materials
- SUP14-086 Staff Report to CC
- SUP14-086 Presentation to CC

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0086.

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

By unanimous consent, the Planning Commission voted to approve Development Site Plan #2014-0030.

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.]
Planning Commission Action: Recommend Approval 7-0
This item was removed from the consent calendar.

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0002 as amended. The motion carried on a vote of 7 to 0.

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
Planning Commission Action: Recommend approval 7-0

By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0038.

Unfinished Business and Items Previously Deferred

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. by Eneye Yigzaw
[This case was deferred at the October 7, 2014 and November 6, 2014 Planning Commission public hearings.]

The Planning Commission noted the deferral of Special Use Permit #2014-0075.

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.]

Planning Commission Action: Recommend Approval 7-0

**Attachments:**  SUP14-106 Staff Report  
SUP14-106 Additional Materials  
SUP14-106 Staff Report to CC  
SUP14-106 Presentation to CC

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2014-0106. The motion carried on a vote of 7 to 0.

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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.]

Planning Commission Action: Recommend Approval of Rezoning 7-0; Recommend Approval of Development Special Use Permit and Transportation Management Plan SUP 7-0

**Attachments:**  DSUP14-008 Staff Report  
DSUP14-008 Preliminary Site Plan  
DSUP14-008 Staff Report to CC  
DSUP14-008 Presentation to CC

On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of REZ #2014-0004 with proffer. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of DSUP #2014-0008 and TMP SUP #2014-0063 as amended. The motion carried on a vote of 7 to 0.

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**New Business**
November 6, 2014

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

The Planning Commission noted the deferral of Subdivision #2014-0013.

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
Planning Commission Action: Recommend Approval 6-0

Attachments:  
SUP14-084 Staff Report
Previously Approved Staff Report
SUP14-084 Additional Materials
SUP14-084 Presentation to CC
SUP14-084 Staff Report to CC

On a motion by Commissioner Brown, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0084. The motion carried on a vote of 6 to 0 with Commissioner Lyman absent.

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
Planning Commission Action: Recommend Approval 6-0

Attachments:  
SUP14-087 Staff Report
SUP14-087 Staff Report to CC
SUP14-87 Presentation to CC

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2014-0087. The motion carried on a vote of 6 to 0 with Commissioner Lyman absent.
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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
Planning Commission Action: Recommend Approval 7-0

Attachments:
SUP14-091 Staff Report
SUP14-091 Additional Materials
SUP14-091 Staff Report to CC
SUP14-091 Presentation to CC

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2014-0091. The motion carried on a vote of 6 to 0 with Commissioner Lyman absent.

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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
Planning Commission Action: Recommend Approval of Rezoning 7-0; Recommend Approval of Development Special Use Permit and Transportation Management Plan SUP 7-0

Attachments:
DSUP14-004 Preliminary Site Plan
DSUP14-004 Staff Report
DSUP14-004 Additional Materials
DSUP14-004 Staff Report to CC
DSUP14-004 Presentation to CC

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

On a motion by Commissioner Lyle, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0004 and Transportation Management Plan SUP #2014-0083
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  
Planning Commission Action: Adopt Master Plan Amendment: 7-0; Recommend Approval of Master Plan Amendment: 7-0; and Recommend Approval of CDD Concept Plan and Stage I Development Special Use Permit: 7-0  

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

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution as amended and recommend approval of Master Plan Amendment #2014-0027. 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 CDD Concept Plan #2014-0004 and Development Special Use Permit #2014-0027. The motion carried on a vote of 7 to 0.

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.  
Deputy Director Jeffrey Farner gave a presentation and update.

Minutes

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

Attachments:  
October 7, 2014
The Planning Commission approved the minutes of the October 7, 2014 meeting without objection.

18 Adjournment

The Planning Commission meeting was adjourned at 11:05pm.

Information