City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Tuesday, December 2, 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. All members were present.

Unfinished Business and Items Previously Deferred

2 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 the October 7, 2014 Planning Commission Hearing.]

Attachments: Public Art Policy Staff Report
Public Art Policy- Additional Materials

On a motion by Commissioner Dunn, seconded by Commissioner Macek, the Planning Commission voted to endorse the Public Art Policy as submitted. The motion carried on a vote of 7 to 0.

3 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
[This case was deferred at the November 6, 2014 Planning Commission public hearing.]

Attachments: SUB14-013 Staff Report
SUB14-013 Additional Materials

On a motion by Commissioner Lyman, seconded by Commissioner Brown, the Planning Commission voted to deny Subdivision #2014-00013. The motion carried on a vote of 6 to 1 with Commissioner Lyle voting against the denial.

4 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.]
On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2014-0075. The motion carried on a vote of 7 to 0.

New Business

5

Text Amendment #2014-0007
Valet Parking
A) Initiation of a Text Amendment; B) public hearing and consideration of a Text Amendment to add valet parking as a use in the W-1, Waterfront Mixed Use zone in the Zoning Ordinance.
Staff: City of Alexandria - Department of Planning & Zoning

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to initiate Text Amendment #2014-0007. 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 #2014-0007. The motion carried on a vote of 7 to 0.

6

Special Use Permit #2014-0094
3000, 3006, 3012, & 3012-A Duke Street - Yates Pizza
Public hearing and consideration of requests: a) to operate a restaurant with outdoor dining, b) for valet parking, and c) to allow required parking to be located more than 500 feet away; zoned CG/Commercial General.
Applicant: Jeffrey Yates

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2014-0094 as amended. The motion carried on a vote of 7 to 0.

7

Special Use Permit #2014-0099
814 Wilkes Street - Tinyville Academy
(Parcel address: 598 South Alfred Street)
Public hearing and consideration of a request to operate a child care home; zoned RB/Residential Townhouse.
Applicant: Avis Walker d/b/a Tinyville Academy

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2014-0099 as amended. The motion carried on a vote of 7 to 0.
Special Use Permit #2014-0100  
Encroachment #2014-0005  
515 Mount Vernon Avenue - Restaurant  
Public hearing and consideration of requests: a) to operate a restaurant with outdoor dining, b) for a parking reduction, and c) for an encroachment into the City right-of-way for outdoor dining; zoned CSL/Commercial Service Low.  
Applicant: Yates Restaurant Group LLC represented by Duncan Blair, attorney  

On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Encroachment #2014-0100 and Special Use Permit #2014-0100 as amended. The motion carried on a vote of 7 to 0.

Development Special Use Permit #2014-0011  
3737 Seminary Road - Virginia Theological Seminary Student Housing  
Public hearing and consideration of a request for a Development Special Use Permit, with site plan, to amend SUP #2641, as amended, to expand the use of the property as a Seminary with the construction of student housing buildings; zoned R-20/Residential Single-Family.  
Applicant: The Protestant Episcopal Theological Seminary in Virginia, Inc. represented by Duncan Blair, attorney  

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0011. The motion carried on a vote of 7 to 0.

Development Site Plan #2014-0024  
Special Use Permit #2014-0088  
4901 Seminary Road - Southern Towers Clubhouse  
(Parcel Address: 5055 Seminary Road)  
Public hearing and consideration of requests for: a) development site plan, with modifications, to construct a clubhouse building and b) a special use permit to operate a day care center; zoned RC/High Density Apartment.  
Applicant: Southern Towers LLC represented by Kenneth Wire, attorney  

Without objection, the Planning Commission noted the deferral of Development Site Plan #2014-0024 and Special Use Permit #2014-0088.
Development Special Use Permit #2014-0042
500 Madison Street - Harris Teeter
Public hearing and consideration of a request for an amendment to existing Development Special Use Permit #2010-0027 to extend the customer hours of operation to 24 hours each day of the week; zoned CDD #20/Coordinated Development District #20.
Applicant: 500 Madison Venture LLC represented by Kenneth Wire, attorney

On a motion by Commissioner Brown, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0042 as amended. The motion carried on a vote of 6 to 1 with Vice Chairman Dunn voting against.

Oral Reports by Members of the Planning Commission

Commissioner Brown stated that he represented the Planning Commission in subdivision appeal case considered by City Council on November 15, 2014.

Commissioner Lyman gave an update on the activities of the ARHA Redevelopment Work Group.

Commissioner Wasowski gave an update on the activities of the Oakville Triangle/Route 1 Advisory Group.

Other Business

Discussion Item: Off-Premises Alcoholic Beverage Sales
A review and possible proposal of new standard condition language for Special Use Permit reviews that propose off-premises alcoholic beverage sales.

Alex Dambach, Division Chief for Land Use Services, and Ann Horowitz, Urban Planner, gave a presentation and answered questions from the Commission.

Minutes

Consideration of the Planning Commission minutes of the November 6, 2014 hearing.

Without objection, the Planning Commission voted to approve the minutes of the November 6, 2014 as amended.

Adjournment

The Planning Commission meeting was adjourned at 10:55pm.
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:

Special Use Permit #2014-0076
804 N Henry St
New Administrative SUP to operate a bakery and restaurant
Applicant: Orange Dough, LLC by Robert K. Krupicha
Approved 9/2/2014

Special Use Permit #2014-0089
3830 Mount Vernon Avenue
Administrative SUP request for a change of ownership of a restaurant
Applicant: Ares Lin, LLC by Xiao Lin
Approved 10/8/2014

Special Use Permit #2014-00092
500 John Carlyle Street
Administrative SUP request for a minor amendment to sell alcohol for on premises consumption
Applicant: JEMYROCK, Inc. by Sung Wook Cho
Approved 10/2/2014

Special Use Permit #2014-0093
5200 Duke Street
Administrative SUP request for a change of ownership of a service station
Applicant: Inayat Omar
Approved 10/15/2014

Special Use Permit #2014-0095
612 B S Pickett Street
Administrative SUP for a change of ownership of an auto repair shop
Applicant: RS Collision Center, LLC by Rampadarat B. Seenath
Approved 10/3/2014

Special Use Permit #2014-0097
3601 Eisenhower Ave, #120
Administrative SUP for a change of ownership of a restaurant
Applicant: Misun Park
Approved 10/15/2014
Special Use Permit #2014-0103
108 S Columbus St, #300
New administrative SUP to operate a massage establishment
Applicant: Virginia D. Lowe
Approved 11/5/2014

Special Use Permit #2014-0107
1127 King St, 2nd floor
New Administrative SUP to operate a massage establishment
Applicant: Mynt Medical Massage & Spa, LLC
Approved 11/19/2014