City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Action Docket

Tuesday, February 4, 2014
7:00 PM

City Hall Council Chambers

Planning Commission
1. Call To Order

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

Unfinished Business and Items Previously Deferred

2. Text Amendment #2013-0009
Transportation Management Plans
A) Initiation of text amendment; B) Public hearing and consideration of a text amendment to Section 11-700 of the Zoning Ordinance to establish new regulations regarding Transportation Management Plan Special Use Permits.
Staff: Department of Transportation and Environmental Services (Deferred from Dec 3, 2013 Planning Commission hearing)

Attachments:  TA13-009_Staff Report

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to initiate the text amendment. The motion carried on a vote of 6 to 0, with Commissioner Lyman absent.

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of Text Amendment #2013-0009 as amended. The motion carried on a vote of 6 to 0, with Commissioner Lyman absent.

New Business

3. Special Use Permit #2013-0087
313 North Patrick Street
Public hearing and consideration of a request for the operation of an existing single family dwelling occupied by more than four and not more than nine unrelated individuals; zoned RB/Townhouse. Applicant: Dorothea Campbell

Attachments:  SUP13-087_Staff Report

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of SUP #2013-0087. The motion carried on a vote of 7 to 0.

4. Text Amendment #2013-0014
Environmental Management
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to Article XIII of the Zoning Ordinance to establish new regulations regarding management of stormwater quantity and quality. Staff: Department of Transportation and Environmental Services Office of Environmental Quality

Attachments:  TA13-014_Staff Report
On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to initiate the text amendment. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Text Amendment #2013-0014 as amended. The motion carried on a vote of 7 to 0.

5.

Master Plan Amendment #2013-0006
Development Special Use Permit #2013-0025
Special Use Permit TMP #2014-0009
760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 340 Hoof’s Run Dr.
Carlyle Plaza Two
Public hearing and consideration of requests for: A) an amendment to the Eisenhower East Small Area Plan chapter of the City’s Master Plan to allow a portion of office floor area allocated to Block 32 to be used for residential and/or hotel floor area, B) an amendment to an approved development special use permit with site plan, conditions of approval, and the Carlyle Plaza Design Guidelines to allow a portion of office floor area allocated to Block 32 to be used for residential and/or hotel floor area, and C) an amendment to the Transportation Management Plan Special Use Permit. Applicant: Carlyle Plaza, LLC by Kenneth Wire, attorney

Attachments: DSUP13-025_Staff Report

On a motion by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution for Master Plan Amendment #2013-0006. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0025 and TMP Special Use Permit #2014-0009.

6.

Rezoning #2014-0001
Master Plan Amendment #2014-0001
Development Special Use Permit #2013-0016
Encroachment #2014-0001
509 N. St. Asaph Street and 511, 513 and 515 Oronoco Street - Health Department Redevelopment
Public hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone of the property at 509 N. St Asaph Street from RM/ Townhouse to CRMU-X/Commercial Residential Mixed Use (Old Town North) with proffer; (B) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the land use maps and zoning maps of the property at 509 N. St Asaph Street from RM/ Townhouse to CRMU X/Commercial Residential Mixed Use (Old Town North) with proffer; (C) a development special use permit and site plan, with modifications and subdivision to construct townhouse dwellings and, special use permit approvals for an increase in floor area ratio (FAR) for two dwelling units and for more than eight (8) townhouses in a single structure and; (D)
encroachments into the public right-of-way on Oronoco and N. Pitt Streets; zoned RM/Townhouse. Applicant: Mount Vernon Commons, LLC, represented by, Kenneth Wire and City of Alexandria Department of General Services, Jeremy McPike, Director, Department of General Services

**Attachments:**  DSUP13-016_Staff Report

On a motion by Commissioner Macek, seconded by Commissioner Wagner, the Planning Commission voted to adopt the resolution for Master Plan Amendment #2014-0001. 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 Rezoning #2014-0001. 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 Development Special Use Permit #2013-0016 and Encroachment #2014-0001 as amended. The motion carried on a vote of 7 to 0.

**Oral Reports By Planning Commission Members**

Commissioner Wasowski gave a brief update on the activities of the Transportation Commission. Commissioner Macek has been nominated to replace Chairman Komoroske on the Transportation Commission.

Commissioner Wagner reported that there has been no activity from the Potomac Yard Metrorail Implementation Group.

Vice Chair Dunn gave a brief update on the activities of the Waterfront Commission.

Commissioner Hyra will represent the Planning Commission on the Eisenhower West Steering Committee and serve as the Steering Committee Chair. Commissioner Hyra reported that the first meeting has been scheduled for February 19. Commissioner Hyra will also serve as the Planning Commission representative on the ARHA RFP Working Group.

Commissioner Lyman will represent the Planning Commission on the Royal Street Bus Garage Ad Hoc Advisory Committee.

**Other Business**

No other business was discussed.

**Minutes**

7. Approval of the minutes of the Planning Commission meeting of January 7, 2014.

Without objection, action on the minutes was deferred.

8. **Adjournment**
The Planning Commission meeting was adjourned at 9:47pm.