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
Minutes of the June 3, 2014 Planning Commission Meeting

Attachments:  Approved minutes of the June 3, 2014 meeting

The Planning Commission held a work session to provide an update and discuss the Potomac Yard Metrorail project on June 3, 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 Commissioners were present.

Consent Calendar

2  Special Use Permit #2014-0035
6101 Stevenson Avenue - Global Health College
Public hearing and consideration of a request to operate a private academic school and a request for a parking reduction; zoned OCM (50)/Office Commercial Medium. Applicant: Global Health College, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0

Attachments:  SUP14-035_Presentation to City Council
 SUP14-0035_Staff_Report_to_City_Council
 SUP14-035_After_Items

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 #2014-0035. The motion carried on a vote of 7 to 0.

3  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 case was deferred by the Planning Commission at the June 3, 2014 public hearing]
The Planning Commission noted the deferral of Development Special Use Permit #2014-0002.

Special Use Permit #2014-0029
106 Hume Ave - Emma’s Coffee Shop and Wine Bar
Public Hearing and Consideration of a request to extend a previously approved Special Use Permit (SUP #2012-0077) to operate a restaurant; zoned CL/Commercial Low. Applicant: Connie Desrosiers
Planning Commission Action: Recommend Approval 7-0

Attachments: SUP14-029 Staff Report to City Council
SUP214-029 Presentation to City Council

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0029.

Special Use Permit #2014-0030
3040 and 3046 Colvin Street - Vehicle Storage Lot
Public Hearing and Consideration of a request for storage of more than 20 vehicles; zoned I/Industrial. Applicant: Dennis A. Whitestone and Engin Artemel
Planning Commission Action: Recommend Approval 7-0

Attachments: SUP14-030 Staff Report to City Council
SUP14-030 Presentation to City Council

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0030.

Special Use Permit #2014-0034
106 Mount Vernon Avenue - Yoli’s In Home Daycare
Public Hearing and Consideration of a request to operate a child care home; zoned RB/Residential. Applicant: Yolanda Acho
Planning Commission Action: Recommend Approval 7-0

Attachments: SUP14-034 Staff Report to City Council
SUP14-034 Presentation to City Council

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0034.

Special Use Permit #2014-0043
917 Princess Street - Third Baptist Church
Public Hearing and Consideration of a request for a parking reduction to allow an existing church to keep its existing parking arrangement after a major renovation; zoned RB/Residential.
Applicant: Third Baptist Church of Alexandria
Planning Commission Action:  Recommend Approval 7-0

**Attachments:**  SUP14-043 Staff Report to City Council
SUP14-043 Presentation to City Council

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0043.

**Unfinished Business and Items Previously Deferred**

8  Text Amendment #2014-0002
Townhouse Access Ways
A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 1-400(B) and Section 7-1600 of the Zoning Ordinance to allow access ways for townhouse developments to be included as part of the lot for purposes of floor area calculation under certain circumstances. Staff: Department of Planning and Zoning
Planning Commission Action: Initiated and Recommend Approval 7-0

**Attachments:**  TA14-002 Staff Report to City Council
TA14-002 Presentation to City Council

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to initiate Text Amendment #2014-0002. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Text Amendment #2014-0002. The motion carried on a vote of 7 to 0.

**New Business**

9  Waterfront Landscape Design and Flood Mitigation Plan
Public Hearing and Consideration of the Waterfront Landscape Design and Flood Mitigation Plan that implements the Waterfront Plan. Staff: Department of Planning and Zoning
Planning Commission Action: Recommend Approval 7-0

**Attachments:**  14-2632 Staff Report to City Council
14-2632 Presentation to City Council
Video_1_PAN_FULL_SLOW
Video_2_PAN_SHORT_SLOW
14-2632_After Items
14-2632_After Items 2

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of a 15-30% Schematic Design (Phase I Schematic Design) for the Waterfront and affirm that staff should proceed with Phase II for completion of design and construction documents that incorporate detailed estimates of capital and
maintenance/operating costs; and (2) to direct staff to develop a phasing and funding plan for Waterfront Small Area Plan Implementation. The motion carried on a vote of 7 to 0.

10 Special Use Permit #2014-0041
618-B South Pickett Street - General Automobile Repair
(Parcel Address: 600 South Pickett Street)
Public Hearing and Consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: Kambiz Behbahani
Planning Commission Action: Recommend Approval 7-0

Attachments:  SUP14-041 Staff Report to City Council
SUP14-041 Presentation to City Council

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2014-0041. The motion carried on a vote of 7 to 0.

11 Special Use Permit #2014-0042
821 Slaters Lane - Slaters Two
(Parcel Address: 1551 Potomac Greens Drive)
Public Hearing and Consideration of a request to operate a restaurant and a request for a parking reduction; zoned CDD#10/Coordinated Development District. Applicant: Slater’s Market, LLC represented by Susan Gonzalez
Planning Commission Action: Recommend Approval 7-0

Attachments:  SUP14-042 Staff Report to City Council
SUP14-042 Presentation to City Council
SUP14-042 After Items

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of Special Use Permit #2014-0042. The motion carried on a vote of 7 to 0.

12 Special Use Permit #2013-0092
2309 Mount Vernon Avenue - Restaurant
Public Hearing and Consideration of a request to operate a restaurant and a request for a parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay. Applicant: D&M, LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0

Attachments:  SUP13-092 Staff Report to City Council
SUP13-092 Presentation to City Council

On a motion by Commissioner Brown, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Special Use Permit #2013-0092. The motion carried on a vote of 7 to 0.

13 Special Use Permit #2014-0015
517 South Washington Street - Funeral Home
Public Hearing and Consideration of a request to operate a funeral home and a request for a parking reduction; zoned CL/Commercial Low. Applicant: Jefferson Development, LLC represented by Duncan Blair, attorney Planning Commission Action: Recommend Denial 7-0
THE APPLICANT HAS REQUESTED DEFERRAL OF THIS ITEM.

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend denial of Special Use Permit #2014-0015, as recommended by Staff. The motion carried on a vote of 7 to 0.

14

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.]

The Planning Commission noted the deferral of Special Use Permit #2014-0032.

15

Special Use Permit #2014-0038
4109, 4115, 4121, and 4125 Mount Vernon Avenue - Four Mile Run Market
Public Hearing and Consideration of a request for various amendments to a previously approved Special Use Permit (SUP #2010-0029) to expand a farmers/artisans market; zoned NR/Neighborhood Retail. Applicant: Four Mile Run Market, Inc.
Planning Commission Action: Recommend Approval as amended 7-0

On a motion by Commissioner Hyra, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0038 as amended. The motion carried on a vote of 7 to 0.

16

Special Use Permit #2014-0032
1050 North Fayette Street - Yates Auto Care
Public Hearing and Consideration of a request to renew approval for operation of an existing, non-complying, light automobile repair (car wash and
automobile detailing) business; zoned CRMU/H/Commercial Residential Mixed Use - High. Applicant: Jeffrey Yates
Planning Commission Action: Recommend Approval as amended 7-0

**Attachments:**  
SUP14-032 Staff Report to City Council  
SUP2014-0032 Presentation - 1050 North Fayette.pptx

On a motion by Vice Chairman Dunn, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of Special Use Permit #2014-0032 as amended. The motion carried on a vote of 7 to 0.

17

Development Special Use Permit #2013-0026  
Transportation Management Plan Special Use Permit #2014-0019  
4800 Kenmore Avenue - Seminary Overlook  
(Building Addresses: 4700, 4704-4800, 4804-4854 Kenmore Avenue)  
Public Hearing and Consideration of requests for: (A) a development special use permit and site plan, with a modification, to construct four multifamily residential buildings pursuant to Coordinated Development District concept plan (CDD #2012-0005); and (B) a special use permit for a transportation management plan; zoned CDD #22/Coordinated Development District #22 (Beauregard Small Area Plan). Applicant: Home Properties Seminary Hills, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: DSUP #2013-0026 & TMP SUP #2014-0019  
Recommend Approval as amended 6-1

**Attachments:**  
DSUP13-026 Staff Report to City Council  
DSUP13-026 Presentation to City Council  
DSUP13-026 Preliminary Site Plan  
DSUP13-026 After Items

On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0026 as amended and Transportation Management Plan Special Use Permit #2014-0019. The motion carried on a vote of 6 to 1, with Commissioner Hyra voting against.

18

Master Plan Amendment #2014-0003  
Rezoning #2014-0003  
Development Special Use Permit #2013-0021  
206, 208, 210, and 212 South Patrick Street - Residential Development  
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 CL / Commercial Low to CD / Commercial Downtown; (B) an amendment to the official zoning map to change the zone from CL / Commercial Low to CD / Commercial Downtown; (C) a development special use permit and site plan, with modifications and a subdivision, to construct four residential units; and a special use permit request for a parking reduction to
permit all compact parking spaces; zoned CL/Commercial Low (Old Town Small Area Plan). Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney
Planning Commission Action: MPA #2014-0003 Adopt Resolution and Recommend Approval as amended 7-0; REZ #2014-0003 Recommend Approval as amended 7-0; DSUP #2013-00021 Recommend Approval 7-0.

Attachments:
DSUP13-021 Staff Report to City Council
DSUP13-021 Presentation to City Council
DSUP13-021 Preliminary Site Plan
DSUP13-021 After Items

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2014-0003 as amended. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of Rezoning #2014-0003 as amended. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0021. The motion carried on a vote of 7 to 0.

19
Subdivision #2014-0003
Development Site Plan #2013-0020
711 Wilkes Street - Wilkes Townhomes Development
Public hearing and consideration of requests for: (A) a subdivision to divide the subject property into six lots; and (B) a development site plan, with modifications, to construct six townhomes; zoned CL / Commercial Low. (Southwest Quadrant Small Area Plan)
Applicant: Wilkes Residences, LLC represented by Mary Catherine Gibbs, attorney

Attachments:
DSP13-020 Staff Report
DSP13-020 Preliminary Site Plans
DSP13-020 Additional Materials

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to approve Development Site Plan #2013-0020 and Subdivision #2014-0003. The motion carried on a vote of 7 to 0.

20-A
Development Special Use Permit #2013-0022
1505 Powhatan Street - Residential Development
Public Hearing and Consideration of a request for a development special use permit and site plan, with modifications, to construct 16 townhouse style multi-family units; and a special use permit for a parking reduction; zoned CSL/Commercial Service Low (Northeast Small Area Plan). Applicant: Pulte Home Corporation, represented by M. Catharine Puskar, attorney
Planning Commission Action:  Recommend Approval 7-0

**Attachments:**  
- DSUP13-022 Staff Report to City Council  
- DSUP13-022 Presentation to City Council  
- DSUP13-022 Preliminary Plans  
- DSUP13-022 After Items

On a motion by Vice Chairman Dunn, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0022. The motion carried on a vote of 7 to 0.

**20-B**

City Charter Section 9.06 Case #2014-0003 - For City Council Information

Only - No Action Needed

1505 Powhatan Street - Sale of Public Property

Public Hearing and Consideration of a request for Planning Commission to review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of General Services

Planning Commission Action:  Approved 7-0

**Attachments:**  
- SEC14-003 Staff Report to City Council

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission found the proposed sale of the property consistent with the City's Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7 to 0.

**Other Business**

No other business was discussed.

**Minutes**

**21**

Consideration of the Planning Commission minutes of May 6, 2014.

**Attachments:**  
- May 5 2014

On a motion by Commissioner Macek, the Planning Commission approved the minutes without objection.

**22  Adjournment**

The Planning Commission meeting was adjourned at 1:00am.