City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Docket

Thursday, September 4, 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

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 Special Use Permit #2014-0066
5402 Eisenhower Avenue - Private Commercial School (Parcel Address: 5400 Eisenhower Avenue)
Public Hearing and Consideration of a request to operate a private commercial school (fitness studio) with more than 20 students and a request for a parking reduction; zoned OCH/Office Commercial High. Applicant: The Worx by Maia, LLC represented by Sean Carney.
Planning Commission Action: Recommended Approval as amended 4-0
Attachments: SUP14-066 Staff Report to Planning Commission

Special Use Permit #2014-0067
5428 Eisenhower Avenue - Private Commercial School (Parcel Address: 5400 Eisenhower Avenue)
Public Hearing and Consideration of a request to increase hours of operation at a private commercial school (martial arts school); zoned OCH/Office Commercial High. Applicant: European Martial Arts, LLC represented by Jenny Lankford
Planning Commission Action: Recommended Approval 4-0
Attachments: SUP14-067 Staff Report to Planning Commission

4 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]
Attachments: DSUP14-002 Staff Report
DSUP14-002 Additional Materials

Development Special Use Permit #2014-0010
6125 and 6101 Stevenson Avenue - Stevenson Avenue Condominiums
Public Hearing and Consideration of a request for an extension to previously approved Development Special Use Permit #2012-0002; zoned OCM(50)/Office Commercial Medium. Applicant: DYN Res, LLC; Steven A.
Hansen, LLC; and WWIV Stevenson Avenue, LLC; represented by Mary Catharine Puskar, attorney
Planning Commission Action: Recommended Approval  4-0
Attachments:  DSUP14-010 Staff Report

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Development Special Use Permit #2014-0015
1219 First Street - Braddock Gateway - Phase I Extension Parcel Address: 1225 First Street
Public Hearing and Consideration of a request for an extension to previously approved Development Special Use Permit #2011-0002; zoned CDD#15/Coordinated Development District #15. Applicant: Braddock Gateway LLC by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 4-0
Attachments:  DSUP14-015 Staff Report to Planning Commission DSUP14-015 Additional Materials

7
Development Special Use Permit #2014-0021
3750 Jefferson Davis Highway - Jack Taylor’s Alexandria Toyota
Public Hearing and Consideration of a request for an amendment to previously approved Development Special Use Permit #2012-0009 to increase hours of operation for auto repair services; zoned CDD#7/Coordinated Development District. Applicant: Taylor Holdings, LLC represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommend Approval as amended 4-0
Attachments:  DSUP14-021 Staff Report to Planning Commission DSUP14-021 Additional Materials

New Business

8
Text Amendment #2014-0004
Outdoor Food and Craft Markets in Multi-Family Residential Zones
Public Hearing and Consideration of a Text Amendment to allow an outdoor food and craft market with a special use permit in the RCX/Medium Density Apartment Zone, RC/High Density Apartment Zone, RA/Multifamily Zone, and the RD/High Density Apartment Zone. Staff: City of Alexandria - Department of Planning and Zoning
Planning Commission Action: Initiated and Recommended Approval 4-0
Attachments:  TA14-004 Staff Report to Planning Commission

9
Text Amendment #2014-0005
Environmental Management
Public Hearing and Consideration of a Text Amendment to amend Article XIII (Environmental Management) of the City of Alexandria Zoning Ordinance to incorporate additional regulations required by the State of Virginia Stormwater Management Act. Staff: City of Alexandria - Department of Transportation and Environmental Services
Planning Commission Action: Initiated and Recommended Approval 4-0

**Attachments:** [TA14-005 Staff Report to Planning Commission]

**10**

City Charter Section 9.06 Case #2014-0002
1 and 2 King Street; 0 Prince Street; 200, 204 and 208 Strand Street; and the alleyway area in the 200 Block of Strand Street. 
Public hearing and consideration of a request for the Planning Commission to review whether: 1) acquisition of 1 and 2 King (and adjacent claimed rights); 2) acquisition of 204 and 208 Strand Street; 3) exchange of undefined potential alley access way rights between City of Alexandria and multiple property owners in the 200 block of Strand Street; and 4) transfer of 0 Prince, 200 Strand, and a portion of 204 Strand Street for use as private property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Staff: City of Alexandria - Department of Project Implementation

**Attachments:** [SEC14-002 Staff Report]

**11**

Subdivision #2014-0007
0 Prince Street and 200, 204 and 208 Strand Street
Public hearing and consideration of a request to consolidate and re-subdivide the properties into four new lots and additional right of way; zoned W-1/Waterfront Mixed Use (Old Town Small Area Plan, Waterfront Plan).

Staff: City of Alexandria - Department of Project Implementation

**Attachments:** [SUB14-007 Staff Report]

**12**

Subdivision #2014-0011
114 East Linden Avenue
Public hearing and consideration of a request to subdivide one lot into two lots; zoned RB/Townhouse Zone.

Applicant: Carolyn D. Timmons represented by Duncan Blair, attorney

**Attachments:** [SUB14-011 Staff Report]

**13**

Special Use Permit #2013-0095
1101 Janney’s Lane - Douglas MacArthur School
Public Hearing and Consideration of a request for a classroom trailer at Douglas MacArthur School; zoned R-12/Residential. Applicant: Alexandria City Public Schools represented by Thomas Mulcahy

Planning Commission Action: Recommended Approval as amended 4-0

**Attachments:** [SUP13-095 Staff Report to Planning Commission]

**14**

Special Use Permit #2013-0059
3640 Wheeler Avenue - Wheeler Avenue Recycling
Public Hearing and Consideration of a request to operate a recycling and materials recovery facility; zoned I/Industrial. Applicant: Wheeler Avenue Recycling, LLC represented by Robert B. Nealon, attorney

**Attachments:** [SUB14-011 Additional Materials]
Planning Commission Action: Recommended Denial 4-0

**Attachments:**  
SUP13-059 Staff Report to Planning Commission  
SUP2013-0059 Additional Materials

**Oral Reports by Members of the Planning Commission**

**Minutes**

15  
Consideration of the Planning Commission minutes of July 1, 2014.

**Attachments:**  
July 1, 2014

**Other Business**

Discussion Item: Update on storm water drainage issues in the Rosemont area.

16  
**Adjournment**

**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 #2014-0052**

618A South Pickett Street  
Administrative SUP for a change of ownership of an auto repair shop.  
Applicant: Abderrahim Darouach  
Approved: 7/1/2014

**Special Use Permit #2014-0053**

711 King Street  
Administrative SUP for a change of ownership of a restaurant.  
Applicant: Hyon (Ann) Kane  
Approved: 7/1/2014

**Special Use Permit #2014-0050**

122 N Fayette Street  
Administrative SUP to operate a massage establishment.  
Applicant: MALEE LLC by Peter Brock  
Approved: 7/14/2014

**Special Use Permit #2014-0054**

700 Commonwealth Avenue  
Administrative SUP to operate a child daycare center at a church.
Applicant: Baptist Temple Church
Approved: 7/14/2014

Special Use Permit #2014-0051
3800 and 3810 Butterfly Lane
(Parcel Address: 3737 Seminary Rd)
Administrative SUP to operate a child daycare center.
Applicant: Heather Zdancewicz
Approved: 7/15/2014

Special Use Permit #2014-0056
1501 Cameron Street
Administrative SUP to operate a child daycare center.
Applicant: The Campagna Center by Dawn Farmer
Approved: 7/24/2014

Special Use Permit #2014-0058
225 Reinekers Lane and 1800 Diagonal Lane
Administrative SUP to operate an outdoor food and crafts market.
Applicant: Upper King Street Farmers Market
Approved: 7/31/2014

Special Use Permit #2014-0059
506 North Henry Street
Administrative SUP for a change of ownership of a restaurant.
Applicant: Yiwu Chen
Approved: 7/31/2014

Special Use Permit #2014-0057
701 South Washington Street
Administrative SUP for a change of ownership of a restaurant and minor amendment to increase hours of operation.
Applicant: District Taco by Chris Medhurst
Approved: 8/1/2014

Special Use Permit #2014-0049
101 South Van Dorn Street
Administrative SUP for a change of ownership of an auto repair business.
Applicant: BJ's Wholesale Club, Inc.
Approved: 8/6/2014

Special Use Permit #2014-0055
1008 Madison Street
(Parcel Address: 727 North Henry Street)
Administrative SUP for a change of ownership of an auto repair business.
Applicant: Maximiliano Perez
Approved: 8/6/2014

**Special Use Permit #2014-0060**
907 King Street
Administrative SUP for a change of ownership of a restaurant and a minor amendment to increase hours of operation.
Applicant: A & H LLC
Approved: 8/8/2014

**Special Use Permit #2014-0061**
2607 Mount Vernon Avenue
Administrative SUP for a minor amendment to operate outdoor dining at an existing restaurant.
Applicant: Balraj Bhasin
Approved: 8/8/2014

**Special Use Permit #2014-0074**
5416 Eisenhower Avenue
Request for a change of ownership of yoga studio.
Applicant: Jenifer Ruschell
Approved: 8/15/2014