City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Action 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
Call To Order

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

Present: Chairman Wagner, Commissioners Lyman, Macek and Wasowski
Absent: Vice Chairman Dunn and Commissioner Brown

Consent Calendar

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

Attachments: SUP14-066 Staff Report
SUP14-066 Additional Materials

This item was removed from the Consent Calendar.

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2014-0066 as amended. The motion carried on a vote of 4 to 0.

3 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

Attachments: SUP14-067 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2014-0067.

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]
The Planning Commission noted the deferral of Development Special Use Permit #2014-0002.

5

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

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

By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0010.

6

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

Attachments: DSUP14-015 Staff Report
DSUP14-015 Additional Materials

By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0015.

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

Attachments: DSUP14-021 Staff Report
DSUP14-021 Additional Materials

This item was removed from the Consent Calendar.

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development
Special Use Permit #2014-0021 as amended. The motion carried on a vote of 4 to 0.

New Business

8

Text Amendment #2014-0004
Outdoor Food and Craft Markets in Multi-Family Residential Zones
A) Initiation of a Text Amendment; and B) 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

Attachments: TA14-004 Staff Report

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to initiate Text Amendment #2014-0004. The motion carried on a vote of 4 to 0.

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Text Amendment #2014-0004. The motion carried on a vote of 4 to 0.

9

Text Amendment #2014-0005
Environmental Management
A) Initiation of a Text Amendment; and B) 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

Attachments: TA14-005 Staff Report

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2014-0005. The motion carried on a vote of 4 to 0.

On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2014-0005. The motion carried on a vote of 4 to 0.

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

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to find that the property acquisitions and transfers are consistent with the City of Alexandria Master Plan. The motion carried on a vote of 4 to 0.

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

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to approve Subdivision #2014-0007. The motion carried on a vote of 4 to 0.

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  SUB14-011 Additional Materials

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to approve Subdivision #2014-0011. The motion carried on a vote of 4 to 0 as amended.

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

**Attachments:**  SUP13-095 Staff Report

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2013-00095 as amended. The motion carried on a vote of 4 to 0.

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: SUP13-059 Staff Report
SUP2013-0059 Additional Materials

On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend denial of Special Use Permit #2013-0059. The motion carried on a vote of 4 to 0.

Oral Reports by Members of the Planning Commission

No reports were given.

Minutes

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

Attachments: July 1, 2014

On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to approve the minutes of the July 1, 2014 meeting as submitted. The motion carried on a vote of 4 to 0.

Other Business

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

Land Use Services Division Chief Alex Dambach and Civil Engineer Dr. Satya Singh gave an update on the stormwater drainage issues in the Rosemont area.

16 Adjournment

The Planning Commission meeting was adjourned at 9:40pm.

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: <http://www.alexandriava.gov/planning/info/default.aspx?id=18476>

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