

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, October 6, 2015

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>

The Planning Commission will hold a work session on October 6, 2015 at 6:00pm in the City Hall Council Work Room to receive updates on the West End transitway, Pedestrian and Bicycle Master Plan and Complete Streets Design Guidelines

1 Call To Order

The Planning Commission public hearing was called to order at 7:00 pm. Commissioner Macek was absent. All other members were present.

Consent Calendar

- 2** Special Use Permit #2015-0079
1552 Potomac Greens Drive (parcel address: 1550 Potomac Greens Drive) - Slater's Market
Public hearing and consideration of a request to operate a restaurant within an existing market; zoned: CDD #10/Coordinated Development District #10.
Applicant: Slater's Market LLC

Attachments: [SUP2015-0079 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0079.
- 3** Special Use Permit #2015-0080
1300 & 1304 King Street (parcel address: 1300 King Street) - Rooming House
Public hearing and consideration of a request for five year review of a rooming house and for a change of ownership; zoned KR/King Street Retail.
Applicant: Joricris Espiritu

Attachments: [SUP2015-0080 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0080.
- 4** Special Use Permit #2015-0093
1211 King Street - Nasime Japanese Restaurant
Public hearing and consideration of a request to operate a restaurant; zoned: KR/King Street Retail.
Applicant: Yuh Shimomura

Attachments: [SUP2015-0093 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2015-0093.
- 5** Subdivision #2015-0006
310 & 312 Beverley Drive
Public hearing and consideration of a request for a subdivision to adjust a property line between two lots; zoned R-8/Residential Single-family.

Applicant: Betty Mills

Attachments: [SUB2015-0006 Staff Report](#)
 [SUB2015-0006 Additional Materials](#)

This item was removed from the consent agenda.

On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to approve Subdivision #2015-0006. The motion carried on a vote of 6-0.

6

City Charter Section 9.06 Case #2015-0002

310 & 312 Beverley Drive

Public hearing and consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned R-8/Residential Single-family.

Staff: Department of Recreation, Parks and Cultural Activities

Attachments: [Sec 9.06 #2015-0002 Staff Report](#)

This item was removed from the consent agenda.

On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission found that the proposed dedication of the subject property to the City is consistent with the City of Alexandria's Master Plan. The motion carried on a vote of 6 to 0.

Unfinished Business and Items Previously Deferred

7

Special Use Permit #2015-0056

2216 Mount Vernon Avenue - Del Ray Pizzeria

Public hearing and consideration of a request for an amendment to existing Special Use Permit #2014-0033 to allow for restaurant seating and dining in the second floor with an existing parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay.

Applicant: Del Ray Pizzeria LLC

[This case was deferred from the September 1, 2015 Planning Commission hearing.]

Attachments: [SUP2015-0056 Staff Report](#)

Special Use Permit #2015-0056 was withdrawn prior to the hearing.

8

Subdivision #2014-0014

809 & 811 Vassar Road

Public hearing and consideration of a request to re-subdivide two lots into three lots; zoned R-8/Residential.

Applicant: Stephen and Mary Hales

[This case was referred back to the Planning Commission from City Council.]

[This case was deferred from the October 6, 2015 Planning Commission

hearing.]

Attachments: [SUB14-014 Staff Report \(updated\)](#)
[SUB2014-0014 Storm Water Report](#)
[SUB14-014 Additional Materials](#)
[SUB14-014 Revised Preliminary Plat](#)

The Planning Commission noted the deferral of the request.

New Business

9

Master Plan Amendment #2015-0002

Rezoning #2015-0002

Development Special Use Permit #2014-0017

601, 607 and 611 N. Henry Street - The Park Residences

Public hearing and consideration of a request for: (A) amendment to the Braddock Road Metro Small Area Plan chapter of the Master Plan to amend the land use designation from CSL to CRMU-M; (B) amendment to the official zoning map to rezone the properties from CSL to CRMU-M with proffers; (C) Development Special Use Permit and Site Plan, with modifications and a subdivision, to construct townhomes with an increase in FAR per section 5-205(C) of the Zoning Ordinance and lots without frontage per section 7-1007 of the Zoning Ordinance; zoned CSL / Commercial Service Low. (Braddock Road Metro Small Area Plan)

Applicant: Henry St JV, LLC, represented by M. Catharine Puskar, Attorney

Attachments: [DSUP2014-0017 Staff Report](#)
[DSUP2014-0017 Preliminary Site Plan](#)
[DSUP2014-0017 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to adopt and recommend approval of Master Plan Amendment #2015-0002 as amended. The motion carried on a vote of 6 to 0

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On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Rezoning #2015-0002 as amended. The motion carried on a vote of 6 to 0

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On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0017 as amended. The motion carried on a vote of 6 to 0

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Development Special Use Permit #2014-0041

1801 & 1809 Russell Road, 109, 111 & 113 Belleaire Road - Immanuel Lutheran Church

Public hearing and consideration of requests for: (A) a Development Special Use Permit and Site Plan with modifications to construct an addition to an

existing private school, and an expansion to an existing church; and (B) a Special Use Permit for a parking reduction; zoned: R-5/Residential Single-family.

Applicant: Immanuel Lutheran Church, represented by Mary Catherine Gibbs, Attorney

Attachments: [DSUP2014-0041 Staff Report](#)
 [DUSP2014-0041 Additional Materials](#)
 [DSUP2014-0041 Preliminary Site Plan](#)

On a motion by Commissioner Koenig, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-00041 as amended. The motion carried on a vote of 6 to 0

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Master Plan Amendment #2015-0004

Oakville Triangle/Route 1 Corridor

The planning area encompasses the commercially and industrially zoned parcels within the area generally bounded by Route 1 on the east, East Lynhaven Drive on the north, Mount Jefferson Park on the west, and East Bellefonte Avenue on the south.

Public hearing and consideration of requests for (A) initiation of a Master Plan Amendment, and (B) an amendment to the Potomac West Small Area Plan chapter of the Master Plan to incorporate the *Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines*.

Staff: Department of Planning and Zoning

Attachments: [MPA2015-0004 Staff Report](#)
 [MPA2015-0004 Additional Materials](#)
 [Attachment 1_Oakville Corridor Vision Plan_Design](#)
 [Guidelines Revised Draft Oct 2015](#)
 [Attachment 2_Potomac West SAP \(1992\)](#)
 [Attachment 3_Oakville Trianlge_Route 1 Civ Engage_Outreach](#)
 [Summary](#)
 [Attachment 4_Multimodal Transportation Study Executive Summary](#)
 [March 2015](#)
 [Attachment 5_Master Plan Amendment Resolution](#)
 [Attachment 6_Potomac West SAP Map \(1992\)](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2015-0004. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to adopt and recommend approval of Master Plan Amendment #2015-0004. The motion carried on a vote of 6 to 0.

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City Charter Section 9.06 Case #2015-0001

518 East Bellefonte Avenue

Public hearing and consideration of a request for the Planning Commission to

review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned CSL/Commercial Service Low.

Staff: Department of Recreation, Parks and Cultural Activities

[This case has been deferred to the November 5, 2015 Planning Commission hearing.]

Attachments: [Sec 9.06 #2015-0001 Staff Report](#)

The Planning Commission noted the deferral of the request.

Oral Reports by Members of the Planning Commission

Commissioner Koenig suggested work sessions on the following topics: Affordable Housing, Design of Civic Facilities and Small Area Plan process. Chairwoman Lyman also suggested Green Buildings and Open Space. Planning and Zoning Director

Other Business

- 13** Discussion and Consideration of amendments to the rules and regulations for the transaction of the business of the Planning Commission known as the Planning Commission By Laws.

Attachments: [By-Laws Amendment Memo](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to amend the rules and regulations for transaction of business as amended. The motion carried on a vote of 6 to 0.

Minutes

- 14** Consideration of the meeting minutes for the September 1, 2015 Planning Commission meeting.

Attachments: [September 1, 2015 Minutes](#)

This Land Use and Development (Planning Commission Items) was approved as amended

15 Adjournment

The Planning Commission meeting was adjourned at 11:15pm