City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Thursday, November 5, 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
1 Call To Order

The Planning Commission meeting was called to order at 7:00pm. All members were present.

Consent Calendar

2 Special Use Permit #2015-0098
408 East Glebe Road and 3006 Jefferson Davis Highway - GQ Dry Cleaners
Public hearing and consideration of a request to operate a laundry and dry cleaning business; zoned: CSL/Commercial Low.
Applicant: Hyon B. Chung and Moon Sik Park

Attachments:          SUP2015-0098 Staff Report
                     SUP2015-0098 Additional Materials

This item was removed from the consent calendar and considered under a separate motion.

On a motion by Commissioner Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2015-0098 as amended. The motion carried on a vote of 7 to 0.

3 Development Special Use Permit #2015-0017
1101 & 1102 Finley Lane - Pickett’s Ridge Phase II
Public hearing and consideration of a request for an extension and update to standard conditions for previously-approved Development Special Use Permit #2012-0017 for the remaining undeveloped lot located at 1101 Finley Lane; zoned R-20/Residential Single-family.
Applicant: Sutton Building Corporation, represented by M. Catharine Puskar, Attorney

Attachments: DSUP15-0017 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0017.

Unfinished Business and Items Previously Deferred

4 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 was deferred from the October 6, 2015 Planning Commission hearing.]
On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission found the proposed dedication of the subject property to the City consistent with the City of Alexandria’s Master Plan. The motion carried on a vote of 7 to 0.

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.]

On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2014-0014. The motion carried on a vote of 6-1, with Vice Chairman Dunn voting against.

New Business

Special Use Permit #2015-0097
300 King Street (Parcel address: 302 King Street) - Sang Jun Thai
Public hearing and consideration of a request to expand an existing grandfathered restaurant at the basement level; zoned KR/King Street Retail.
Applicant: Christopher Tantayanurak

On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0097 as amended. The motion carried on a vote of 7 to 0.

Special Use Permit #2015-0092
Encroachment 2015-0004
728 North Henry Street - Mason Social
Public hearing and consideration of requests: (A) to add rooftop dining to an existing restaurant, (B) for a parking reduction, and (C) for an encroachment into the public right-of-way; zoned CRMU-M/Commercial Residential Mixed Use (Medium).
Applicant: Mason Social, LLC

On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0092 as amended. The motion carried on a vote of 7 to 0.
On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0092 as amended and Encroachment #2015-0004. The motion carried on a vote of 7 to 0.

Special Use Permit #2015-0090
700 Ramsey Street - Substandard Lot Construction
Public hearing and consideration of a request to construct a new single-family dwelling on a vacant substandard lot; zoned R 2-5/Residential Single-family. Applicant: West Restored Properties, LLC, represented by M. Catharine Puskar, Attorney

Attachments: SUP2015-0090 Staff Report
SUP2015-0090 Additional Materials

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0090. The motion carried on a vote of 7 to 0.

Master Plan Amendment #2015-0006
Eisenhower West Small Area Plan
The Plan area is generally bounded by Duke Street to the north, South Pickett Street to the west, Holmes Run to the east, and the Metro/CSX rail lines to the south.
A) Initiation of a Master Plan Amendment, and B) public hearing and consideration of a request for an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to create the Eisenhower West Small Area Plan.
Staff: Department of Planning and Zoning

Attachments: MPA15-006_Staff Report
MPA15-006_Planning Commission Memo
MPA15-006_Attachment 1_Eisenhower West SAP
MPA15-006_Attachment 2_Eisenhower West SAP Appendices
MPA15-006_Attachment 3_EWSC Letter of Endorsement
MPA15-006_Attachment 4_AHAAC Letter of Endorsement
MPA15-006_Attachment 5_WMATA Letter of Support
MPA15-006_Attachment 6_EWSAP Master Plan Amendment Resolution
MPA15-006_Additional Materials

On a motion by Commissioner Lyle, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2015-0006. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Commissioner Wasowski, the Planning Commission voted to adopt and recommend approval of the resolution for Master Plan Amendment #2015-0006 as amended. The motion carried on a vote of 7 to 0.
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Master Plan Amendment #2015-0001
Rezoning #2015-0001
Development Special Use Permit #2013-0001
Transportation Management Plan SUP #2015-0002
Special Use Permit #2015-0109
4530, 4600, 4600B, 4600D, 4622 King Street and 3451 North Beauregard Street - The Gateway at King and Beauregard
Public hearing and consideration of requests for: (A) an amendment to Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 77 feet to 100 feet and to amend the land-use designation for the property from OCM(100) to CRMU-H; (B) an amendment to the official zoning map to change the zone from OCM(100) with proffer to CRMU-H; (C) a development special use permit and site plan with modifications for an increase in Floor Area Ratio (FAR) to construct two mixed-use buildings and one office building including a special use permit for a parking reduction and for a loading space reduction; a special use permit for a retail shopping establishment larger than 20,000 gross square feet; (D) a special use permit for a transportation management plan (TMP); and (E) a special use permit for a coordinated sign program; zoned: OCM(100)/Office Commercial Medium.
Applicant: 4600 King Street, LLC, represented by Duncan Blair, Attorney

Attachments:  
DSUP2013-0001 Staff Report  
DSUP2013-0001 Site Plan part 1  
DSUP2013-0001 Site Plan part 2  
DSUP2013-0001 Additional Materials

On a motion by Commissioner Koenig, seconded by Vice Chairman Dunn, the Planning Commission voted to adopt and recommend approval of Master Plan Amendment #2013-0001.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2015-0001. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0001 as amended, Transportation Management Plan SUP #2015-0002 and Special Use Permit #2015-0109. The motion carried on a vote of 7 to 0.

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Transportation Special Use Permit #2014-0019  
Transportation Management Plan SUP #2015-0075  
1800 and 1800 R Mount Vernon Avenue - Mt. Vernon Avenue at 1800
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a mixed use residential and retail building using the form based development regulations with a compliance deviation pursuant to section 6-606(F); a special use permit for a parking reduction and a loading space reduction; and (B) a special use permit for a Transportation Management Plan; zoned: CL/Commercial Low
and Mount Vernon Avenue Urban Overlay.
Applicant: BREVIC Development LLC, represented by Duncan Blair, Attorney

Attachments:  DSUP2014-0019 Staff Report  
             DSUP2014-0019 Site Plan  
             DSUP2014-0019 Additional Materials

On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0019, as amended, and Transportation Management Plan SUP #2015-0075. The motion carried on a vote of 7 to 0.

12
Development Site Plan #2015-0020
100 South Reynolds Street - The Mark (Washington Suites)
Public hearing and consideration of a request for an amendment to previously-approved Development Site Plan #2012-0032 to add an additional eight residential units, to remove the proposed parking structure, and to apply the current parking standards for multifamily residential buildings; zoned: RD/High-density Apartment.
Applicant: Landmark 100 SR, LLC, represented by M. Catherine Puskar, Attorney

Attachments:  DSP2015-0020 Staff Report  
             DSP2015-0020 Site Plan

On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Site Plan #2015-0020. The motion carried on a vote of 7 to 0.

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Text Amendment #2015-0005
Sign Regulations
Public hearing and consideration of a Text Amendment to adopt new regulations for signs in all zones of the City in Article IX of the Zoning Ordinance.
Staff: Department of Planning and Zoning
[Deferral requested by staff.]
Without objection, the Planning Commission deferred Text Amendment #2015-0005.

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Vacation #2015-0003
418 West Braddock Road
Public hearing and consideration of a request for a vacation of the public right-of-way; zoned: R-8/Residential Single-family.
Applicant: Richard and Elizabeth Tonner
[Deferral requested by applicant.]
Attachments:  VAC2015-0003 Application Materials

Without objection, the Planning Commission deferred Vacation #2015-0003.
Other Business

No other business was discussed.

15 Minutes

Consideration of the meeting minutes for the October 6 and October 8 Planning Commission meetings.

By unanimous consent, the Planning Commission approved the minutes of October 6, 2015 and October 8, 2015 as amended.

16 Adjournment

The Planning Commission meeting was adjourned at 1:25 am.