City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Tuesday, March 3, 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

Election of Planning Commission Officers (Chairperson and Vice Chairperson)

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.

3 Special Use Permit #2014-0124
5324 Taney Avenue - Child Care Home
Public hearing and consideration of a request to operate a child care home; zoned R-8/Residential Single-Family.
Applicant: Alicia Orlando
Attachments: SUP14-124 Staff Report

Unfinished Business and Items Previously Deferred

4 Special Use Permit #2014-0120
1575 Kenwood Avenue (Parcel Address: 1603 Peach Street) - Hertz Local Edition
Public hearing and consideration of a request to operate an automobile rental business; zoned CSL/Commercial Service Low with Proffer.
Applicant: Hertz Local Edition
[This case was deferred at the February 3, 2015 Planning Commission hearing.]
Attachments: SUP14-120 Staff Report

New Business

5 Text Amendment #2015-0001
A) Initiation of a text amendment and B) public hearing and consideration of a text amendment to Section 4-1300 of the Zoning Ordinance to require a special use permit for Electrical Substation and Switching Stations greater than 10,000 square feet in size in the UT/Utilities and Transportation Zone.
Staff: City of Alexandria - Department of Planning and Zoning
Attachments: TA15-001 Staff Report

6 Special Use Permit #2014-0127
3303 Carolina Place
Public hearing and consideration of a request to construct a new single-family dwelling on a developed substandard lot; zoned R-8/Residential Single-Family.
Applicant: Brad Coburn and John Ladd
Attachments: SUP14-127 Staff Report
SUP14-127 Additional Materials
7  Special Use Permit #2015-0001  
5447 Fillmore Avenue  
Public hearing and consideration of a request to construct a new single-family dwelling on a vacant, substandard lot with modifications; zoned R-20/Residential Single-Family.  
Applicant: Eric Teran  
Attachments: SUP15-001 Staff Report  
SUP15-001 Additional Materials

8  Special Use Permit #2014-0128  
101 and 107 North Union Street - The Waterfront Market  
Public hearing and consideration of a request to amend previously approved Special Use Permit #2013-0009 to expand an existing restaurant; zoned WPR and KR/Waterfront Park and Recreation and King Street Urban Retail.  
Applicant: The Waterfront Market LLC represented by John Manor  
Attachments: SUP14-128 Staff Report  
SUP14-128 Additional Materials

9  Special Use Permit #2014-0129  
4608 & 4610 Kenmore Avenue (Parcel Address: 4550 Kenmore Avenue) - 7-Eleven  
Public hearing and consideration of a request to amend previously approved Special Use Permit #2003-0116 to expand an existing convenience store; zoned CG/Commercial General.  
Applicant: 7-Eleven Inc. represented by M. Catharine Puskar, attorney  
Attachments: SUP14-129 Staff Report  
SUP14-129 Additional Materials

10  Subdivision #2014-0017  
Rezoning #2014-0014  
Special Use Permit #2014-0125  
1101 Janney’s Lane - Douglas MacArthur School  
Public hearing and consideration of requests for: A) a subdivision to re-subdivide existing parcels; B) an amendment to the official zoning map to change the zone from R-12/Residential Single-Family to R-8/Residential Single-Family, and C) an amendment to previously approved Special Use Permit #2013-0095 to relocate a classroom trailer; zoned R-12/Residential Single-Family.  
Applicant: Alexandria City Public Schools represented by Dr. William Holley  
Attachments: SUP14-125 Staff Report  
SUP14-125 Additional Materials

11  Rezoning #2014-0013  
Development Special Use Permit #2014-0026  
Encroachment #2014-0006  
0 Prince Street; 200 and 204 Strand Street - Old Dominion Boat Club
Public hearing and consideration of a request for: (A) An amendment to the official zoning map to change the zone from W-1 to WPR, with proffer; (B) A development special use permit and site plan, with modifications, to construct and operate a boat club building, (C) A special use permit for a parking reduction; and, (D) An encroachment into the public right-of-way on Prince Street for steps and a balcony; zoned W-1/Waterfront Mixed-Use.

Applicant: Old Dominion Boat Club, represented by Mary Catherine Gibbs

**Attachments:**
- DSUP14-026 Preliminary Site Plan
- DSUP14-026 Staff Report
- DSUP14-026 Additional Materials

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Coordinated Development District Concept Plan #2014-0006
Development Special Use Permit #2014-0045
Vacation #2014-0006
2460 Mill Road; 301 and 315 Stovall Street; 312 and 314 Taylor Drive - Eisenhower East Block 2 - TSA

Public hearing and consideration of a request for: (A) An amendment to a previously approved Coordinated Development District #2014-0004 to transfer parking spaces from Block 4 to Block 2; (B) A Stage II Development Special Use Permit and site plan, with modifications, to construct an office building and an above-ground parking structure; and (C) Vacation of a public right-of-way; zoned CDD#2/Coordinated Development District #2.

Applicant: JBG Associates LLC represented by M. Catharine Puskar, attorney

**Attachments:**
- DSUP14-045 Preliminary Site Plan
- DSUP14-045 Staff Report
- DSUP14-045 Additional Materials

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Development Special Use Permit #2014-0001
4001 Eisenhower Avenue - Cameron Run Regional Park

Public hearing and consideration of a request for a development special use permit and site plan, to construct recreational facilities and ancillary uses, including special use permit requests for lighting of any area of the POS zone for nighttime uses and for structures up to 30 feet in height; zoned POS/Public Open Space.

Applicant: Northern Virginia Regional Park Authority represented by Brian Nolan

**Applicant has requested deferral of this docket item.**

**Attachments:**
- DSUP14-0001 Preliminary Site Plan
- DSUP14-0001 Application

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Other Business

**Information Item:** Demographic Update
Information Item Memo 1
Information Item Memo 2

Discussion Item: Potomac Yard Metrorail Station
An update on the Draft Environmental Impact Statement (DEIS) process for the Potomac Yard Metrorail Station, an infill Metrorail station located between the National Airport and Braddock Road Metrorail stations on the Blue and Yellow lines in the vicinity of the Potomac Yard Development. The update will provide information on opportunities to learn about project impacts and how to submit comments on the DEIS.

Minutes
14 Consideration of the minutes of the February 3, 2015 hearing.
Attachments: February 3, 2015

15 Adjournment

Information
The Planning Commission will hold a work session to provide an update on the progress of the Eisenhower West Small Area Plan and draft land use framework on Wednesday, March 11 at 6:30pm in the City Council Work Room; 301 King Street.