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

---

**Tuesday, July 7, 2015**

7:00 PM  City Hall Council Chambers

*** The recording of the beginning of the July 7 Planning Commission hearing was lost due to technical difficulties. If you would like an audio recording of the missing portion, please contact Planning and Zoning at 703-746-4666. ***

1. **Call To Order**

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

Unfinished Business and Items Previously Deferred

2. **Development Site Plan #2014-0025**

   1202 South Washington Street & 1204 South Washington Street (Parcel Address: 1150 South Washington Street) - Hunting Point Clubhouse

   Public hearing and consideration of a request for a development site plan, with a modification, to construct an amenity building to serve two existing residential apartment buildings; zoned RC/High Density Apartment.

   Applicant: Hunting Point Apartments LLC represented by Mary Catherine Gibbs, attorney

   [This case was deferred from the June 4, 2015 Planning Commission hearing.]

   **Attachments:**
   
   - DSP14-025 Preliminary Site Plan
   - DSP14-025 Staff Report

   On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2014-0024 as amended. The motion carried on a vote of 7 to 0.

New Business
3 Subdivision #2015-0002
418 West Braddock Road
Public hearing and consideration of a request for a subdivision; zoned
R-8/Residential Single-Family.
Applicant: Richard and Elizabeth Tonner

Attachments:  SUB15-002 Preliminary Plat
              SUB15-002 Staff Report
              SUB15-002 Additional Materials

On a motion by Commissioner Macek, seconded by Commissioner Lyle, the
Planning Commission voted to approve Subdivision #2015-0002. The motion
carried on a vote of 7 to 0.

4 Subdivision #2015-0003
200 & 212 Lloyd’s Lane
Public hearing and consideration of a request for a subdivision; zoned
R-12/Residential Single-Family.
Applicant: David M. Phillips, Jr. and Nancy E. Phillips represented by
Duncan Blair, attorney

Attachments:  SUB15-003 Preliminary Plat
              SUB15-003 Staff Report
              SUB15-003 Additional Materials

On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the
Planning Commission voted to approve Subdivision #2015-0003 as amended.
The motion carried on a vote of 7 to 0.

Minutes

Consideration of the June 2, 2015 and June 4, 2015 Planning Commission
minutes.

On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the
Planning Commission voted to approve the minutes of the June 2 and June 4
hearings as submitted. The motion carried on a vote of 7 to 0.

Oral Reports by Planning Commissioners

No oral reports were given.

Other Business

Discussion Items:
Industrial Land Use Analysis: An update on the citywide industrial land use
study and process to date.

Bonus Density Analysis: An update on the bonus analysis and process to date
exploring a potential increase in Section 7-700 bonus density provision.

Carrie Beach, Division Chief; Jeffrey Farner, Deputy Director; and Eric Keeler, Division Chief; gave a presentation and answered questions from the Planning Commission.

Discussion regarding recent U.S. Supreme Court Case law and Virginia State Code changes affecting the standards for development conditions imposed to mitigate the impacts of development.

Joanna Anderson, City Attorney, gave a presentation and answered questions from the Planning Commission.

6 Adjournment

The Planning Commission meeting was adjourned at 9:05pm.

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 #2015-00053
408 S Van Dorn St
Change of ownership of a restaurant
Applicant: CP New Corp. by Willy Ramirez
Approved 5/26/2015

Special Use Permit #2015-00050
3020 Duke St
Change of ownership of an automobile sales business
Applicant: Jeffrey L. Yates
Approved 6/8/2015

Special Use Permit #2015-00049
510 N Fayette St
Change of ownership of an auto repair shop
Applicant: Jeffrey L. Yates & Dennis A. Whitestone
Approved 5/29/2015

Special Use Permit #2015-00046
600 Montgomery St
Change of ownership of a restaurant
Applicant: Hank's Pasta Bar, LLC by David L. Chamowitz
Approved 5/21/2015