City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Tuesday, March 1, 2016

7:30 PM

City Hall Council Chambers

Planning Commission
1 Call To Order

2 Election of Planning Commission Officers for Chair and Vice Chair

Consent Calendar

3 Special Use Permit #2015-0136
277 South Washington Street #110 - barre3 Alexandria
Public hearing and consideration of a request to operate a commercial school; zoned: CD/ Commercial Downtown.
Applicant: barre3 Alexandria, represented by Michelle Rosati, attorney
Attachments: SUP2015-0136 Staff Report
SUP2015-0136 Presentation

4 Special Use Permit #2015-0140
1127 King Street, 2nd floor - Escape Quest
Public hearing and consideration of a request to operate an amusement enterprise and for a parking reduction; zoned: KR/King Street Retail.
Applicant: Escape Quest, LLC
Attachments: SUP2015-0140 Staff Report
SUP2015-0140 Presentation

5 Development Special Use Permit #2015-0030
5740 Edsall Road - Edsall Road Shell Gas Station
Public hearing and consideration of a request for an extension and update to standard conditions of previously-approved Development Special Use Permit #2011-0032 to construct a full service gas station with a convenience store and a drive-thru carwash facility and a Special Use Permit request for a parking reduction; zoned CG/Commercial General.
Applicant: NOVA Petroleum Realty, LLC represented by M. Catharine Puskar, attorney
Attachments: DSUP2015-0030 Staff Report
DSUP2015-0030 Preliminary Site Plan
DSUP2015-0030 Presentation

New Business

6 Special Use Permit #2015-0130
Encroachment #2015-0007
535 East Braddock Road (parcel address: 501 East Braddock Road) - Dos Amigos
Public hearing and consideration of requests for: (A) an amendment to an existing Special Use Permit (SUP #2012-0039) for additional outdoor dining seats and a request for a parking reduction; and (B) an Encroachment into the public right-of-way for outdoor dining; zoned: CRMU-H/Commercial
Residential Mixed Use/High.
Applicant: Cucotan, LLC represented by Duncan Blair, attorney

**Attachments:**
- SUP2015-0130/ENC2015-0007 Staff Report
- ENC2015-0007 Encroachment Plat
- SUP2015-0130/ENC2015-0007 Additional Materials
- SUP2015-0130 ENC2015-0007 Presentation

7

Special Use Permit #2015-0139
3500 King Street - Sunoco, Inc. (R&M)
Public hearing and consideration of a request to amend SUP #2004-0047 to add off-premises alcohol sales at an existing convenience store and gas station; zoned: CG/Commercial General. Applicant: Sunoco, Inc. (R&M), represented by Nathan Schmalhofer, agent

**Attachments:**
- SUP2015-0139 Staff Report
- SUP2015-0139 Presentation

8

Master Plan Amendment #2015-0009
Text Amendment #2016-0001
Rezoning #2015-0005
Coordinated Development District Concept Plan #2015-0008
Development Special Use Permit #2015-0019
Coordinated Sign Program Special Use Permit #2015-0115
TMP Special Use Permit #2015-0116
Special Use Permit #2016-0001
Encroachment #2016-0001
530 First Street (parcel address: 500 First Street) and 901 North Saint Asaph Street
ABC/Giant- Edens
Public hearing and consideration of requests for: (A) Amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation for the site from CG to CDD#25 and to amend the height map for the site from 50 to 77 feet; (B) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #25; (C) Amendment to the official zoning map for 530 First Street and 901 North Saint Asaph Street from CG to CDD#25/Coordinated Development District #25; (D) Coordinated Development District Concept Plan; (E) Development Special Use Permit, with modifications, and Special Use Permits for more than one rooftop penthouse and a parking reduction, to construct a mixed-use building with 232 residential units and ground-level commercial uses; (F) Special Use Permit for a Coordinated Sign Program; (G) Special Use Permit for a Transportation Management Plan; (H) Special Use Permit for multiple commercial uses; and (I) Encroachment request to locate an underground electric transformer in the public right-of-way; zoned CG/Commercial General. Old Town North Small Area Plan.
Applicant: Giant Alexandria E&A, LLC represented by M. Catharine Puskar, attorney
Consideration of the meeting minutes for the February 2, 2016 and February 4, 2016 Planning Commission hearings.

**Attachments:** February 2, 2016 Minutes
February 4, 2016 Minutes

**Other Business**

Discussion Item: Affordable Housing

**Attachments:** Affordable Housing Presentation

Commissioner’s Reports, Comments & Questions

**Adjournment**

**Administrative Approvals**

**SUP2015-00134**
672 S. Pickett Street
Request for a minor amendment to adjust hours of operation for a restaurant.
Applicant: Seifu Tessema
Approved: 1-22-2016

**SUP2015-00133**
1603 Commonwealth Avenue
Request for a change of ownership for a restaurant.
Applicant: Washout, LLC
Approved: 1-22-2016