City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Tuesday, April 5, 2016
7:00 PM

City Hall Council Chambers

Planning Commission
The Planning Commission will hold a work session on April 5, 2016 at 6:00pm to discuss small business zoning and the proposed amendments to the Zoning Ordinance, and provide an update on the Potomac Yard Metro Station development. The work session will be held at City Hall Council Work Room, 301 King Street Alexandria, VA  22314

1 Call To Order

Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program.
Staff: City of Alexandria - Office of Management and Budget

Attachments: FY 2017 CIP Memo to Planning Commission with Attachments
Transportation Commission Letter to Council
Additional CIP Memo

On a motion by Vice Chairman Macek, seconded by Commissioner Dunn, the Planning Commission voted to find the Capital Improvement Plan consistent with the City's Master Plan, except to the extent that it excludes projects that are known investment needs and that are not funded by the City, specifically elements of the Transportation Long Range Plan and other recommendations of Small Area Plans that have recently been adopted. The motion carried on a vote of 7 to 0.

Consent Calendar

3 Special Use Permit #2016-0011
823 King Street (parcel address: 821 King Street) - Sweetgreen
Public hearing and consideration of a request to operate a restaurant; zoned: KR/King Street Retail.
Applicant: Sweetgreen

Attachments: SUP2016-0011 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2016-0011.
4

Encroachment #2016-0002
700 South Pitt Street
Public hearing and consideration of a request for an encroachment into the public right-of-way for a fence; zoned: RM/Residential Medium-Townhouse.
Applicant: Thomas Campbell

Attachments: ENC2016-0002 Staff Report

This item was removed from the consent calendar.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2016-0002. The motion carried on a vote of 6 to 1, with Commissioner Brown voting against.

Unfinished Business and Items Previously Deferred

5

Special Use Permit #2015-0128
4800 Brenman Park Drive - Dog Park
Public hearing and consideration of a request to add lights to and to expand the Ben Brenman Dog Park; zoned: CDD #9/Coordinated Development District #9.
Applicant: Department of Recreation, Parks, and Cultural Affairs

Attachments: SUP2015-0128 Staff Report
SUP2015-0128 Additional Materials

On a motion by Commissioner Dunn, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0128. The motion carried on a vote of 7 to 0.

New Business

6

Special Use Permit #2016-0009
322 North Alfred Street (parcel address: 326 North Alfred Street) - Bright Mind Daycare
Public hearing and consideration of a request to operate a daycare business; zoned: RB/Residential Medium-Townhouse.
Applicant: Bright Mind Daycare
[Deferred to the May 3, 2016 Planning Commission hearing.]

Without objection, the Planning Commission deferred Special Use Permit #2016-0009.
Master Plan Amendment #2015-0005
Pedestrian and Bicycle Master Plan
(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of a request to include the Pedestrian and Bicycle Master Plan as a section of the Transportation Master Plan Chapter of the City's Master Plan.
Staff: Department of Transportation and Environmental Services

Attaches:
Pedestrian/Bicycle Master Plan Staff Report with Attachments 1, 3 & 4
Attachment 2 - Pedestrian/Bicycle Master Plan

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to initiate Master Plan Amendment #2015-0005. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to adopt a resolution and recommend approval of Master Plan Amendment #2015-0005 as amended. The motion carried on a vote of 7 to 0.

Coordinated Development District Concept Plan #2015-0005
1050, 1100, 1200, 1200 A North Fayette Street & 1219 First Street (parcel address 1225 First St) - Braddock Gateway
Public hearing and consideration of a request for an amendment to a previously-approved CDD Conceptual Design Plan to change the use programing on the site, building height and configuration, and road location and circulation; zoned: CDD #15/Coordinated Development District #15.
Applicant: Jaguar, L.C., represented by Mary Catherine Gibbs, attorney

Attaches:
CDD2015-0005 Staff Report
CDD2015-0005 Plans
CDD2015-0005 Additional Materials

On a motion by Commissioner Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Coordinated Development District #2015-0005. The motion carried on a vote of 7 to 0.
Text Amendment #2016-0002
Sign Regulations
Public hearing and consideration of (A) initiation of a text amendment; (B) text amendment to Article IX of the Zoning Ordinance regarding regulations for signs allowed on properties in each zone.
Staff: Department of Planning and Zoning

Attacments: TA2016-0002 Staff Report with Attachments
Current Article IX of Zoning Ordinance
TA2016-0002 Additional Materials

On a motion by Commissioner Lyle, seconded by Vice Chairman Macek, the Planning Commission voted to defer Text Amendment #2016-0002. The motion carried on a vote of 7 to 0.

Minutes

Consideration of the minutes from the March 1, 2016 Planning Commission meeting.

Attachments: March 1, 2016 Minutes

On a motion by Vice Chairman Macek, seconded by Commissioner Dunn, the Planning Commission voted to approve the minutes of the March 1, 2016 Planning Commission meeting as amended. The motion carried on a vote of 7 to 0.

Other Business

Commissioner’s Reports, Comments & Questions

Commissioner Dunn reported on the Waterfront Commission and its study of options for managing the Waterfront. He highlighted some of the challenges in this process.

Chairman Lyman reported on the ARHA Redevelopment Working Group.

Commissioner Wasowski reported on the Old Town North planning process.


Adjournment

The Planning Commission meeting was adjourned at 10:45pm.

Administrative Approvals
SUP2016-00004
804 North Henry Street
Request for a minor amendment to adjust hours of operation for a restaurant
Applicant: Orange Dough, LLC
Approved: 2-25-2016

SUP2015-00132
101 N. Union Street
Change of Ownership of a restaurant
Applicant: Alexandria Restaurant Partners LLC
Approved: 1-22-2016

SUP2016-00003
333 John Carlyle Street
Request to operate a restaurant
Applicant: PTO Seafood, LLC
Approved: 3-22-2016

SUP2016-00012
510 John Carlyle Street
Minor amendment to sell alcohol on premises
Applicant: PTO BBQ, LLC
Approved 3-22-2016