City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

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

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.
1 Call To Order

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.

2 Special Use Permit #2017-0087
4800 Brenman Park Drive
Public hearing and consideration of a request for park improvements consisting of a new scoreboard and batting cages; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria Department of Recreation, Parks & Cultural Affairs

Attachments: SUP2017-0087 Staff Report
SUP2017-0087 Additional Materials

3 Special Use Permit #2017-0100
5380 Eisenhower Avenue
Public hearing and consideration of a request for a Special Use Permit for new uses generally categorized as light assembly and production uses, retail and service uses, storage and distribution uses, research and laboratory uses, and social service uses, and for a parking reduction; zoned: OCH/Office Commercial High
Applicant: Boundary Companies, LLC, represented by M. Catharine Puskar, attorney

Attachments: SUP2017-0100 Staff Report
SUP2017-0100 Additional Materials

Unfinished Business and Items Previously Deferred

4 Subdivision #2017-0003
2619 & 2621 Randolph Avenue
Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.
Applicant: Charles P. Halloran

Attachments: SUB2017-0003 Memo
SUB2017-0003 Staff Report
SUB2017-0003 Revised Preliminary Plat

New Business

5 Text Amendment #2017-0001
Floor Area Ratio
(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 2-145, 2-195, and 7-202 and to add new sections 2-113.1 and 2-194.1 regarding floor area ratio.

Staff: City of Alexandria Department of Planning and Zoning

**Attachments:**
- TA2017-0001 Staff Report
- TA2017-0001 Additional Materials

6

FY 2019 Interdepartmental Long Range Planning Work Program

Public hearing and discussion of the FY 2019 Interdepartmental Long Range Planning Work Program. This item is open to public comment.

Staff: City of Alexandria Department of Planning & Zoning

**Attachments:**
- FY2019 ILRPWP Memo & Work Program Chart

7

Master Plan Amendment #2017-0005

Rezoning #2017-0002

Development Special Use Permit #2016-0041

Transportation Management Plan Special Use Permit #2017-0102

400 & 418 North Washington Street, 413 & 417 North Columbus Street - Sunrise Senior Living

Public hearing and consideration of requests for: (A) a resolution to amend the Braddock Road Metro Small Area Plan chapter of the Master Plan to amend the land use designation for 413 and 417 North Columbus Street from RM to CD; (B) amendment to the official zoning map to change the zone at 413 and 417 North Columbus Street from RM to CD; (C) a Development Special Use Permit and site plan with modifications to construct a home for the elderly, including a request for a Special Use Permit to increase the floor area ratio from 1.5 to 2.5; and (D) a Special Use Permit for a Transportation Management Plan; zoned: CD/Commercial Downtown and RM/Townhouse.

Applicant: Sunrise Development, Inc., represented by Kenneth Wire, attorney

**Attachments:**
- DSUP2016-0041 Staff Report
- DSUP2016-0041 Additional Materials
- DSUP2016-0041 Site Plan

8

Development Site Plan #2017-0022

Subdivision #2017-0006

Street Name Case #2017-0001

3832 & 3834 Seminary Road - Karig Estates

Public hearing and consideration of a request for an amendment to previously-approved Development Site Plan #2016-0025, with a modification, to revise the location of the proposed single-family dwelling on Lot #4 and to revise conditions of approval; a request for subdivision approval to subdivide two existing lots into four new lots with dedication of land to the City for a public street and sidewalks; and a request to name a new public street; zoned: R-20/Residential.

Applicant: 3834 Seminary, LLC represented by Mary Catherine Gibbs, attorney
Other Business

9 Discussion item: Commercial Parking Standards

Attachments: Presentation from October 3rd Worksession

10 Commissioner’s Reports, Comments, & Questions

Minutes

11 Consideration of the minutes from the September 7, 2017 and October 3, 2017 meetings.

Attachments: Revised September 7, 2017 Minutes

October 3, 2017 Minutes

12 Adjournment

Administrative Approvals

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

SUP #2017-00094
1008 Madison Street (1008-1010 Madison Street)
Request for a new use for a restaurant
Applicant: Kristopher Garcia
Approved: 09/25/2017

SUP #2017-00108
416 Hume Avenue
Request to change of ownership
Applicant: Greg Ramsey
Approved: 10/10/2017

SUP #2017-00099
4946-C Eisenhower Avenue
Request for new use of light auto repair
Applicant: Sachindra DeSaram
Approved: 10/11/2017

SUP #2017-00107
103 North Alfred Street
Request for a change of ownership and minor amendment to increase hours of operation and indoor seating.
Applicant: AV Resto Group, LLC
Approved: 10/11/2017

SUP #2017-00105
109 North Fairfax Street
Request for new use to operate a massage establishment
Applicant: Juan Hong Chen
Approved: 10/18/2017