City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Tuesday, May 2, 2017
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

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.
The Planning Commission held a work session on May 2, 2017 prior to the public hearing items to discuss the long range planning items listed below. The work session was held in City Hall Council Workroom. The approximate schedule for the work session items was as follows:

6:00pm - 7:00pm: Fiscal Impact of New Development, Office Competitiveness/Conversion, and the Proposed Eisenhower East -Small Area Plan Amendment Work Session

NOTE: The public hearing items for consideration will begin directly after the work session has finished

1 Call To Order

The Planning Commission meeting was called to order at 7:05 pm.

Consent Calendar

2 SUP17-007 Special Use Permit #2017-0007
5412, 5412A & 5430 Eisenhower Avenue (parcel address: 5400 Eisenhower Avenue) - Scramble
Public hearing and consideration of a request to operate an amusement enterprise and for a parking reduction; zoned: OCH/Office Commercial High.
Applicant: Playopolis LLC

Attachments: SUP2017-0007 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0007.

3 SUP17-009 Special Use Permit #2017-0009
2500 North Van Dorn Street, Suite B-01 - Mind Palace Academy
Public hearing and consideration of a request to operate a private commercial school; zoned: RC/High Density Apartment.
Applicant: Shahnaz Hossain

Attachments: SUP2017-0009 Staff Report

By unanimous consent, the Planning Commission voted to defer Special Use Permit #2017-0009.

4 SUP17-012 Special Use Permit #2017-0012
2000 Eisenhower Avenue - Pump It Up
Public hearing and consideration of a request to operate an amusement enterprise; zoned: CDD #11/Coordinated Development District #11.
Applicant: Faizah Siddiqui

Attachments: SUP2017-0012 Staff Report
By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0012.

5 SUP17-013 Special Use Permit #2017-0013
105 North Washington Street (parcel address: 101 North Washington Street) - Tattoo establishment
Public hearing and consideration of a request to operate an amusement enterprise and for a parking reduction; zoned: KR/King Street Retail.
Applicant: Roberto and Shanna Sayan
Attachments: SUP2017-0013 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0013.

6 SUP17-019 Special Use Permit #2017-0019
350 Dulany Street (parcel address: 1940 Duke Street) - Panera Bread
Public hearing and consideration of a request to amend previously approved SUP #2014-0109 to add delivery vehicles and to add hours of operation; zoned: CDD #1/Coordinated Development District #1.
Applicant: Panera, LLC, represented by Duncan Blair, attorney
Attachments: SUP2017-0019 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0019.

7 SUP17-021 Special Use Permit #2017-0021
5650 Edsall Road - Enterprise Rent-A-Car
Public hearing and consideration of a request for an automobile rental facility; zoned: CG/Commercial General.
Applicant: Enterprise Rent-A-Car, represented by Mary Catherine Gibbs, attorney
Attachments: SUP2017-0021 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0021.

8 SUP17-022 Special Use Permit #2017-0022
1200 North Quaker Lane - Episcopal High School
Public hearing and consideration of a request to expand an existing private school; zoned: R-20/Residential Single-family.
Applicant: Episcopal High School, represented by Duncan Blair, attorney
Attachments: SUP2017-0022 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0022.

9 TA17-003 Text Amendment #2017-0003
Board of Zoning Appeals Code
(A) Initiation of a Text Amendment; (B) Public hearing and consideration of an amendment to Article 11, Division C of the Zoning Ordinance to incorporate state code provisions and update the Board of Zoning Appeals regulations pertaining to process of the Board, variances, appeals and special exceptions.

Staff: City of Alexandria Department of Planning & Zoning

_Attachments: [TA2017-0003 Staff Report]_

By unanimous consent, the Planning Commission voted to initiate and recommend approval of Text Amendment #2017-0003.

**Unfinished Business and Items Previously Deferred**

10 **SUP16-100**

Special Use Permit #2016-0100
623 & 625 North Columbus Street
Public hearing and consideration of a request for parking reductions and for open space modifications for the construction of two single family dwellings; zoned: RB/Townhouse. Applicant: 623 & 625 North Columbus Street Homes, LLC, represented by M. Catharine Puskar, attorney

_Attachments: [SUP2016-0100 623-625 Staff Report]_[SUP2016-0100 Additional Materials]_

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2016-0100. The motion carried on a vote of 7 to 0.

**New Business**

11 **SUP17-014**

Special Use Permit #2017-0014
2800 & 2800A Shirlington Road - Virginia Hospital Center
Public hearing and consideration of a request for an illuminated wall sign higher than 35 feet; zoned: OCH/Office Commercial High. Applicant: Virginia Hospital Center, represented by M. Catharine Puskar, attorney

_Attachments: [SUP2017-0014 2800 Staff Report]_

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0014. The motion carried on a vote of 7 to 0.

12 **SUP17-023**

Special Use Permit #2017-0023
221 South Fayette Street
Public hearing and consideration of a request for a parking reduction with open space, lot size, front and side yard modifications to convert a building used as an office into a 2-unit dwelling; zoned: CL/Commercial Low. Applicant: John C. Rand, represented by M. Catharine Puskar, attorney
On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2017-0023. The motion carried on a vote of 7 to 0.

13 TA17-002

Text Amendment #2017-0002
Bonus Density
(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to Article VII Section 7-700 of the Zoning Ordinance to increase the maximum bonus that can be achieved.
Staff: City of Alexandria Office of Housing

On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2017-0002. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2017-0002. The motion carried on a vote of 7 to 0.

14 DSUP16-024

Development Special Use Permit #2016-0024
Special Use Permit #2017-0047
Transportation Management Program Special Use Permit #2017-0051
1611, 1617, 1619, 1711 King Street & 100 Harvard Street - King Street Hotel
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel, office, and retail mixed-use building, including requests for a hotel on the ground floor and upper floors, a hotel lobby and building extending for more than 30 feet along King Street on the ground floor, a parking and loading space reduction, and valet parking; (B) a Special Use Permit for a restaurant; and (C) a Special Use Permit for a Transportation Management Plan; zoned: KR/King Street Retail.
Applicant: MHF King Street V, LLC, represented by Jonathan Rak, attorney

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0024, Special Use Permit #2017-0047, and TMP Special Use Permit #2017-0051 as amended by staff. The motion carried on a vote of 7 to 0.

15 DSP16-035

Development Site Plan #2016-0035
Special Use Permit #2017-0016
1 & 2 King Street - Interim Fitzgerald Square
Public hearing and consideration of requests for: (A) a Development Site Plan for the construction of an interim public park; and (B) a Special Use Permit for commercial outdoor recreational facility, with a parking reduction, and outdoor food and craft market uses; zoned: WPR/Waterfront Park & Recreation.
Applicant: City of Alexandria Department of Project Implementation

Attachments:
DSP2016-0035 Staff Report
DSP2016-0035 Site Plan
DSP2016-0035 Additional Materials

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2016-0035. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2017-0016, as amended. The motion carried on a vote of 7 to 0.

Other Business

16 16-6336 Discussion Item: Old Town North Small Area Plan Update

This item was removed from discussion.

17 16-6423 Discussion Item: Interdepartmental Long Range Planning Work Program

Attachments: Interdepartmental Long Range Planning Work Program
Interdepartmental Long Range Planning Work Program Presentation
Interdepartmental Long Range Planning Work Program Additional Materials

The Planning Commission provided feedback on the Interdepartmental Long Range Planning Work Program presented by staff.

18 16-6338 Commissioner’s Reports, Comments, and Questions

Minutes

19 16-6246 Consideration of the minutes from the April 6, 2017 Planning Commission meeting.

Attachments: April 6, 2017 Minutes

By unanimous consent, the Planning Commission voted to approve the minutes from the April 6, 2017 hearing as submitted.

20 Adjournment
The Planning Commission meeting was adjourned at 11:09 pm.

Administrative Approvals

**SUP17-008**  
SUP #2017-0008  
1028 King Street  
Request for a change of ownership  
Applicant: Lori Leetz & Ann Feeley  
Approved: 03/31/2017

**SUP17-017**  
SUP #2017-0017  
107 North Fairfax Street  
Request to minor amendment to increase outdoor seating  
Applicant: Eric Roper  
Approved: 04/05/2017

**SUP17-024**  
SUP #2017-0024  
106 Hume Street  
Request for change of ownership  
Applicant: Sarah Baharmast  
Approved: 04/07/2017

**SUP17-036**  
SUP #2017-0036  
5140 Duke Street  
Request for a change of ownership  
Applicant: Joe Ratner c/o United Bank  
Approved: 04/15/2017