City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Tuesday, June 6, 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.
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 #2017-0020
66 Canal Center Plaza, Suite 600 - ABI
Public hearing and consideration of a request for an illuminated wall sign higher than 35 feet above grade; zoned: W-1/Waterfront Mixed Use.
Applicant: American Bankruptcy Institute, represented by Duncan Blair, attorney
Attachments: SUP 2017-0020 Staff Report

3 Special Use Permit #2017-0029
305 Virginia Avenue - New Single Family Dwelling
Public hearing and consideration of a request to construct a new single family dwelling on a developed substandard lot; zoned: R-8/Single-family.
Applicant: Virginia and Arise, LLC, represented by Duncan W. Blair, attorney
Attachments: SUP2017-0029 Staff Report
SUP2017-0029 Additional Materials

4 Special Use Permit #2017-0030
312 & 316 South Washington Street - Mixed Use Redevelopment
Public hearing and consideration of a request for a parking reduction and for open space and setback modifications for the conversion of an office building into a mixed-use building with commercial use on the first floor and residential units on the upper floors; zoned: CD/Commercial Downtown.
Applicant: UrbanRock Old Town, LLC, represented by M. Catharine Puskar, attorney.
Attachments: SUP2017-0030 Staff Report

5 Special Use Permit #2017-0035
111 Clermont Avenue (parcel address: 4601 Eisenhower Avenue) - Titan One Zero, LLC
Public hearing and consideration of a request for a research and testing use; zoned: OCM(100)/Office Commercial Medium.
Applicant: Titan One Zero, LLC
Attachments: SUP2017-0035 Staff Report

6 Special Use Permit #2017-0039
7 King Street (parcel address: 101 & 107 North Union Street) - Vola’s Restaurant
Public hearing and consideration of a request to amend SUP #2017-0002 to
increase the number of indoor seats and add limited live entertainment; zoned: KR & WPR/King Street Retail & Waterfront Park and Recreation.
Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

Attachments:  SUP2017-0039 Staff Report

Unfinished Business and Items Previously Deferred

7  
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 and for a parking reduction; zoned: RC/High Density Apartment.  
Applicant: Shahnaz Hossain  
Attachments:  SUP2017-0009 Staff Report

New Business

8  
Special Use Permit #2017-0028  
105 & 107 Uhler Terrace  
Public hearing and consideration of a request to allow additional height pursuant to section 7-2502 (B) of the Zoning Ordinance for the construction of an addition to an existing dwelling. The final decision on this special use permit will be made by the Planning Commission pursuant to the process and standards provided in Section 7-2502(B) unless any person files a request for a City Council hearing on this matter within five days of the Planning Commission’s action. If no such request is made, the Special Use Permit will be removed from the June 24, 2017 City Council docket; zoned: R-8/Single-family.  
Applicants: Charles Patrick and Anna Jaeger  
Attachments:  SUP2017-0028 Staff Report  
SUP2017-0028 Additional Materials

9  
Special Use Permit #2017-0042  
Special Use Permit #2017-0043  
115 South Union Street - Hotel and Restaurant  
Public hearing and consideration of requests for: A) a Special Use Permit for hotel use with a parking reduction and loading area reduction; and B) a Special Use Permit for restaurant use; zoned: CD/Commercial Downtown.  
Applicant: 115 Union CMB-GME LLC, represented by M. Catharine Puskar, attorney  
Attachments:  SUP2017-0042-43 Staff Report  
SUP2017-0042 Additional Materials

10  
Development Special Use Permit #2016-0040  
Transportation Management Plan Special Use Permit #2017-0056  
1100 & 1070 North Fayette Street - Braddock Gateway Phase II  
Public hearing and consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a multi-family building
with ground floor retail, including a Special Use Permit for more than one mechanical penthouse; and (B) a Special Use Permit for a Transportation Management Plan; zoned: CDD#15/Coordinated Development District #15. Applicant: Jaguar Development, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: DSUP2016-0040 Staff Report
DSUP2016-0040 Site Plan
DSUP2016-0040 Additional Materials

11

Development Special Use Permit #2017-0007 (Amendment)
Development Special Use Permit #2016-0021 (Townhouses)
Transportation Management Plan Special Use Permit #2017-0045 (Amendment)
Transportation Management Plan Special Use Permit #2017-0046 (Townhouses)
5130 & 5140 Fillmore Avenue - Fillmore/Saint James
Public hearing and consideration of requests for: A) an amendment to previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project and its related conditions; B) a Development Special Use Permit (#2016-0021) to construct 31 new residential townhouses and associated site improvements, with modifications to required yards and including Special Use Permit approvals for lots without frontage on a public street and for an overall site floor area ratio (FAR) of up to 2.0; C) an amendment to previously-approved Transportation Management Plan SUP #2014-0096 to remove Phase Two of the project(TMP SUP #2017-0045); and D) a TMP SUP (#2017-0046) for 31 townhouse units; zoned: CRMU-M / Commercial Residential Mixed Use - Medium. Applicants: St James Plaza Land, LLC (DSUP #2017-0007 and TMP SUP #2017-0045) & Craftmark Homes, Inc. (DSUP#2016-0021 and TMP SUP#2017-0046), represented by Duncan Blair, attorney

Attachments: DSUP2016-0021 Staff Report
DSUP2016-0021 Site Plan

12

Master Plan Amendment #2017-0003
North Potomac Yard Small Area Plan Amendment
(A) Initiation of a Master Plan Amendment; (B) Public hearing and consideration of an amendment to the Master Plan to replace the North Potomac Yard Chapter approved in 2010 with an Updated Small Area Plan.
Staff: City of Alexandria Department of Planning & Zoning

Attachments: MPA2017-0003 Staff Report
MPA2017-0003 Presentation

Other Business

13

Commissioner’s Reports, Comments, and Questions
Minutes

14 Consideration of the minutes from the May 2, 2017 Planning Commission meeting.

15 Adjournment

Administrative Approvals

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

SUP # 2016-0089
5301 Eisenhower Avenue
Request for a change of ownership and minor amendment to increase hours of operation
Applicant: Covanta Alexandria/Arlington, Inc.
Approved: 04/26/2017

SUP # 2017-0003
209 Madison Street
Request for a change of ownership and minor amendment to increase hours of operation
Applicant: USF S&H Virginia, LLC
Approved: 04/31/2017

SUP # 2017-0010
410 E. Glebe Road
Request for a change of ownership
Applicant: Eneye Yigzaw & Kenuoush Wodem
Approved: 04/31/2017

SUP# 2017-0025
3401 Mount Vernon Avenue
Request for new use for a restaurant
Applicant: Eulogia L. Torrez
Approved: 04/25/2017

SUP # 2017-0037
3846 King Street
Request for a minor amendment in increase the number of students
Applicant: Northern Virginia Waldorf Initiative, Inc.
Approved: 04/25/2017