City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Thursday, September 7, 2017
7:00 PM

Dr. Oswald Durant Memorial Center, 1605 Cameron Street

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

The Planning Commission meeting was called to order at 7:10PM. Commissioner Lyle was excused. Commissioner Brown arrived at 9:45PM for docket items #8 - #12.

Consent Calendar

2 Master Plan Amendment #2017-0003
North Potomac Yard Small Area Plan Amendment
Consideration of a Resolution relaying the Planning Commission’s recommendation on the amendments to the North Potomac Yard Small Area Plan chapter of the Master Plan considered by the Planning Commission on June 6, 2017.

Attachments: MPA2017-0003 Memo & Resolution

By unanimous consent, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0003.

3 Special Use Permit #2017-0072
801 North Fairfax Street
Public hearing and consideration of a request for additional building height to accommodate rooftop appurtenances associated with mechanical equipment and roof top open space; zoned: OCM(50)/Office Commercial Medium (50).
Applicants: MFS-ABS WF, LLC and MFS WF, LLC, ABS WF, LLC and SFLP WF, LLC represented by M. Catharine Puskar, attorney

Attachments: SUP2017-0072 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0072.

New Business

4 Special Use Permit #2017-0079
1008, 1010, & 1012 Madison Street & 727 North Henry Street (parcel address: 727 North Henry Street)
Public hearing and consideration of a request for a parking reduction for the change of use of the existing buildings on site. Currently proposed new uses include a fitness facility, juice bar, restaurant, and personal service business; zoned: CSL/Commercial Service Low.
Applicant: Iacone/Henry Street, LLC represented by M. Catharine Puskar, attorney

Attachments: SUP 2017-0079 Staff Report
SUP2017-0079 Additional Materials

On a motion by Commissioner McMahon, seconded by Commissioner
Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0079. The motion carried on a vote of 5 to 0.

Subdivision #2017-0004
2416 Ridge Road Drive
Public hearing and consideration of a request for a subdivision to re-subdivide two lots into a new configuration; zoned: R-8/Single-family.
Applicant: Double JA Development, LLC represented by M. Catharine Puskar, attorney

Attachments:  SUB2017-0004 Staff Report
                        SUB2017-0004 Additional Materials

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2017-0004. The motion carried on a vote of 5 to 0.

Deferral requested by the applicant

Master Plan Amendment #2017-0004
Text Amendment #2017-0006
Coordinated Development District Concept Plan #2017-0001
Development Special Use Permit #2016-0022
2551 Main Line Boulevard - Potomac Yard Landbay H/I East Multifamily
Public hearing and consideration of requests for: (A) a resolution to amend the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to amend the maximum number of allowable dwelling units in Landbays H and I of Potomac Yard and to amend the maximum allowable building height at the site; (B) initiation of a Text Amendment; (C) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to increase the maximum number of allowable residential dwelling units in Coordinated Development District #10; (D) amendment to Coordinated Development District #10 Concept Plan to increase the maximum number of allowable residential dwelling units in Landbays H and I; and (E) Development Special Use Permit, with modifications, to construct two multifamily residential buildings containing a total of 142 residential units; zoned: CDD #10 / Coordinated Development District #10.
Applicant: City of Alexandria (Text Amendment only) and Potomac Yard Development, LLC, represented by M. Catharine Puskar, attorney

By unanimous consent, the Planning Commission voted to defer this item.

Rezoning #2017-0001
Development Special Use Permit #2014-0029
201 Cambridge Road - Bishop Ireton High School Modernization
Public hearing and consideration of requests for: (A) a Rezoning request to rezone a portion of 201 Cambridge Road from RC to R-8; and (B) a Development Special
Use Permit, with site plan and modifications, to demolish the existing three story faculty residential structure and build a new three story classroom and cafeteria addition; zoned: R-8/Single-family & RC/High Density Apartment.

Applicant: Catholic Diocese of Arlington, represented by Mary Catherine Gibbs, attorney

Attachments:  
- DSUP2014-0029 Staff Report  
- DSUP2014-0029 Site Plan  
- DSUP2014-0029 Additional Materials

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Rezoning #2017-0001. The motion carried on a vote of 5 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0029 as amended. The motion carried on a vote of 5 to 0.

Development Special Use Permit #2016-0039
1701 & 1705 North Beauregard Street - New West End Elementary School
Public hearing and consideration of requests for: (A) A Development Special Use Permit with site plan to amend SUP #96-103 to add a public school use to the site and a Special Use Permit for more than one mechanical penthouse; zoned: CDD#4/Coordinated Development District #4.

Applicant: Alexandria City Public Schools

Attachments:  
- DSP2016-0039 Staff Report  
- DSP2016-0039 Site Plan  
- DSP2016-0039 Additional Materials  
- Memo_West End School

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0039 as amended. The motion carried on a vote of 6 to 0.

Master Plan Amendment #2017-0006
Eisenhower East Small Area Plan Amendment
(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of a resolution to amend blocks 4, 5, 6A, and 20 within the Eisenhower East Small Area Plan chapter of the Master Plan.

Applicant: City of Alexandria Department of Planning & Zoning

Attachments:  
- MPA2017-0006 Staff Report w Attachments 2 & 3  
- Attachment 1 - Eisenhower East Small Area Plan

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2017-0006. The motion carried on a vote of 6 to 0.
On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0006. The motion carried on a vote of 6 to 0.

Development Special Use Permit #2017-0015
Coordinated Development District Concept Plan #2017-0002
Encroachment #2017-0003
Special Use Permit #2017-0092
Transportation Management Plan SUP #2017-0097
200 Stovall Street - Hoffman Block 6A

Public hearing and consideration of requests for: (A) an amendment to previously-approved CDD Concept Plan #2016-0001; (B) amendment to previously-approved Development Special Use Permit #2000-0028, with modifications; (C) an Encroachment for residential balconies into the public right-of-way; (D) a Special Use Permit for increased penthouse height; and (E) an amendment to previously-approved Transportation Management Plan SUP #1998-0043; zoned CDD #2/Coordinated Development District #2.

Applicant: Perseus Realty, LLC, represented by Ken Wire, attorney

[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]

**Attachments:**
- DSUP2017-0015 Staff Report
- DSUP2017-0015 Additional Materials

On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0015, Coordinated Development District Concept Plan #2017-0002, Encroachment #2017-0003, Special Use Permit #2017-0092, and Transportation Management Plan SUP #2017-0097 as amended. The motion carried on a vote of 6 to 0.

**Other Business**

**Commissioner’s Reports, Comments and Questions**

No other business was discussed.

**Adjournment**

The Planning Commission meeting was adjourned at 11:45PM.