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 will hold a work session on September 5, 2017 prior to the public hearing to receive training on new City technology. The work session will begin at 6pm and go until approximately 7pm and will be held at the Durant Center, 1605 Cameron Street.

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 #2017-0038
919 Duke Street
Public hearing and consideration of a request for a parking reduction and for setback and open space modifications to convert a building used for office to residential use; zoned: CL/Commercial Low.
Applicant: Katie Detweiler, represented by David Chamowitz, attorney

Attachments:  SUP2017-0038 Staff Report

3  Special Use Permit #2017-0048
1132 Prince Street (parcel address: 1130 Prince Street) - Harambee Books & Artworks
Public hearing and consideration of a request to continue operation of a non-conforming use; zoned: RM/Townhouse.
Applicant: Bernard Reaves

Attachments:  SUP2017-0048 Staff Report

4  Special Use Permit #2017-0064
44 Canal Center Plaza, Suite 401 - Café 44
Public hearing and consideration of a request to operate a restaurant; zoned: W1/Waterfront Mixed Used.
Applicant: Café 44, Inc.

Attachments:  SUP2017-0064 Staff Report

5  Special Use Permit #2017-0069
725 South Pickett Street
Public hearing and consideration of a request for a parking reduction for an existing building used as a laundry facility; zoned: I/Industrial.
Applicant: ALSCO

Attachments:  SUP2017-0069 Staff Report

6  Text Amendment #2017-0007
CR Zone
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a request for an amendment to Section 4-702 of the Zoning Ordinance to permit homeless shelters in the CR zone.
Staff: City of Alexandria Department of Planning & Zoning

**Attachments:**
- TA2017-0007 Staff Report
- TA2017-0007 Additional Materials

7

Subdivision #2017-0005
513 & 515 Duncan Avenue
Public hearing and consideration of a request for a subdivision with variations to re-subdivide two lots into a new configuration; zoned: RB/Townhouse.
Applicant: Nathan Shue, represented by Duncan Blair, attorney

**Attachments:**
- SUB2017-0005 Staff Report
- SUB2017-0005 Additional Materials

New Business

8

Special Use Permit #2017-0071
Encroachment #2017-0002
728 North Henry Street - Mason Social
Public hearing and consideration of requests for: (A) a Special Use Permit for outdoor dining and for a parking reduction; and (B) an Encroachment into the public right-of-way for outdoor dining; zoned: CRMU-M/Commercial Residential Mixed Use.
Applicant: Mason Social, LLC

**Attachments:**
- SUP2017-0071 ENC2017-0002 Staff Report
- SUP2017-0071 ENC2017-0002 Additional Materials

9

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 Staff Report
- SUB2017-0003 Additional Materials

10

Special Use Permit #2017-0068
1504 A Mount Vernon Avenue (parcel address: 1502 Mount Vernon Avenue) - Hairy Situations Dog Grooming
Public hearing and consideration of a request for a parking reduction; zoned: CL/Commercial Low.
Applicant: Michael & Samira Hadeed
Special Use Permit #2017-0083
10 East Glebe Road (parcel address: 2 East Glebe Road) - Northside 10
Public hearing and consideration of a request to add outdoor dining, extend hours, and add off-premises alcohol sales to an existing restaurant; zoned: CL/Commercial Low.
Applicant: Meridian Place Foods Group, LLC

Administrative Approvals

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

SUP # 2017-0050
5 Cameron Street
Request for minor amendment to permit temporary enclosure for outdoor dining area
Applicant: Blackwall Hitch Alexandria, LLC
Approved: 06/01/2017

SUP # 2017-0052
200 Swamp Fox Road
Request for change of ownership
Applicant: Amparo E. Magne
Approved: 06/01/2017

SUP # 2017-0053
106 N. Lee Street
Request for a new use for a restaurant
Applicant: Scott Shaw
Approved: 06/14/2017
<table>
<thead>
<tr>
<th>SUP #</th>
<th>Address</th>
<th>Request</th>
<th>Applicant</th>
<th>Approved Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017-0054</td>
<td>5200 Duke Street</td>
<td>Change of ownership</td>
<td>M. Nasar Omar &amp; Son’s Corp</td>
<td>06/01/2017</td>
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<tr>
<td>2017-0057</td>
<td>2850 Eisenhower Avenue</td>
<td>Minor amendment to increase indoor seating</td>
<td>ATC IV, LLC</td>
<td>06/01/2017</td>
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<tr>
<td>2017-0058</td>
<td>222 N. Lee Street</td>
<td>Minor amendment to sell on premises alcohol</td>
<td>Batjargai Tserendolgor</td>
<td>06/16/2017</td>
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<tr>
<td>2017-0059</td>
<td>5000 Polk Avenue</td>
<td>New use of temporary classrooms</td>
<td>Alexandria Public Schools</td>
<td>06/29/2017</td>
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<tr>
<td>2017-0060</td>
<td>3330 King Street</td>
<td>New use of temporary classrooms trailers</td>
<td>Alexandria Public Schools</td>
<td>07/24/2017</td>
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<td>2017-0063</td>
<td>1530 King Street</td>
<td>New use of a restaurant use and outdoor dining</td>
<td>Deborah Hoppe &amp; Thomas Lee</td>
<td>07/21/2017</td>
</tr>
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<td>2017-0066</td>
<td>1322 Prince Street (202 S. West Street)</td>
<td>New use for a massage establishment</td>
<td>Massage Relax Center, LLC</td>
<td>07/21/2017</td>
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<tr>
<td>SUP #</td>
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<td>Request Description</td>
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<tr>
<td>2017-0067</td>
<td>5760 Dow Avenue</td>
<td>Request for new use for valet service</td>
<td>Amiral Nasserian</td>
<td>07/21/2017</td>
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<tr>
<td>2017-0075</td>
<td>305 S. Washington Street</td>
<td>Request to change ownership</td>
<td>Old Town Trattoria</td>
<td>08/10/2017</td>
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<td>2017-0076</td>
<td>108 Mount Vernon Avenue</td>
<td>Request for new use for a child care</td>
<td>Marco Quino</td>
<td>08/20/2017</td>
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<td>2017-0077</td>
<td>309 Lloyds Lane</td>
<td>Request for construct accessory structure for single-family dwelling on a substandard lot</td>
<td>Roland Reynolds</td>
<td>07/28/2017</td>
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<td>2017-0078</td>
<td>2723 King Street</td>
<td>Request for a minor amendment to increase the number of children on the playground and to increase student enrollment</td>
<td>ALIVE! Child Development Center</td>
<td>07/21/2017</td>
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<td>2017-0080</td>
<td>261 S. Van Dorn Street</td>
<td>Request for new use for outdoor dining for an existing restaurant</td>
<td>Phil J. Chong</td>
<td>08/10/2017</td>
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<td>2017-0085</td>
<td>5200 Duke Street</td>
<td>Request for change of ownership</td>
<td>S &amp; N Fifty Inc.</td>
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Approved: 08/10/2017

SUP # 2017-0086
428-A Hume Street
Request for a minor amendment to increase hours of operation and change of ownership
Applicant: Innovations, LLC
Approved: 08/21/2017