City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Tuesday, September 5, 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.
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.

The Planning Commission held a work session to receive training on City-issued equipment.

1 Call To Order

The Planning Commission meeting was called to order at 7:00PM. Commissioner Lyle was excused. All other members were present.

Consent Calendar

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

   By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0038.

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

   By unanimous consent, the Planning Commission voted to defer Special Use Permit #2017-0048.

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.

   This item was removed from the consent calendar.

   On a motion by Commissioner Wasowski, seconded by Commissioner Macek,
the Planning Commission voted to recommend approval of Special Use Permit #2017-0064 as amended. The motion carried on a vote of 6 to 0.

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

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0069.

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

By unanimous consent, the Planning Commission voted to recommend approval of Text Amendment #2017-0002.

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

By unanimous consent, the Planning Commission voted to recommend approval of Subdivision #2017-0005.

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
On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2017-0071 and Encroachment #2017-0002 as amended. The motion carried on a vote of 6 to 0.

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

By unanimous consent, the Planning Commission voted to defer Subdivision #2017-0003.

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

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0068 as amended. The motion carried on a vote of 6 to 0.

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

On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2017-0083 as amended. The motion carried on a vote of 6 to 0.
Other Business

12 Commissioner’s Reports, Comments and Questions

Planning Director Karl Moritz addressed comments regarding the public hearing placarding process.

Vice Chairman Macek gave a brief update on recent activities of the Parking Standards for New Development Task Force.

Commissioner McMahon mentioned her hopes to have received an update on the Andrew Adkins project at tonight’s hearing.

Commissioner Koenig expressed his interest in receiving updates on the topics that were discussed at the August 18, 2017 retreat.

Minutes

13 Consideration of the minutes from the June 7, 2017 and June 14, 2017 meetings.

The minutes from the June 6 and June 14, 2017 meetings will be considered at the September 7, 2017 meeting.

14 Adjournment

The Planning Commission meeting was adjourned at 8:43PM.

Administrative Approvals

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
SUP # 2017-0054
5200 Duke Street
Request for a change of ownership
Applicant: M. Nasar Omar & Son’s Corp
Approved: 06/01/2017

SUP # 2017-0057
2850 Eisenhower Avenue
Request for a minor amendment to increase indoor seating
Applicant: ATC IV, LLC
Approved: 06/01/2017

SUP # 2017-0058
222 N. Lee Street
Request for a minor amendment to sell on premises alcohol
Applicant: Batjargai Tserendolgor
Approved: 06/16/2017

SUP # 2017-0059
Request for new use of temporary classrooms
5000 Polk Avenue
Applicant: Alexandria Public Schools
Approved: 06/29/2017

SUP # 2017-0060
3330 King Street
Request for new use of temporary classrooms trailers
Applicant: Alexandria Public Schools
Approved: 07/24/2017

SUP # 2017-0063
1530 King Street
Request for a new use of a restaurant use and outdoor dining
Applicant: Deborah Hoppe & Thomas Lee
Approved: 07/21/2017

SUP # 2017-0066
1322 Prince Street (202 S. West Street)
Request for new use for a massage establishment
Applicant: Massage Relax Center, LLC
SUP # 2017-0067
5760 Dow Avenue
Request for new use for valet service
Applicant: Amiral Nasserian
Approved: 07/21/2017

SUP # 2017-0075
305 S. Washington Street
Request to change ownership
Applicant: Old Town Trattoria
Approved: 08/10/2017

SUP # 2017-0076
108 Mount Vernon Avenue
Request for new use for a child care
Applicant: Marco Quino
Approved: 08/20/2017

SUP # 2017-0077
309 Lloyds Lane
Request for construct accessory structure for single-family dwelling on a substandard lot
Applicant: Roland Reynolds
Approved: 07/28/2017

SUP # 2017-0078
2723 King Street
Request for a minor amendment to increase the number of children on the playground and to increase student enrollment
Applicant: ALIVE! Child Development Center
Approved: 07/21/2017

SUP # 2017-0080
261 S. Van Dorn Street
Request for new use for outdoor dining for an existing restaurant
Applicant: Phil J. Chong
Approved: 08/10/2017

SUP # 2017-0085
5200 Duke Street
Request for change of ownership
Applicant: S & N Fifty Inc.
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