City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Thursday, January 4, 2018
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 Vacation #2017-0009

1600 North Frazier Street
Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.
Applicants: Michael & Brooke Beach, represented by Duncan Blair, attorney

3 Vacation #2017-0011

1615 North Frost Street
Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential rear yard; zoned: R-20/Residential Single-family.
Applicants: Shawn & Cassandra McLaughlin, represented by Duncan Blair, attorney

4 Vacation #2017-0012

4001 Lawrence Avenue
Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.
Applicants: Paul & Sitta Zehfuss, represented by Duncan Blair, attorney

5 Vacation #2017-0010

4905 Maury Lane
Public hearing and consideration of a request to vacate a portion of public right-of-way of an undeveloped wooded area for a private driveway and for landscaping and stormwater runoff improvements; zoned: R-20/Residential.
Applicant: Elise M. Fulstone & William H. Tabor
New Business

6  
Text Amendment #2017-0010
Commercial Parking Standards
(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 8-100 through 8-400, section 6-600, section 11-513, and add section 2.142.1 relating to parking requirements for commercial uses.
Staff: City of Alexandria Department of Transportation & Environmental Services and Department of Planning & Zoning

7  
Master Plan Amendment #2017-0008
Rezoning #2017-0005
Text Amendment #2017-0009
Coordinated Development District Concept Plan Amendment #2017-0005
Development Special Use Permit #2016-0044
Transportation Management Plan Special Use Permit #2017-00116
Special Use Permit #2017-00118
2280 N. Beauregard Street - Church of the Resurrection
Public hearing and consideration of requests for: (A) a resolution to amend the Beauregard Small Area Plan chapter of the Master Plan to include residential uses; (B) an amendment to the official zoning map to change the zones from RA/Multifamily to Coordinated Development District #23; (C) Text Amendment to Section 5-602(A) of the Zoning Ordinance to add uses and associated regulations to Coordinated Development District #23; (D) an amendment to Coordinated Development District #23 Concept Plan to include the parcel addressed as 2280 N. Beauregard Street and include the development of a multi-family building and a church; (E) Development Special Use Permit, with site plan and subdivision, to construct one multifamily residential building and a church; (F) Special Use Permit for a Transportation Management Plan for Tier 2 use (multifamily building); and (G) a Special Use Permit for a parking reduction for the church use; zoned: RA/Multifamily.
Applicants: City of Alexandria (Text Amendment only), AHC, Inc., and Episcopal Church of the Resurrection, represented by Duncan Blair, attorney

Attachments:
- VAC2017-0010 Staff Report
- VAC2017-0010 Preliminary Plat
- VAC2017-0010 Additional Materials
- TA2017-0010 Staff Report
- TA2017-0010 Additional Materials
- DSUP2016-00044 Staff Report
- DSUP2016-00044 CDD Amendment
- DSUP2016-00044 Site Plan
- DSUP2016-00044 Additional Materials
Master Plan Amendment #2017-0009
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 and 5 within Eisenhower East Small Area Plan chapter of the Master Plan.
Applicant: City of Alexandria Department of Planning & Zoning

Attachments:  MPA2017-0009 Staff Report

Coordinated Development District Concept Plan #2017-0004
Development Special Use Permit - Stage 1 #2016-0043
Transportation Management Plan Special Use Permit #2017-0115
Vacation #2017-0008
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5
Public hearing and consideration of requests for: (A) an amendment to previously-approved CDD Concept Plan #2017-0002 to allow residential and retail uses on Blocks 4 & 5 consistent with the Eisenhower East Small Area Plan; (B) an amendment to previously-approved Development Special Use Permit - Stage 1 #2005-0032, and site plan with modifications to construct a mixed-use retail and residential complex; (C) an amendment to previously-approved Transportation Management Plan SUP #2005-0115, to include all land uses and associated rates consistent with current City standards; and (D) a Vacation of a portion of Mill Road public right-of-way; zoned: CDD #2/Coordinated Development District #2.
Applicant: S/C Eisenhower, LLC represented by Duncan Blair, attorney
[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]

Attachments:  DSUP2016-0043 Staff Report
DSUP2016-0043 Site Plan
DSUP2016-0043 Vacation Plat
DSUP2016-0043 Additional Materials

Other Business
Commissioner’s Reports, Comments & Questions

Minutes
Consideration of the minutes from the December 5, 2017 meeting.

Attachments:  December 5, 2017 Minutes

Adjournment

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