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 prior to the public hearing to discuss the following items:

- Long Range Educational Facilities Plan - Phase II (15 minutes)
- Route 1 South Housing Affordability Strategy (45 minutes)

The work session will begin at 6PM and go until approximately 7PM and will be held in the City Hall Council Workroom, 2nd floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

Attachments:  
LREFP Memo & Attachments  
LREFP Phase II Presentation  
R1S Housing Affordability Strategy Presentation

1 Call To Order

2 Discussion item: Potomac Yard Metro Update

Attachments:  
Potomac Yard Metro Update Presentation

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.

3 Subdivision #2018-0002
609, 611, & 613 North Columbus Street
Public hearing and consideration of a request for a subdivision to re-subdivide three existing lots through the adjustment of property lines; zoned: RB/Townhouse.
Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney

Attachments:  
SUB2018-0002 Staff Report  
SUB2018-0002 Preliminary Plat  
SUB2018-0002 Presentation

4 Special Use Permit #2018-0028
611 & 613 North Columbus Street
Public hearing and consideration of a request for parking reductions and for open space modifications for two single-family dwellings; zoned: RB/Townhouse.
Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney

Attachments:  
SUP2018-0028 Staff Report  
SUP2018-0028 Presentation

5 Special Use Permit #2018-0030
2425 Eisenhower Avenue - Umbrella Special Use Permit for Outdoor Uses
Public hearing and consideration of a request for a Special Use Permit to allow for outdoor food and crafts markets and amusement enterprises on an undeveloped lot; zoned: CDD #2/Coordinated Development District #2.
Applicant: 2425 Eisenhower Avenue Acquisitions, LLC

**Attachments:** 
- SUP2018-0030 Staff Report
- SUP2018-0030 Presentation

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**Subdivision #2017-0003**

2619 & 2621 Randolph Avenue

Public hearing and consideration of a request for a subdivision with a variation 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 Preliminary Plat
- SUB2017-0003 Presentation

**New Business**

7

**Special Use Permit #2018-0017**

421 Clifford Avenue - Mother of Light Center

Public hearing and consideration of a request for a social service use comprised of volunteers who distribute food and clothing and conduct on-site appointments for individuals in need; zoned: CSL/Commercial Service Low.

Applicant: Mother of Light Center

**Attachments:** 
- SUP2018-0017 Staff Report
- SUP2018-0017 Additional Materials
- SUP2018-0017 Presentation

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**Special Use Permit #2018-0020**

4800 Brenman Park Drive - Ben Brenman Park Lighting

Public hearing and consideration of a request to amend Special Use Permit #2015-0128 to add lights which would not be user activated in the dog park area at Ben Brenman Park; zoned: CDD #9/Coordinated Development District #9.

Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

**Attachments:** 
- SUP2018-0020 Staff Report
- SUP2018-0020 Additional Materials
- SUP2018-0020 Presentation

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**Special Use Permit #2018-0029**

116 & 120 South Payne Street - Friends of the Guest House

Public hearing and consideration of a request for a congregate housing facility; zoned: CL/Commercial Low.

Applicant: Friends of the Guest House, represented by Kenneth Wire, attorney
Text Amendment #2018-0005
Massage Establishments
(A) Initiation of a Text Amendment; and (B) public hearing and consideration of a Text Amendment to the Zoning Ordinance to: delete section 2-176 and add section 2-153.2 to revise the definition of medical office to include massage establishments, to rename medical office a health profession office, and to remove redundant words; to amend articles IV (Commercial, office and industrial zones), V (Mixed use zones), VI (Special and overlay zone) to transfer massage establishments from administrative special use to permitted health profession office use, replace the term medical office with health profession office, and delete massage establishments from use limitations; to amend the definitions in sections 2-126 and 2-174 and to amend sections 3-902 (RC/High density apartment zone, Permitted uses) and 7-303 (Home occupations, Use limitations) to replace the term medical office with health profession office; to amend sections 4-1202 and 4-1202.1 (I/Industrial zone) to add health profession office as a permitted use and to transfer massage establishments from administrative special use to permitted health profession office use; to amend sections 5-402, 5-402.1, and 5-403 (CRMU-X/Commercial residential mixed use (Old Town North) zone) to add health profession office and business and professional office as permitted uses above the ground floor, and special uses on the ground floor, and to transfer massage establishments from administrative special use to permitted health profession office use as previously described; to amend section 5-511 (W-1/Waterfront Mixed use Zone, Use Limitations) to remove massage establishment as a use limitation in this zone; to amend section 6-603 (Mount Vernon Avenue urban overlay zone, Uses) to remove massage establishment; to amend 7-302 (Home occupations, Prohibited occupations) to replace medical or dental clinic with health profession office; to amend section 8-200 (Off-street parking and loading, General parking regulations) to remove massage establishments from the list of specific commercial uses; and; to amend section 11-513 (Special use permits, Administrative special use permit) to delete massage establishment and replace the term medical office with health profession office.

Staff: City of Alexandria Department of Planning & Zoning

Public hearing and consideration of the FY 2019 Long Range Planning Interdepartmental Work Program.

Staff: City of Alexandria Department of Planning & Zoning
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Development Special Use Permit #2018-0004
Transportation Management Plan Special Use Permit #2018-0034
4401 Ford Avenue, 3101 Park Center Drive, & 4300 King Street - Park Center Amendment
Public hearing and consideration of requests for: (A) an amendment to DSUP2003-0035 with modifications to permit the conversion of two existing buildings from office use to residential (multi-family) use; and (B) a Special Use Permit for a Transportation Management Plan for Tier 3 (multi-family building); zoned: CRMU-H / Commercial Residential Mixed Use (High). Applicant: US Park Center Owner, LLC, represented by Kenneth Wire, attorney

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Master Plan Amendment #2018-0001
Development Special Use Permit #2018-0008
3000 Potomac Avenue - National Industries for the Blind
Public hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to amend the maximum allowable building height; (B) Development Special Use Permit to amend DSUP #2016-0022 to increase the height of the building, and a request for a parking reduction; zoned CDD#10 / Coordinated Development District #10. Applicant: National Industries for the Blind, represented by Kenneth Wire, attorney

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Development Special Use Permit #2017-0017
Encroachment #2018-0004
3030 & 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Potomac Yard
Public hearing and consideration of requests for: (A) an amendment to previously-approved Development Special Use Permit #2007-0022, as amended through Development Special Use Permit #2014-0028, with a modification and a request for a parking reduction; and (B) an Encroachment on Dogue Street for a transformer vault within the public right-of-way; zoned: CDD#10/Coordinated Development District #10. Applicant: APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney
Other Business

15 Please note: this item has been moved to the 6PM Work Session
Discussion item: Long Range Educational Facilities Plan - Phase 2

Attachments: LREFP Memo & Attachments
LREFP Presentation

16 Commissioner’s Reports, Comments & Questions

Minutes

17 Consideration of the minutes from the May 1, 2018 meeting.

Attachments: May 1, 2018 Minutes

18 Adjournment

Administrative Approvals

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

SUP #2018-0022
106 S. Union Street
Request for change of ownership
Applicant: Virtue feed & Grain, LLC
Approved: 04/28/2018

SUP #2018-0025
210 Swamp Fox Road
Request for change of ownership and minor amendment to add additional operation hours and limited live entertainment
Applicant: Ismoil Rakhmatullaev
Approved: 05/03/2018

SUP #2018-0035
5774 Dow Avenue
Request for change of ownership
Applicant: T-Zo, LLC
Approved: 05/07/2018
SUP #2018-0036
3500 King Street
Request for change of ownership
Applicant: 7-Eleven
Approved: 05/16/2018