City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Thursday, September 6, 2018
7:00 PM

Continuation of Planning Commission September 4, 2018 Hearing
City Hall Sisiter Cities Conference Room, 1101

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 7:03 pm. Vice Chair Macek and Commissioner McMahon were excused. All other members were present.

Consent Calendar

2 Special Use Permit #2018-0053
300 Stultz Road - Stevenson Park Ballfield Improvements
Public hearing and consideration of a request for a Special Use Permit for a backstop structure in excess of 15 feet at Stevenson Park; zoned: POS/Public Open Space and Community Recreation.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities
Attachments: SUP2018-0053 Staff Report

This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Special Use Permit #2018-0053 as submitted. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

3 Special Use Permit #2018-0055
700 North Patrick Street - Old Town Salon and Spa
Public hearing and consideration of a request for a Special Use Permit extension for a non-conforming hair salon use; zoned: RB/Townhouse.
Applicant: Sophea Nuth
Attachments: SUP2018-0055 Application Materials

Without objection, the Planning Commission voted to defer Special Use Permit #2018-0055 due to deficient noticing.

4 Special Use Permit #2018-0057
405 Fannon Street - Parking Reduction
Public hearing and consideration of a request for a parking reduction; zoned: I/Industrial.
Applicant: 405 F, LLC, represented by M. Catharine Puskar, attorney
Attachments: SUP2018-0057 Staff Report

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0057 as amended. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.
Special Use Permit #2018-0058
4620 A Kenmore Avenue (parcel address: 4550 Kenmore Avenue) - Doyle’s Outpost
Public hearing and consideration of a request for a special use permit for an amusement enterprise featuring laser tag, arcade games, and a virtual reality attraction; zoned: CG/Commercial General.
Applicant: Doyle’s Outpost, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2018-0058 Staff Report](#)

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0058 as amended. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

Special Use Permit #2018-0059
300 South Pickett Street - The Trade Center Shopping Village Signage
Public hearing and consideration of a request for a Special Use Permit for additional square footage for a sign and for signage above a roofline; zoned: CDD #8/Coordinated Development District #8.
Applicant: The Trade Center, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2018-0059 300 Staff Report](#)

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0059 as amended. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

Special Use Permit #2018-0068
6 Prince Street - Misha’s Coffee House
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor rooftop dining seats at an existing restaurant; zoned: W-1/Waterfront Mixed Use.
Applicant: Misha’s at 6 Prince, Inc., represented by Mary Catherine Gibbs, attorney

**Attachments:** [SUP2018-0068 Staff Report](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Special Use Permit #2018-0068 as amended. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

Encroachment #2018-0009
815 Green Street
Public hearing and consideration of a request for an Encroachment adjacent to 815 Green Street into the public right-of-way for a fence and existing steps; zoned: RM/Townhouse.
Applicant: Cecily Crandall

Attachments: ENC2018-0009 815 Staff Report

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Encroachment #2018-0009 as submitted. The motion carried on a voted of 5 to 1, with Commissioner Brown voting against, and Commissioner McMahon absent.

Encroachment #2018-0011
100 East Luray Avenue
Public hearing and consideration of a request for an Encroachment along Newton Street and adjacent to 100 East Luray Avenue into the public right-of-way to add a fence and provide side yard access at a residential property; zoned: R-2-5/Single and Two-family.
Applicant: Brian and Katherine Bartholomay

Attachments: ENC2018-0011 Staff Report

This item was removed from consent. On a motion by Vice Chair Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2018-0011 as submitted. The motion carried on a voted of 5 to 1, with Commissioner Brown voting against, and Commissioner McMahon absent.

Text Amendment #2018-0009
Potomac Yard Design Advisory Committee
A) Initiation of a Text Amendment; and B) Public hearing and consideration of a request for a Text Amendment to the Zoning Ordinance to amend section 5-610(B) to amend the composition of the Potomac Yard Design Advisory Committee (PYDAC) to add an additional seat.
Staff: City of Alexandria Department of Planning & Zoning

Attachments: TA18-0009 Staff Report

By unanimous consent, the Planning Commission voted to initiate Text Amendment #2018-0009.

By unanimous consent, the Planning Commission voted to recommend approval of Text Amendment #2018-0009 as submitted.

Development Special Use Permit #2017-0021
1200 North Quaker Lane - Episcopal High School Faculty Housing
Public hearing and consideration of a request for a Development Special Use Permit to construct 6 single-family faculty homes on Goodwin Lane on the grounds of an existing private school; zoned: R-20/Single-family.
Applicant: Protestant Episcopal High School, represented by Duncan Blair, attorney

**Attachments:** DSUP2017-0021 Staff Report
DSUP2017-0021 Site Plan

This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Special Use Permit #2017-0021 as submitted. The motion carried on a voted of 6 to 0, with Commissioner McMahon absent.

**Development Special Use Permit #2018-0015**

2415 Eisenhower Avenue - Hoffman Block 8/Dunkin Donuts

Public hearing and consideration of a request for a Development Special Use Permit to allow supply deliveries and loading and unloading activities between 4am and 11pm at a restaurant; zoned: CDD#2/Coordinated Development District #2.

Applicant: DVA Eisenhower-2415 LLC, represented by Frank Stearns, attorney

**Attachments:** DSUP2018-0015 Staff Report

By unanimous consent, the Planning Commission voted to recommend approval of DSUP #2018-0015 as submitted.

**Information Items:**
- Census 2020 Complete Count Committee
- Green Building Policy Update Task Force
- Temporary change to the composition of the Eisenhower West - Landmark/Van Dorn Implementation Advisory Group for the duration of the Landmark Mall re-planning process

**Attachments:** Memo & Attachments

This item was removed from consent. The Planning Commission received an update on the information items.

**New Business**

**Master Plan Amendment #2018-0003**

450, 510, 610, 619, 620, 621, 623, 631, 700 South Patrick Street, 1007 Franklin Street, 900 Wolfe Street, 901 Gibbon Street, 598, 416, 601 South Alfred Street, 431 South Columbus Street - Route 1 South Housing Affordability Strategy

A) Initiation of a Master Plan Amendment; and B) Public hearing and consideration of an amendment to the Southwest Quadrant Small Area Plan chapter of the Master Plan to incorporate the Route 1 South Housing Affordability Strategy.

Staff: City of Alexandria Department of Housing and Department of Planning & Zoning

**Attachments:** MPA2018-0003 Staff Report

On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to adopt a resolution to recommend approval of
MPA #2018-0003. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of MPA #2018-0003 as amended. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

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Special Use Permit #2018-0067
1501, 1503, & 1505 Mount Vernon Avenue - Charlie’s on the Avenue
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor seating and extend the hours of operation at an existing restaurant; zoned: CL/Commercial Low.
Applicant: NOVA Hospitality, LLC, represented by M. Catharine Puskar, attorney

Attachments: SUP2018-0067 Staff Report

On a motion by Vice Chair Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of SUP #2018-0067 as amended. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

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Special Use Permit #2018-0060
1106 and 1108 King Street - Augie’s Mussel House and Patio
Public hearing and consideration of a request for a special use permit amendment to add indoor and outdoor seating, add outdoor live entertainment, extend hours of operation, and delete a condition requiring 15 off-street parking spaces at an existing restaurant; zoned: KR/King Street Urban Retail.
Applicant: Eat Augie’s, LLC, represented by M. Catharine Puskar, attorney

Attachments: SUP2018-0060 Staff Report

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission moved to recommend approval of Special Use Permit #2018-0060 as amended. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

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Special Use Permit #2018-0032
219 King Street - 219 King Street Restaurant
Public hearing and consideration of a request for a Special Use Permit for the intensification of a grandfathered use to extend hours, add indoor and outdoor seats, and add live entertainment to an existing restaurant; zoned: KR/King Street Urban Retail.
Applicant: Yupaporn Chardentra, represented by Paul Solon, architect

Attachments: SUP2018-0032 Staff Report

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On a motion made by Commissioner Brown and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2018-0032, as amended. The motion carried on a vote of 5-0, with Vice Chairman Macek and Commissioner McMahon absent.

Special Use Permit #2018-0052
116 King Street - Urbano 116
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor carry-out service to an existing restaurant; zoned: KR/King Street Urban Retail.
Applicant: Urbano 116, LLC

Attachments: SUP2018-0052 Staff Report

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On a motion made by Commissioner Lyle and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2018-0052, as amended. The motion carried on a vote of 5-0, with Vice Chairman Macek and Commissioner McMahon absent.

Encroachment #2018-0008
116 King Street - Urbano 116
Public hearing and consideration of a request for an Encroachment adjacent to 116 King Street into the public right-of-way for a customer service line and access to an outdoor carry-out window; zoned: KR/King Street Urban Retail.
Applicant: Urbano 116, LLC

Attachments: ENC2018-0008 Staff Report

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On a motion made by Commissioner Lyle and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of ENC #2018-0008 as submitted. The motion carried on a vote of 5-0 with Vice Chairman Macek and Commissioner McMahon absent.

Encroachment #2018-0001
2701 Dewitt Avenue
Public hearing and consideration of a request for an Encroachment adjacent to 2701 Dewitt Avenue and East Randolph Avenue into the public right-of-way for an existing fence; zoned: R2-5/Single and Two-family.
Applicant: Jesse and Rachel Houck

Attachments: ENC2018-0001 Staff Report

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On a motion made by Commissioner Lyle and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2018-0001 as submitted. The motion carried on a vote of 5-0, with Vice Chairman Macek and Commissioner McMahon absent.

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Master Plan Amendment #2018-0002
Rezoning #2018-0002
Development Special Use Permit #2017-0020
Encroachment #2018-0006
Transportation Management Plan Special Use Permit #2018-0042
1200 & 1230 North Henry Street

Public hearing and consideration of requests for: (A) a Master Plan Amendment to amend the Development Table & the Land Use table of the Braddock Metro Neighborhood Plan to list the individual sites located within the Route 1 Triangle Site (Site 8) and revise the zoning and maximum allowable floor area for this site; (B) a map amendment to amend the zoning from OCM(50) to CRMU-H; (C) a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground floor retail and day care on a portion of the first and second floors including Special Use Permits to increase the maximum permitted floor area ratio to 2.5 and requesting bonus density and height for the provision of affordable housing pursuant to Section 7-700; (D) an Encroachment on North Fayette Street and North Henry Street into the public right-of-way for building canopies; and (E) a Transportation Management Plan Special Use Permit; zoned: OCM(50)/Office Commercial Medium (50).

Applicant: 1200 N. Henry, LLC, represented by M. Catharine Puskar, attorney

Attachments: DSUP2017-0020 Staff Report
DSUP2017-0020 Site Plan

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On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval to adopt a resolution for Master Plan Amendment #2018-0002. The motion carried on a vote of 5 to 0, with Vice Chair Macek and Commissioner McMahon absent.

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2018-0002, Development Special Use Permit #2017-0020, Encroachment #2018-0006, and Transportation Management Plan Special Use Permit #2018-0042 as submitted. The motion carried on a vote of 5 to 0, with Vice Chair Macek and Commissioner McMahon absent.

The applicant has requested a deferral for this item.

Development Special Use Permit #2018-0003
Special Use Permit #2018-0064 (Hotel and Additional Mechanical Penthouse)
Special Use Permit #2018-0063 (Restaurant)
Special Use Permit #2018-0040 (Parking Reduction and Valet Parking)
Transportation Management Plan Special Use Permit #2018-0041
Encroachment #2018-0005
114 South Washington Street & 699 Prince Street
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street); (B) Special Use Permits for a hotel and to allow an additional mechanical penthouse (699 Prince Street); (C) a Special Use Permit for a restaurant (114 S. Washington Street); (D) Special Use Permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street); (E) a Special Use Permit for a Transportation Management Plan (114 S. Washington Street); and (F) an Encroachment into the public right-of-way for a marquee sign on 699 Prince Street; zoned: CD/Commercial Downtown.
Applicant: J. River 699 Prince Street, LLC, represented by M. Catharine Puskar, attorney

Attachments:  
DSUP2018-0003 Application Materials  
DSUP2018-0003 Site Plan  

This Land Use and Development (Planning Commission Items) was deferred

Other Business

23  Commissioner’s Reports, Comments, and Questions

Minutes

24  Consideration of the minutes from the June 5, 2018 Planning Commission meeting.

The Planning Commission will consider the June 5, 2018 Minutes at the October 2 Planning Commission meeting.

25  Adjournment

The Planning Commission meeting was adjourned at 10:23 PM.

Administrative Approvals

- SUP #2018-0038  
  3525-A Jefferson Davis Highway
  Request for a new use for outdoor dining
  Applicant: CAVA Mezze Grill, LLC
• SUP #2018-0043
  25 S. Pickett Street
  Request for a change of ownership
  Applicant: Alexandria Chicken, LLC
  Approved: 06/13/2018

• SUP # 2018-0044
  100 S. Patrick Street
  Request for minor amendment to change hours
  Applicant: Yogaworks
  Approved: 06/06/2018

• SUP #2018-0045
  1504 King Street
  Request for change of ownership
  Applicant: Ruju Hem DC. LLC
  Approved: 06/13/2018

• SUP #2018-0047
  1106 King Street
  Request for a minor amendment for a change of ownership
  Applicant: Eat Augies, LLC
  Approved: 06/25/2018

• SUP #2018-0050
  611 S. Pickett Street
  Request for minor amendment to add car wash
  Applicant: Eastern Farrington, LLC
  Approved: 07/02/2018

• SUP #2018-0051
  917 King Street
  Request for new use of a restaurant
  Applicant: Alexandria Coffee Company
  Approved: 07/11/2018

• SUP #2018-0070
  2415 Eisenhower Ave, Unit 1D
  Request for a new use to operate a restaurant
  Applicant: Hee Lee
  Approved: 07/26/2018

• SUP #2018-0071
  134 Jasper Place
  Request for a minor amendment for a change of ownership
Applicant: Julie Alvarado
Approved: 07/31/2018

- SUP #2018-0073
  201 East Monroe Ave
  Request for a minor amendment to construct an addition
  Applicant: David Dively
  Approved: 08/24/2018

- SUP #2018-0076
  1767 King Street
  Request for a change of ownership
  Applicant: Ashford Alexandria, LP
  Approved: 08/23/2018