City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Thursday, November 7, 2019
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.
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 #2019-0075
1406 King Street (Parcel Address: 1410 King Street) - Deli, News, & More
Public Hearing and consideration of a request for a Special Use Permit to operate a convenience store; zoned: KR/King Street urban retail.
Applicant: Jong Suk Choi

Attachments: SUP2019-0075 Staff Report

3 Special Use Permit #2019-0078
705 Prince Street - Your Life Energy
Public Hearing and consideration of a request for a Special Use Permit to operate a health profession office; zoned; RM/Townhouse.
Applicant: Maricela Noble

Attachments: SUP2019-0078 Staff Report

4 Development Special Use Permit #2018-0012
1101 and 1102 Finley Lane - Pickett’s Ridge Phase II - Fourth Extension
Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update standard conditions under Development Special Use Permit #2015-0017; zoned: R-20/ Single-Family.
Applicant: Sutton Building Corporation

Attachments: DSUP2018-0012 Staff Report
DSUP2018-0012 Site Plan

5 Development Special Use Permit #2019-0021
Special Use Permit #2019-0090
Special Use Permit #2019-0091
650 South Van Dorn Street - Modera Tempo
Public Hearing and consideration of a request for a Development Special Use Permit and site plan with modifications (amending DSUP# 2011-0030) to reallocate residential parking spaces in the garage for commercial/retail uses, including Special Use Permits for a parking reduction to permit more than 30% compact commercial
parking spaces and to exceed the maximum commercial parking; zoned: CDD #17/Coordinated Development District #17.
Applicant: Gateway Holding I, LLC, represented by Kenneth W. Wire, attorney

**Attachments:** DSUP2019-0021 Staff Report
DSUP2019-0021 Site Plan
DSUP2019-0021 Additional Materials

### Unfinished Business and Items Previously Deferred

**6** The applicant has requested a deferral for this item.

Encroachment #2019-0004
5601 Courtney Avenue - Virginia Paving Company Encroachment
Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.
Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

**Attachments:** ENC2019-0004 Application Materials

### New Business

**7 & 8** Special Use Permit #2019-0079
Encroachment #2019-0006
10 Duke Street - The Mill Restaurant
Public Hearing and consideration of a request for (A) a Special Use Permit to operate a restaurant and (B) an Encroachment for a balcony, steps and signage into the public right-of-way on Duke Street; zoned: W-1/ Waterfront mixed use.
Applicant: Murray Bonitt, represented by Duncan W. Blair, attorney

**Attachments:** SUP2019-0079 Staff Report
ENC2019-0006 Staff Report
ENC2019-0006 Additional Materials

**9** Development Site Plan #2018-0021
1300, 1302, 1310, and 1320 West Braddock Road, 2300 and 2310 Scroggins Road, and 1303, 1305, and 1307 Roosevelt Street - Alexandria Presbyterian Church
Public Hearing and consideration of a request for a Development Site Plan to construct a new church with surface parking; zoned: R-8/ Single-family.
Applicant: Alexandria Presbyterian Church, represented by M. Catharine Puskar, attorney
Development Special Use Permit #2019-0022
4643 Taney Avenue - Patrick Henry School Amendment
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan (amending DSUP #2016-0009) for an extension to the time of validity under Section 11-418 of the Zoning Ordinance, including Special Use Permits to allow an increase in density and to exceed the allowable off-street parking, to allow interim use of the old school building with a temporary parking lot and driveway during the construction of a new Douglas MacArthur school.; zoned: R-12/Single-family.
Applicant: Alexandria City Public Schools (ACPS)

Development Special Use Permit #2019-0024
Transportation Management Plan Special Use Permit #2019-0087
760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Carlyle Plaza Two
Public Hearing and consideration of request for a development special use permit and site plan (amending DSUP #2013-0025); for a Transportation Management Plan; and for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update conditions; zoned: CDD #11/Coordinated Development District #11.
Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney

Staff has requested a deferral for this item.

Discussion Item: Noise Ordinance Update
Staff: City of Alexandria, Department of Transportation & Environmental Services (T&ES)
zones; mixed use zones; special and overlay zones; and parking sections to define continuum of care facility and allow it as a special use in various zones and establishing the regulations for such use.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: TA2018-0008 Staff Report

TA2018-0008 Additional Materials

14 Other Business

Minutes

15 Consideration of the minutes from the September 3, 2019 Planning Commission meeting.

Attachments: September 3, 2019 Minutes

16 Consideration of the minutes from the October 3, 2019 Planning Commission meeting.

Attachments: October 3, 2019 Minutes

17 Adjournment

18 Administrative Approvals

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

Special Use Permit #2019-0068
4514 Venable Avenue
Request for a child care home.
Applicant: Soniya Ashraf
Approved: 8/26/2019

Special Use Permit #2019-0069
101 South Whiting Street, STE 115
Request for a change of ownership for a restaurant
Applicant: PUM’s Landmark Deli, LLC
Approved: 10/1/2019

Special Use Permit #2019-0071
909 North Asaph Street
Request for a change of ownership for a restaurant
Applicant: Helen Kwon (Hinata Japanese Restaurant)
Approved: 9/27/2019

Special Use Permit #2019-0073
725 North Washington Street
Request for a change of ownership for an automobile service station
Applicant: North Washington & Madison, Inc
Approved: 10/17/2019

Special Use Permit #2019-0082
606 King Street
Request for a change of ownership for a restaurant
Applicant: Quang Nguyen
Approved: 10/24/2019

Special Use Permit #2019-0083
301 Swamp Fox Road
Request for a change of ownership for a restaurant
Applicant: CalTort Carlyle, LLC t/a California Tortilla
Approved: 10/28/2019

For reasonable disability accommodation, contact
Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.