City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Thursday, November 7, 2019
7:00 PM

****This is a preliminary docket and is subject to change at any time****

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.

Unfinished Business and Items Previously Deferred

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

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 Application Materials
DSUP2018-0012 Site Plan

New Business

Discussion Item: Noise Ordinance Update
Staff: City of Alexandria, Department of Transportation & Environmental Services (T&ES)
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 Application Materials

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 Application Materials

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: ENC2019-0006 Application Materials
SUP2019-0079 Application Materials

Text Amendment #2018-0008
Continuum of Care Facility
A) Initiation of a Text Amendment and B) Public Hearing and consideration of a Text Amendment to the definitions; residential zones; commercial, office, and industrial 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

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
Attachments: DSP2018-0021 Application Materials
DSP2018-0021 Site Plan

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

**Attachments:** DSUP2019-0024 Application Materials

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)

**Attachments:** DSUP2019-0022 Application Materials
DSUP2019-0022 Site Plan

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 Application Materials
DSUP2019-0021 Site Plan

Other Business

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.

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