Action Docket

Tuesday, May 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.
1 Call To Order

The Planning Commission meeting was called to order at 7:01 PM. All other members were present at the call to order, with Commissioner Brown arriving at 7:07 PM.

Consent Calendar

2 Special Use Permit #2019-0013
340 South Pickett Street (Parcel Address: 300 South Pickett Street) - Get Air Alexandria
Public hearing and consideration of a request for a special use permit to operate an amusement enterprise; zoned: CDD #8/ Coordinated Development District #8.
Applicant: Get Air Alexandria, LLC, represented by M. Catharine Puskar, attorney

Attachments: SUP2019-0013 Staff Report

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0013, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

3 Special Use Permit #2019-0014
190 South Whiting Street - Sunoco
Public hearing and consideration of a request for a special use permit to expand an existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales; zoned: OCM(50)/ Office Commercial Medium (50).
Applicant: Sunoco, LLC, represented by M. Catharine Puskar, attorney

Attachments: SUP2019-0014 Staff Report

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0014, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

4 Special Use Permit #2019-0022
3703, 4127, 4129, & 4131 Mount Vernon Avenue, 3909 Bruce Street, 3700 Commonwealth Avenue, 3900 Richmond Highway, and 101 Dale Street - Four Mile Run Park Improvements
Public hearing and consideration of a request for a special use permit for congregate recreational facilities including a new children’s play apparatus area; zoned: POS/ Public Open Space and Community Recreation & CDD #7/ Coordinated Development District #7.
Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities

Attachments: SUP2019-0022 Staff Report
SUP2019-0022 Additional Materials

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0022, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

New Business

5
Public hearing and consideration of the FY 2020 Long Range Planning Interdepartmental Work Program.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments: FY2020 ILRPWP Report
FY2020 ILRPWP Additional Materials

On a motion by Vice Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the FY 2020 Long Range Planning Interdepartmental Work Program, as submitted. The motion carried on a vote of 7-0.

6
Discussion Item: Green Building Policy Update
Staff: City of Alexandria, Department of Planning & Zoning

Attachments: Green Building Policy Update Presentation

Ann Horowitz (P&Z) and Stephanie Free (P&Z) gave the Planning Commission an update on the City’s Green Building Policy, with Chair Macek recusing himself from the discussion.

7
Special Use Permit #2019-0016
4610 King Street, Unit A3 - Silver Diner
Public hearing and consideration of a request for a special use permit to operate a restaurant with outdoor dining; zoned: CRMU-H/ Commercial Residential Mixed Use (High).
Applicant: Silver Diner Alexandria, LLC., represented by Duncan W. Blair, attorney

Attachments: SUP2019-0016 Staff Report
DSUP2013-0001 Reference: Gateway at King & Beauregard Staff Report

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-0016, as amended. The motion carried on a vote of 7-0.
8 & 9

Subdivision #2019-0002
5001 Eisenhower Avenue - Victory Center
Public hearing and consideration of a request to subdivide property at 5001 Eisenhower Avenue into two lots; zoned: OCM(100)/ Office commercial medium (100).
Applicant: Stonebridge Acquisitions, LLC., represented by Kenneth W. Wire, attorney

Rezoning #2019-0001 (*Note: Rezoning #2019-0001 will be heard by the Planning Commission and City Council only if the Planning Commission grants approval of Subdivision #2019-0002)
5001 Eisenhower Avenue - Victory Center
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone of the eastern portion of the property at 5001 Eisenhower Avenue from OCM(100) to CRMU-H with proffers; zoned: OCM(100)/ Office commercial medium (100).
Applicant: Stonebridge Acquisitions, LLC., represented by Kenneth W. Wire, attorney

Attachments:  REZ2019-0001 Staff Report
               REZ2019-0001 Additional Materials

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve Subdivision #2019-0002, as submitted. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Rezoning #2019-0001, as submitted. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

10

Development Special Use Permit #2019-0003
Transportation Management Plan Special Use Permit #2019-0025
Special Use Permit #2019-0026
2000 North Beauregard Street - 2000 Beauregard, LLC
Public hearing and consideration of requests for (A) a development special use permit with site plan, subdivision, and modifications to construct a multi-family residential building; (B) a special use permit for a Transportation Management Plan for Tier 2 (multi-family building); and (C) a special use permit for a coordinated sign program (amending DSUP #2017-00019); zoned: CDD #21/ Coordinated Development District #21 (Beauregard Small Area Plan). Applicant: 2000
Beauregard LLC, represented by Jonathan Rak, attorney

**Attachments:**  
DSUP2019-0003 Staff Report  
DSUP2019-0003 Site Plan  
DSUP2017-0019 Reference: Original Monday Properties Staff Report  
DSUP2019-0003 Additional Materials

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0003, Transportation Management Plan Special Use Permit #2019-0025, and Special Use Permit #2019-0026, as amended. The motion carried on a vote of 7-0.

Development Special Use Permit #2018-0019

1200 North Quaker Lane (Parcel Address: 4200 West Braddock Road)-  
Episcopal High School Hoxton Field  
Public hearing and consideration of a request for a development special use permit and site plan to permit the expansion of a private school for the construction of a new track and field and related athletic facilities (amending DSUP #2017-0021); zoned: R-20/ Single-family.  
Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney

**Attachments:**  
DSUP2018-0019 Staff Report  
DSUP2018-0019 Site Plan  
DSUP2018-0019 Additional Materials

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0019, as amended. The motion carried on a vote of 7-0.  

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to reconsider and amend their vote on Development Special Use Permit #2018-0019. The motion carried on a vote of 7-0.  

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0019, as amended. The motion carried on a vote of 7-0.

Development Special Use Permit #2019-0002

Special Use Permit #2019-0009  
Transportation Management Plan Special Use Permit #2019-0008  
802 & 808 North Washington Street - Towne Motel Extension  
Public hearing and consideration of a request for a development special use permit and site plan to construct a hotel with an increase in floor area ratio up to 2.5;
special use permits for a loading reduction, valet parking, and a Transportation Management Plan; and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance (amending DSUP #2015-0004); zoned: CD-X/ Commercial Downtown (Old Town North). Applicant: Shakti, LLC., represented by Mary Catherine Gibbs, attorney

**Attachments:**  
DSUP2019-0002 Staff Report  
DSUP2019-0002 Site Plan

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0002, Special Use Permit #2019-0009, and Transportation Management Plan Special Use Permit #2019-0008, as submitted. The motion carried on a vote of 7-0.

### 13 Other Business

Commissioner’s Reports, Comments, and Questions.

**Minutes**

### 14 Consideration of the minutes from the April 2, 2019 Planning Commission meeting.

**Attachments:**  
April 2, 2019 Minutes

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of April 2, 2019, as submitted. The motion carried on a vote of 7-0.

### 15 Adjournment

The Planning Commission meeting was adjourned at 10:44 PM

### 16 Administrative Approvals

Special Use Permit #2019-0015
510 North Fayette Street  
Administrative Special Use Permit request for a change of ownership for a light auto repair shop; zone CRMU/M/ Commercial Residential Mixed Use (Medium)  
Applicant: Yates Old Town Service, LLC  
Approved: 04/01/2019

Special Use Permit #2019-0017
1767 King Street  
Administrative Special Use Permit request for a change of ownership for a
restaurant; zone KR/King Street Urban Retail
Applicant: Ashford TRS Alexandria, LLC
Approved: 04/01/2019

Special Use Permit #2019-0028
127 South Peyton Street # 101
Administrative Special Use Permit request for a change of ownership for a restaurant; zone OCH/Office Commercial High Zone
Applicant: Jose E. Carranza Gochez
Approved: 4/12/2019

Special Use Permit #2019-0003
1504-B Mount Vernon Ave.
Administrative Special Use Permit request for a change of ownership and minor amendment for additional seating and on premises alcohol sales; zone CL/Commercial Low
Applicant: Dutpiz Inc.
Approved: 4/15/2019

Special Use Permit #2019-0027
205 South Whiting Street, Suite 100
Administrative Special Use Permit request for a new use for a restaurant; zone OCM (50) /Office Commercial Medium
Applicant: Nga Ho
Approved: 4/19/2019

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