City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Tuesday, June 4, 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.
June 4, 2019
Planning Commission Docket

The Planning Commission will hold a Work Session prior to the public hearing to discuss the following item:

Eisenhower East Small Area Plan Update

The Work Session will begin at 6:00 PM and go until approximately 7:00 PM and will be held in the City Council Workroom located on the 2nd floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

1 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 #2019-0023
201 East Monroe Avenue
Public hearing and consideration of a special use permit to add floor area for the construction of a detached two-car garage (amending SUP #2018-0073); zoned: R-2-5/ Single- and two-family.
Applicant: Robert K. Miller

Attachments: SUP2019-0023 Staff Report
SUP2019-0023 Additional Materials

3 Special Use Permit #2019-0029
300 King Street (Parcel Address: 302 King Street) - Kisso Asian Bistro
Public hearing and consideration of a request for a special use permit to operate a restaurant with live entertainment on the basement level of a grandfathered restaurant; zoned: KR/ King Street Urban Retail.
Applicant: Ren Yong Cai, represented by David L. Chamowitz, attorney

Attachments: SUP2019-0029 Staff Report

4 Development Special Use Permit #2019-0009
2331 Mill Road - Eisenhower Center III Amendment
Public hearing and consideration of a request for a development special use permit (amending DSUP #2004-0041) to permit ground floor uses in addition to retail uses; zoned: CDD#2/ Coordinated Development District #2.
Applicant: Eisenhower Mill Properties LLC, c/o Simpson Development Co., represented by Agnes Artemel

Attachments: DSUP2019-0009 Staff Report
5  Rezoning #2019-0004
101 East Windsor Avenue - Residential Rezoning
Public hearing and consideration of a request for an amendment to the official zoning
map to change the zone from RB/Townhouse zone to R-2-5/Single- and two-family
zone; zoned: RB/ Townhouse.
Applicant: David C. Vondle and Patricia Barry, represented by Duncan W. Blair,
attorney

Attachments:  REZ2019-0004 Staff Report

New Business

6  Green Building Policy
Public hearing and consideration of the City’s Green Building Policy.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments:  Green Building Policy Staff Report
2019 Green Building Policy
Green Building Policy Additional Materials

7  Open Space in New Development
Public hearing and consideration of recommendations for shared expectations for
open space in new development.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments:  Open Space in New Development Staff Report
Open Space in New Development Additional Materials

8  Environmental Action Plan Phase 2
Public hearing and consideration of the Phase 2 updates to the Green Building and
Land Use and Open Space chapters of the City’s Environmental Action Plan.
Staff: City of Alexandria, Departments of Planning & Zoning, Transportation &
Environmental Services, General Services, and Recreation, Parks, and Cultural
Activities.

Attachments:  EAP Phase 2 Staff Report
EAP Phase 2 Additional Materials

9  Text Amendment #2019-0003
Residential Garages
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a
Text Amendment to the Zoning Ordinance to amend section 7-2500 related to
residential garages, create and amend definitions in Article II related to residential
garages, amend section 11-1302 to create a special exception process for attached
garages with vehicle openings facing the street, and to amend section 7-2200 by
moving the Tree Coverage Requirements from section 7-2507 there.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: TA2019-0003 Staff Report
              TA2019-0003 Additional Materials

10 Special Use Permit #2019-0024
3475 North Beauregard Street & 4610 King Street - Guidepost Montessori
Public hearing and consideration of a request for a special use permit to operate a
private academic school with over 20 students and a day care center; zoned:
CRMU-H/ Commercial Residential Mixed Use (High).
Applicant: Guidepost A, LLC., represented by Duncan W. Blair, attorney

Attachments: SUP2019-0024 Staff Report

11 Development Site Plan #2018-0022
2903 Mount Vernon Avenue - Bonaventure Offices
Public hearing and consideration of a request for a development site plan with
modifications to renovate an existing service garage, add an addition, and convert the
building into an approximately 4,500 square foot office building; zoned: CL/
Commercial Low.
Applicant: DE 2903 Mt Vernon and 104 Hume, LLC, represented by M. Catharine
Puskar, attorney

Attachments: DSP2018-0022 Staff Report
              DSP2018-0022 Site Plan

12 Other Business
Commissioner’s Reports, Comments, and Questions.

Minutes
13 Consideration of the minutes from the May 7, 2019 Planning Commission meeting.

Attachments: May 7, 2019 Minutes

14 Adjournment

15 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 #2019-0015
510 N Fayette Street
Request for a change of ownership for a light auto repair shop
Applicant: Yates Old Town Service, LLC
Approved: 04/01/2019

Special Use Permit #2019-0017
1767 King Street

Request for a change of ownership for a restaurant
Applicant: Ashford TRS Alexandria, LLC
Approved: 04/01/2019

Special Use Permit # 2019-0003
1504-B Mount Vernon Ave.
Request for a change of ownership and minor amendment for additional seating and on premises alcohol sales.
Applicant: Dutpiz Inc.
Approved: 04/15/2019

Special Use Permit #2019-0027
205 S. Whiting Street, Suite 100
Request for a new use for a restaurant
Applicant: Nga Ho
Approved: 04/19/2019

Special Use Permit #2019-0002
127 S. Peyton Street, #101
Request for a change of ownership for a restaurant
Applicant: Jose E. Carranza Gochez
Approved: 04/12/2019

Special Use Permit #2019-0031
3021 Colvin Street
Request for a change of ownership for automotive sales area and general automobile repair
Applicant: Ahmad M. Waqif
Approved: 04/23/2019

Special Use Permit #2019-0036
530 First Street
Request for change of ownership for a restaurant
Applicant: Mungkorn Thong Inc. DBA Sisters Thai
Approved: 05/09/2019

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