City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action 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.
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**

The Planning Commission meeting was called to order at 7:10 PM. Vice Chair Wasowski was excused. All other members were present at the call to order, with Commissioner McMahon arriving at 7:33 PM.

2 **Consent Calendar**

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](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-0023, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.

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](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0029, as amended. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.
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

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0009, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.

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

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2019-0004, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.

New Business

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

On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of the Green Building Policy, as amended. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Vice Chair Wasowski absent.

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](#)

On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the Open Space in New Development docket item, as amended. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

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](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to defer the Environmental Action Plan Phase 2 Update. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

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](#)

On a motion by Commissioner Lyle, and seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2019-0003. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.

On a motion by Commissioner Lyle, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2019-0003, as amended. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.
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

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0024, as submitted. The motion carried on a vote of 5-0, with Vice Chair Wasowski and Commissioner McMahon absent.

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

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve of Development Site Plan #2018-0022, as submitted. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

12 Other Business

Commissioner’s Reports, Comments, and Questions.

Minutes

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

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to approve the minutes of May 7, 2019, as amended. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

14 Adjournment
The Planning Commission meeting was adjourned at 10:58 PM.

15 Administrative Approvals

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.