City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Tuesday, September 3, 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

Special Use Permit #2019-0039
Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion
Public hearing and consideration of a request for a special use permit to replace and expand a facility used for the docking or berthing of boats or ships; zoned: W-1/Waterfront mixed use.
Applicant: Old Dominion Boat Club (ODBC), represented by Duncan W. Blair, attorney
Attachments: SUP2019-0039 Application Materials

New Business

Informational Item: Presentation of Housing Contributions Work Group Recommendations
Staff: City of Alexandria, Office of Housing

Special Use Permit #2017-0097
5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street - Virginia Paving Company SUP Review
Public hearing and consideration of a review of a previously-approved Special Use Permit (SUP #2010-0014) for the continued operation of an existing asphalt plant consistent with Condition #75 of said Special Use Permit; zoned: I/Industrial
Applicant: City of Alexandria Department of Planning & Zoning
Attachments: SUP2010-0014 Staff Report

Special Use Permit #2019-0042
607 & 609 North Alfred Street (Parcel Address: 607 North Alfred Street) - Parking Reduction and Lot Modifications
Public hearing and consideration of a request for a special use permit for a parking reduction and lot modifications for the construction of 2 single-family dwellings; zoned: RB/Townhouse.
Applicant: Deyi Awadallah

**Attachments:**  [SUP2019-0042 Application Materials]

Special Use Permit #2019-0043
2500 North Van Dorn Street - Day Care Center
Public hearing and consideration of a request for a special use permit to establish a day care center; zoned: RC/ High density apartment
Applicant: Zuleima L. Villa

**Attachments:**  [SUP2019-0043 Application Materials]

Special Use Permit #2019-0061
1400 Duke Street - Executive Diner Outdoor Dining Expansion
Public hearing and consideration of a request to expand outdoor seating at an existing restaurant; zoned: OCM (50)/ Office commercial medium (50)
Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney

**Attachments:**  [SUP2019-0061 Application Materials]

Special Use Permit #2019-0063
3601 Richmond Highway - Virginia Tech Campus
Public hearing and consideration of a request for a special use permit to operate a public school, marketing center, research and testing laboratory, and associated office uses; zoned: CDD #10/ Coordinated Development District #10
Applicants: Virginia Tech Foundation, Inc. and CPYR Shopping Center, LLC., represented by M. Catharine Puskar, attorney

**Attachments:**  [SUP2019-0063 Application Materials]

Special Use Permit #2019-0057
2410 & 2460 Mill Road
Public hearing and consideration for a request for a Special Use Permit for a Coordinated Sign Program for the residential and retail mixed use project approved as part of DSUP2017-0023; zoned: CDD #2/ Coordinated Development District #2
Applicant: HTC 4/5 Project Owner LLC., represented by Duncan W. Blair, attorney

**Attachments:**  [SUP2019-0057 Application Materials]

Encroachment #2019-0003
2410 & 2460 Mill Road
Public hearing and consideration of a request for an encroachment into the public right of way for 2 projecting signs to extend more than 4' over Stovall Avenue; zoned: CDD #2/ Coordinated Development District #2.
Applicant: HTC 4/5 Project Owner LLC, represented by Duncan W. Blair, attorney

**Attachments:**  [ENC2019-0003 Application Materials]
Text Amendment #2019-0005
Fall 2019 Zoning Ordinance Practical Updates
(A) Initiation of a text amendment; and (B) Public hearing and consideration of a text amendment to the Zoning Ordinance to add Section 2-187.2 to define public school; to amend Section 4-1203 to add public school to the list of special uses; to amend Section 7-202 to permit open stairs within required yards; to amend Section 2-145 to remove conflicting language regarding the statewide building code; and to amend Section 7-300 to permit a certain number of customers and employees within home occupations.
Applicant: City of Alexandria, Department of Planning & Zoning

Subdivision #2019-0004
320 ½ Mansion Drive (Parcel Address: 320A Mansion Drive) - Re-Subdivision
Public hearing and consideration of a request for a subdivision to resubdivide a residential lot; zoned: R-12/Single-family.
Applicant: Daniel & Karen Abramson, represented by Duncan W. Blair, attorney

Attachments: SUB2019-0004 Application Materials

Master Plan Amendment #2019-0004
Eisenhower East Small Area Plan Amendment
A) Initiation of a Master Plan Amendment; and B) Public hearing and consideration of an amendment to the Eisenhower East Small Area Plan chapter of the Master Plan to replace the chapter in its entirety.
Staff: City of Alexandria, Department of Planning & Zoning

Development Special Use Permit #2019-0001
Special Use Permit #2019-0062
Transportation Management Plan #2019-0046
1300 & 1310 King Street
Public hearing and consideration of a request for (a) a development special use permit and site plan with modifications to construct 32-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic townhouses for commercial use, including special use permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to allow for more than 75 percent compact spaces and a reduction of the number of required loading spaces for the commercial uses; (b) a special use permit for a restaurant; and (c) a special use permit for a transportation management plan; zoned KR/ King Street Urban Retail.
Applicant: 1300 King, LLC, represented by M. Catharine Puskar, attorney

Attachments: DSUP2019-0001 Application Materials
DSUP2019-0001 Site Plan
Development Special Use Permit #2019-0013
1500 Eisenhower Avenue - Alexandria Renew Enterprises
Public hearing and consideration of a request for a development special use permit amendment, with site plan and modifications, to construct a Tunnel Dewatering Pumping Station, and a special use permit for an increase in building height and a parking reduction; zoned: UT/Utilities and Transportation.
Applicant: Alexandria Renew Enterprises, represented by Caitlin Feehan

**Attachments:**
- DSUP2019-0013 Application Materials
- DSUP2019-0013 Site Plan

Coordinated Development District Conceptual Design Plan #2019-0004
Development Special Use Permit #2019-0019
200 Stovall Street - Hoffman Town Center Block 6A
Public hearing and consideration of requests for: (A) a coordinated development district conceptual design plan (amending CDD Concept Plan #2019-0003); and (B) a development special use permit and site plan (amending DSUP #2017-0015) to permit ground floor office uses and the conversion of ground floor uses between retail and office; zoned: CDD #2/Coordinated Development District #2.
Applicant: Perseus Realty, LLC, represented by Kenneth W. Wire, attorney

**Attachments:**
- DSUP2019-0019 Application Materials
- DSUP2019-0019 Floor 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.