

The Planning Commission held a work session to discuss the Housing Master Plan on June 5, 2012 at 6:30pm in City Hall, Council Workroom.



City of Alexandria

Planning Commission

Action Docket

Regular Public Hearing
TUESDAY, JUNE 5, 2012 7:30PM
Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

The Alexandria Planning Commission docket is subject to change. Planning Commission staff can provide information on changes that occur prior to the meeting. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

All persons, including applicants, wishing to speak before the Planning Commission must fill out a Speaker's Form. Speaker's Form can be submitted online in advance of the meeting on the City's [website](#). Speaker's Forms will also be available at the meeting and may be submitted to the Planning Commission Clerk. If this is the first time speaking before the Planning Commission, [click here for some helpful information](#).

Watch the Planning Commission meetings on Alexandria Comcast Channel 70.

Live and recorded webcasts and podcasts are available on the web at: http://alexandria.granicus.com/ViewPublisher.php?view_id=29

Contact staff of the Department of Planning and Zoning with any questions about the Planning Commission or this docket at 703-746-3844 or PlanComm@alexandriava.gov

Individuals with disabilities who require assistance or special arrangements to participate in the Planning Commission meeting may call the Planning Commission staff at 703-746-3844. We request that you provide a 48-hour notice so that the proper arrangements may be made.

Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, Virginia 22314 (703) 746-4666 www.alexandriava.gov/Planning

1. Call to Order

The Planning Commission was called to order at

CONSENT CALENDAR

AN ITEM ON THE CONSENT CALENDAR WILL BE HEARD ONLY IF SOMEONE REQUESTS IT BE REMOVED FROM THE CONSENT DOCKET. ITEMS NOT REMOVED WILL BE APPROVED OR RECOMMENDED FOR APPROVAL AS A GROUP AT THE BEGINNING OF THE MEETING.

2. [SPECIAL USE PERMIT #2011-0068](#)

1001 Jefferson Street – Miracle Field

Public hearing and consideration of a request to install lighting at an existing athletic field; zoned POS/Public Open Space and Community Recreation. Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities

3. [SPECIAL USE PERMIT #2012-0024](#)

20 Dove Street and 2438 Duke Street - Dogtopia of Alexandria

Public hearing and consideration of a request to operate a dog day care facility with overnight boarding; zoned OCM-50/Office Commercial Medium (50). Applicant: Josie’s Dog House, LLC DBA Dogtopia of Alexandria

By unanimous consent, the Planning Commission recommended approval of items #2 and 3.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

4. [SPECIAL USE PERMIT #2011-0087](#)

2216 & 2218 Mount Vernon Avenue (Parcel Address: 2216 Mount Vernon Avenue) - Del Ray Pizzeria

Public hearing and consideration of a request for amendments to allow increased seating and a parking reduction; zoned CL/Commercial Low. Applicant: Del Ray Pizzeria, LLC by Duncan Blair [**Deferred from April 3, 2012 hearing; Planning Commission public hearing closed**]

ACTION: RECOMMENDED APPROVAL 5-0
w/amendments

NEW BUSINESS

5. [SPECIAL USE PERMIT #2012-0025](#)

1220, 1240, 1250 North Pitt Street – Teeter Toddlers

Public hearing and consideration of a request to operate an amusement enterprise; OC/Office Commercial. Applicant: Elaine E. Gordon DBA Teeter Toddler's Playgroup, LLC.

ACTION: RECOMMENDED APPROVAL 5-0
w/amendments

6. [SPECIAL USE PERMIT #2012-0026](#)

2 East Walnut Street - Grape + Bean

Public hearing and consideration of a request to operate a restaurant at an existing retail establishment and a request for a parking reduction; zoned CL/Commercial Low.

Applicant: SRDG INC.

ACTION: RECOMMENDED APPROVAL 5-0
w/amendments

7. [SPECIAL USE PERMIT #2012-0027](#)

1024 and 1026 King Street - Hank's Oyster Bar

Public hearing and consideration of request to expand an existing restaurant; zoned KR/King Street Urban Retail. Applicant: Hank's Oyster Bar Old Town, LLC by David Chamowitz, attorney

ACTION: RECOMMENDED APPROVAL 5-0

8. [SPECIAL USE PERMIT #2012-0029](#)

1416 Duke Street – Private School

Public hearing and consideration of a request to operate a private school; zoned OCM(50)/Office Commercial Medium (50). Applicant: Blue Bird of Alexandria, LLC.

ACTION: RECOMMENDED APPROVAL 5-0

9. [SPECIAL USE PERMIT #2012-0030](#)

501 East Monroe Avenue - Wholesale Business

Public hearing and consideration of a request to operate a wholesale coffee roasting business and a request for a parking reduction; zoned CSL/Commercial Service Low.

Applicant: M.E. Swing Company, Inc.

ACTION: RECOMMENDED APPROVAL 5-0
w/amendments

10A-C. [MASTER PLAN AMENDMENT#2012-0002](#)

[REZONING#2012-0001](#)

[DEVELOPMENT SPECIAL USE PERMIT#2011-0007](#)

100 South Pickett Street – The Delaney

Public hearing and consideration of requests for: A) an amendment to the Landmark – Van Dorn Small Area Plan to change the zoning from CG to CRMU-M and to change the height map to permit a building height of 77 feet; B) a rezoning from CG/Commercial General to CRMU-M/ Commercial Residential Mixed-Use (Medium) with proffers to the development plan and to provide 23 on-site affordable housing units; C) a development special use permit, with site plan, to construct a mixed-use building with residential and retail with surface and garage parking, including a special use permit approval to increase FAR to 2.0 for a mixed-use building in the CRMU-M zone; zoned CG/ Commercial General. Applicant: CIA- Pickett Street, LLC represented by Duncan Blair, attorney

ACTION:	MPA #2012-0002	ADOPTED	5-0
	REZ #2012-0001	RECOMMENDED APPROVAL	5-0
		w/amendments	
	DSUP #2011-0007	RECOMMENDED APPROVAL	5-0

11A-F. [MASTER PLAN AMENDMENT#2012-0001](#)

[COORDINATED DEVELOPMENT DISTRICT#2012-0001](#)

[DEVELOPMENT SPECIAL USE PERMIT #2011-0031](#)

[ENCROACHMENT#2012-0001](#)

[VACATION#2012-0001](#)

[SPECIAL USE PERMIT TMP#2012-0010](#)

1700 and 1800 Eisenhower Avenue, 760 John Carlyle Street, 340, 350, and 400 Hooffs Run Drive - Carlyle Plaza Two

Public hearing and consideration of a request for: A) an amendment to the Eisenhower East Small Area Plan to merge blocks 26A, 26B, and 28 into a single block with a maximum height of 375 feet, and allow a portion of the residential floor area for this block to be used for a hotel use; B) an amendment to CDD Concept Plan; C) a development special use permit, with site plan, to construct a mixed-use development to include office, residential, parking, and a multi-purpose recreational space including special use permit approval to increase the height of the penthouse to 20 feet ~~and a waiver of Article XIII Stormwater Management Quantity Control~~; D) an encroachment into the public right-of-way for transition zone stairs, planter boxes, retaining walls, and aerial walkway; E) vacation of a portion of Holland Lane below the proposed pedestrian bridge; and F) a transportation management plan; zoned CDD#11/Coordinated Development District #11. Applicant: Carlyle Plaza, LLC and City of Alexandria Sanitation Authority, represented by Kenneth Wire, attorney

ACTION:	MPA #2012-0001	ADOPTED	4-1
	CDD #2012-0001	RECOMMENDED APPROVAL	4-1
	DSUP #2011-0031	RECOMMENDED APPROVAL w/amendments	4-1
	ENC #2012-0001	RECOMMENDED APPROVAL	4-1
	VAC #2012-0001	RECOMMENDED APPROVAL	4-1
	SUP TMP #2012-0010	RECOMMENDED APPROVAL	4-1

12A-C. [COORDINATED DEVELOPMENT DISTRICT#2012-0002](#)
[DEVELOPMENT SPECIAL USE PERMIT#2012-0004](#)
[STREET NAME CASE#2012-0001](#)

1050, 1100, 1200A North Fayette Street – Braddock Gateway Phase II
Public hearing and consideration of a request for: A) an amendment to previously approved CDD#2011-0002 and CDD#2011-0003; B) a development special use permit, with site plan and subdivision, to construct a residential building with ground floor retail and below grade parking and a park; and C) a request to name a public street; zoned CDD#15/ Coordinated Development District #15. Applicant: Braddock Gateway, LC represented by Mary Catherine Gibbs, attorney

ACTION:	CDD #2012-0002	RECOMMENDED APPROVAL	5-0
	DSUP #2012-0004	RECOMMENDED APPROVAL w/amendments	5-0
	SNC #2012-0001	DEFERRED (at staff's request)	

13. [TRANSIT WAY CORRIDORS A & B](#)

Public hearing and consideration of a request for approval of transit way corridors A & B. Staff: Transportation and Environmental Services

ACTION:	The Planning Commission endorsed the Transportation Commission's recommendation for corridors a & b with amendments.	5-0
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14. Consideration of the minutes of the [May 1, 2012](#) and [May 3, 2012](#) Planning Commission meetings.

ACTION:	APPROVED WITHOUT OBJECTION
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OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

The Planning Commission meeting was adjourned at 2:03 a.m.

INFORMATION ITEMS

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

SPECIAL USE PERMIT #2012-0007

2006 Eisenhower Avenue

Request for a change of ownership and minor amendments for an increase in hours of operation and seating for a restaurant. Dabky, Inc.

SPECIAL USE PERMIT #2012-0037

701 & 703 North Washington Street

Request for a change of ownership of a service station with a convenience store. Mount Vernon Petroleum Realty

SPECIAL USE PERMIT #2012-0035

619 Burnside Place

Request for a change of ownership to operate an automobile repair shop. K & N Automotive Group, LLC DBA Professional Auto Body

SPECIAL USE PERMIT #2012-0021

442 North Henry Street

Request for a change of ownership to operate a service station. Shuber LLC