



City of Alexandria

Planning Commission

ACTION DOCKET

Regular Public Hearing
TUESDAY, DECEMBER 6, 2011 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.

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

PLANNING COMMISSION – DECEMBER 6, 2011

1. Call to Order

The Planning Commission meeting was called to order at 7:35 p.m.

CONSENT AGENDA:

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

2. This item was moved to the regular agenda.

3. [ENCROACHMENT #2011-0004](#)

923 KING STREET

Public hearing and consideration of a request for encroachments into the public right-of-way; zoned KR/King Street Retail. Applicant: Seyed Hossein Shoja-Maddahi represented by Duncan Blair, attorney

4. [DEVELOPMENT SPECIAL USE PERMIT #2011-0017](#)

1200 NORTH QUAKER LANE - EPISCOPAL HIGH SCHOOL TOWNSEND HALL EXPANSION

Public hearing and consideration of a request for a development special use permit, with site plan, to expand an existing private school; zoned R-20/Residential. Applicant: The Protestant Episcopal High School in Virginia represented by Duncan Blair, attorney

CONSENT CALENDAR ACTION: By unanimous consent the Planning Commission recommended approval of items #3 and 4. Item #2 was moved to the regular agenda.

ITEMS MOVED FROM THE CONSENT CALENDAR:

2. [SPECIAL USE PERMIT #2011-0067](#)

2702 KING STREET - CHILD CARE HOME

Public hearing and consideration of a request to operate a child care home; zoned R8/Residential. Applicant: Jason Middough

ACTION: RECOMMENDED APPROVAL W/ AMENDMENTS 6-0

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

5A-D. [MASTER PLAN AMENDMENT #2011-0007](#)

[REZONING #2011-0002](#)

[DEVELOPMENT SPECIAL USE PERMIT #2011-0015](#)

[TMP SPECIAL USE PERMIT #2011-0060](#)

3526 KING STREET - SAFEWAY ON KING

Public hearing and consideration of requests for: A) an amendment to the Fairlington/Bradlee Small Area Plan to change the land use designation of the property

PLANNING COMMISSION – DECEMBER 6, 2011

from CG/Commercial General to OC/Office Commercial with a proffer; B) a rezoning from CG to OC with a proffer; C) a development special use permit, with site plan, to construct a grocery store and a retail building with modifications and SUP approval for a retail shopping facility greater than 20,000 sq ft. and a parking reduction; and D) a transportation management plan SUP; zoned CG/Commercial General. Applicant: Safeway Inc. represented by Duncan Blair, attorney.

[3526 King Street Memo re: Topics For Additional Discussion](#)

ACTION:

MPA #2011-0007	ADOPTED RESOLUTION	6-0
REZ #2011- 0002	RECOMMENDED APPROVAL w/amendments	6-0
DSUP #2011-0015	RECOMMENDED APPROVAL w/amendments	6-0
TMP SUP #2011-0060	RECOMMENDED APPROVAL w/amendments	6-0

6A-D. [CDD CONCEPT PLAN #2011-0005](#)

[DEVELOPMENT SPECIAL USE PERMIT #2009-0016](#)

[TMP SPECIAL USE PERMIT #2011-0058](#)

[COORDINATED SIGN SPECIAL USE PERMIT](#)

3809-3839 MOUNT VERNON AVENUE, 3907 BRUCE STREET - MOUNT VERNON VILLAGE CENTER

Public hearing and consideration of a request for: A) a CDD concept plan approval; B) a development special use permit, with site plan, to construct a mixed use project with residential and ground floor retail with zoning modifications and SUP approval for a building height increase in exchange for affordable housing units under Section 7-700; C) a transportation management plan; and D) a coordinated sign program; zoned CDD #6/Coordinated Development District 6. Applicant: Arlandria Center, LLC represented by Duncan Blair, attorney

ACTION:

CDD #2011-0005	RECOMMENDED APPROVAL	6-0
DSUP #2009-0016	RECOMMENDED APPROVAL w/amendments	6-0
TMP SUP #2011-0058	RECOMMENDED APPROVAL	6-0
COORDINATED SIGN SUP #2011-0070	RECOMMENDED APPROVAL	6-0

NEW BUSINESS:

7. [SPECIAL USE PERMIT #2011-0063](#)
3310 HOLLY STREET - SUBSTANDARD LOT CONSTRUCTION
Public hearing and consideration of a request to construct a single family dwelling on a substandard lot; zoned R-8/Single Family. Applicant Alabama Ave, LC represented by Stephen Kulinski

ACTION: RECOMMENDED APPROVAL W/ AMENDMENTS 6-0

- 8A-C. [MASTER PLAN AMENDMENT #2011-0008](#)
[CDD CONCEPT PLAN #2011-0006](#)
[DEVELOPMENT SPECIAL USE PERMIT #2011-0022](#)
998 NORTH ALFRED STREET - JAMES BLAND BLOCK F
Public hearing and consideration of requests for: A) an amendment to the Braddock East Master Plan to increase building height; B) an amendment to a CDD Concept Plan to increase the height of one building; and C) an amendment to DSUP #2011-0003 to increase the height of one building and to construct three multifamily buildings; zoned CDD #16/Coordinated Development District 16. Applicants: Alexandria Redevelopment and Housing Authority and GPB Associates, LLC c/o EYA represented by Kenneth Wire, attorney

ACTION:
MPA #2011-0008 ADOPTED RESOLUTION 6-0
CDD #2011-0006 RECOMMENDED APPROVAL 6-0
DSUP #2011-0022 RECOMMENDED APPROVAL 6-0

- 9A-C. [CDD CONCEPT PLAN #2011-0008](#)
[DEVELOPMENT SPECIAL USE PERMIT #2011-0030](#)
[SPECIAL USE PERMIT TMP #2011-0076](#)
520 SOUTH VAN DORN STREET; 631 and 641 SOUTH PICKETT STREET - LANDMARK GATEWAY
Public hearing and consideration of requests for: A) an amendment to a CDD concept plan (CDD#2008-0003) to reduce retail space and to change building footprints and open space; B) amendments to a development special use permit (DSUP#2006-0021), with site plan, to reduce retail space, increase residential units, and make adjustments to the building footprint and garage configuration, with SUP amendments for a parking reduction and an extension of time of validity; and C) amendments to a transportation management plan; zoned CDD #17/Coordinated Development District 17. Applicant: Mill Creek Residential Trust, LLC represented by Howard Middleton, attorney

ACTION: ALL ITEMS DEFERRED WITHOUT OBJECTION

OTHER BUSINESS:

10. Consideration of the [minutes](#) of the November 1, 2011 Planning Commission meeting.

ACTION: APPROVED w/amendments 6-0

ADJOURNMENT:

The Planning Commission meeting adjourned at 12:00 a.m.

INFORMATION ITEMS:

SUP #2011-0056
6000 Stevenson Avenue, Suite C
New massage establishment. Melvin Williams

SUP #2011-0054
2320 Jefferson Davis Highway
Change of ownership to operate an automobile service station with convenience store and restaurant. Fannon Mart Exxon, Inc.

SUP #2011-0069
625 Slaters Lane
Change of ownership for a restaurant. Joan Y. Kim

SUP #2011-0059
4527 Duke Street
New massage establishment. LCM Enterprises, Inc. by Tatjana Misulic

ATTENDANCE:

All Commissioners present except Larry Robinson