City of Alexandria

Planning Commission

ACTION DOCKET

Regular Public Hearing
September 8, 2011  7:00PM
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.

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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

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Mike Hatfield, Office of Human Rights, at 703.746.3140 or 711 Virginia Relay as soon as possible but no later than 48 hours before the scheduled event.
1. Call to Order.

The Planning Commission public hearing was called to order at 7:10pm.

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.

The consent calendar was considered after #12 A&B.

2. SPECIAL USE PERMIT #2011-0024
420 HUME AVENUE
LEGENDS MOTORWORKS
Public hearing and consideration of a request to expand a noncomplying general automobile repair facility; zoned CSL/Commercial Service Low.
Applicant: Gregory Ramsey

3. SPECIAL USE PERMIT #2011-0040
311 NORTH HENRY STREET
PRIME AUTO CARE
Public hearing and consideration of a request to continue operation of a noncomplying general auto repair facility zoned CL/Commercial Low. Applicant: Prime Auto Care, Inc. represented by Robert Byrnes

4. SPECIAL USE PERMIT #2011-0041
417 and 419 CLIFFORD AVENUE
WHOLESALE BUSINESS
Public hearing and consideration of a request to operate a wholesale business; zoned CSL/Commercial Service Low. Applicant: Plaza Izalco, Inc., a Virginia Corporation represented by Duncan Blair, Attorney

5. SPECIAL USE PERMIT #2011-0045
212 WEST GLEBE ROAD (Parcel Addresses: 206 W Glebe Rd & 3699 Russell Rd)
THE BLEND
Public hearing and consideration of a request to operate a restaurant; zoned NR/Neighborhood Retail. Applicant: Marcus Williams, represented by M.Catharine Puskar, attorney

6. SUBDIVISION #2011-0005
121 SOUTH COLUMBUS STREET AND 803 PRINCE STREET SUBDIVISION
Public hearing and consideration of a subdivision request to resubdivide two parcels; zoned CD/Commercial Downtown and RM/Townhouse. Applicant: MP Realty, LLC and Prestige Investors Unltd, represented by Robert Calhoun
7. **ENCROACHMENT #2011-0003**
608 MONTGOMERY STREET
TJ STONE’S OUTDOOR DINING
Public hearing and consideration of a request for approval of an encroachment into the public right-of-way for outdoor dining, zoned CD-X/Commercial Downtown Zone. Applicant: TJ Stone’s represented by Stephen Mann

By unanimous consent, the Planning Commission recommended approval of items #2-5 and 7 and approved item #6.

**UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:**

This item was heard after the consent calendar.

8. **SPECIAL USE PERMIT #2011-0016**
605 LITTLE STREET
SINGLE FAMILY DWELLING
Public hearing and consideration of a request to construct a single family dwelling on a substandard lot; zoned R-2-5/Single and Two Family. Applicant: Brian Thomas

**ACTION:** RECOMMENDED APPROVAL 7-0

**NEW BUSINESS:**

This item was heard first on the docket.

9. **SPECIAL USE PERMIT #2011-0042**
834 NORTH WASHINGTON STREET
GOURMET MARKET
Public hearing and consideration of a request to expand a noncomplying automobile service station use by adding a gourmet/ethnic market; zoned CDX/Commercial Downtown. Applicant: AL & TY, Inc represented by Mary Catherine Gibbs, Attorney

**ACTION:** RECOMMENDED APPROVAL 7-0
10. **SPECIAL USE PERMIT #2011-0043**

682 NORTH SAINT ASAPH STREET (Parcel Address: 615 N. Washington Street)

TEAISM

Public hearing and consideration of a request to operate a restaurant and a request for a parking reduction; zoned CRMU/X/Commercial Residential Mixed Use (Old Town North) Applicant: Vitalitea, LLC represented by Linda Neumann

ACTION: RECOMMENDED APPROVAL 7-0

11. **HIGH CAPACITY TRANSIT CORRIDOR - C**

Public hearing and consideration of the first stage of implementation for High Capacity Transit Corridor - C (Van Dorn/Beauregard). Staff: Departments of Transportation and Environmental Services and Planning and Zoning

ACTION: The Planning Commission reaffirmed support for transit in Corridor C on an expedited basis and believes that there should be bus rapid transit running in dedicated lanes. The Commission had insufficient information on the non-transportation planning elements to form any further judgment. The motion passed on a vote of 7 to 0.

12A&B. **CDD CONCEPT PLAN#2011-0003**

**DEVELOPMENT SPECIAL USE PERMIT #2011-0002**

1050,1100,1200 & 1200-A NORTH FAYETTE STREET, 1219 FIRST STREET
BRADDOCK GATEWAY - PHASE I

Public hearing and consideration of a request: to revise the phasing and implementation plan, conditions related to affordable housing contributions, parking ratios and requirements, as well as other various CDD conditions; to amend the special use permit for a transportation management plan; a development special use permit, with site plan, to construct a residential development with ground-level retail; zoned CDD#15/Coordinated Development District-15. Applicant: Jaguar Development, LLC represented by Mary Catherine Gibbs, attorney

ACTION: CDD #2011-0003 RECOMMENDED APPROVAL 7-0

DSUP #2011-0002 RECOMMENDED APPROVAL w/amendments 7-0
This item was heard after #8.

13. **DEVELOPMENT SPECIAL USE PERMIT #2008-0022**
1000, 1400, 1800, 1801, 2000, 2200, 2400, AND 2500 MAIN LINE BOULEVARD
POTOMAC YARD LANDBAY I, J & L WEST
Public hearing and consideration of a request for a development special use permit, with site plan
and subdivision, to construct a residential development with more than eight townhouses on a
row on a portion of the Potomac Yard Landbays I, J, & L; zoned CDD#10/Coordinated
Development District. Applicant: Potomac Yard, LLC represented by Duncan Blair, attorney

**ACTION:**  RECOMMENDED APPROVAL  7-0

14. Consideration of approval of the Planning Commission minutes of the regular public hearing
of July 7, 2011.

**ACTION:**  APPROVED WITHOUT OBJECTION

15. Other Business.

The Commissioners discussed the meetings and activities of other groups for which they
are members.


The Planning Commission meeting was adjourned at 11:20pm.

**INFORMATION ITEMS**

Administrative approvals: The following special use permits have been administratively
approved by the Department of Planning and Zoning:

**SUP#2011-0037**
Location: 100 East Windsor Avenue
Applicant: J. Page Turney and Sarah Fondriest
Request: Special Use Permit to operate a child day care center

**SUP#2011-0038**
Location: 817-A King Street
Applicant: Jianmin Wang
Request: Special Use Permit to operate a massage establishment