

The Planning Commission held a work session to discuss the Beauregard Small Area Plan on April 3, 2012 at 6:30pm in City Hall, Council Workroom.



# City of Alexandria Planning Commission

## Action Docket

**Regular Public Hearing**  
**TUESDAY, APRIL 3, 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](#) may be completed and emailed in advance of the meeting to [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov). 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](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](mailto: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](http://www.alexandriava.gov/Planning)

1. Call to Order.

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

2. Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program. Staff: Office of Management and Budget. [THIS IS NOT A PUBLIC HEARING ITEM.]

**ACTION:** The Planning Commission found that the CIP is consistent with the Master Plan.

## NEW BUSINESS

3. [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 a physical expansion, amendments to allow increased seating and a parking reduction; zoned CL/Commercial Low. Applicant: Del Ray Pizzeria, LLC by Duncan Blair

**ACTION:**                      DEFERRED                      5-2

4. [DEVELOPMENT SITE PLAN #2011-0014](#)  
[SUBDIVISION #2012-0001](#)

101-103 East Reed Avenue - East Reed Avenue Townhouses

Public hearing and consideration of a request for a development site plan to construct townhomes with detached garages and modification requests for lot width and side yard setback requirements and to allow 100 percent paving in the rear yard; and a request for a subdivision of two lots into five lots; zoned RB/Townhouse. Applicant: Prolandian Corp by Sohaila Shekib, agent.

**ACTION:**

DSP #2011-0014	APPROVED	7-0
SUB #2012-0001	APPROVED	7-0

5. [DEVELOPMENT SPECIAL USE PERMIT #2011-0024](#)

1261 Madison Street - Braddock Metro Place

Public hearing and consideration of a request for a development special use permit, with site plan, to construct a multifamily residential building with underground parking with special use permits for an increase to the floor area ratio allowed in the zone, bonus height for affordable housing per section 7-700 and a parking reduction, and a modification of the allowable height to street centerline distance required by section 6-403(A); zoned CRMU-H/Commercial residential mixed use (high). Applicant: Braddock Metro Place Investors, LLC represented by Harry Hart, attorney

**ACTION:**                      RECOMMENDED APPROVAL      7-0  
w/amendments

6. [SPECIAL USE PERMIT #2012-0006](#)  
Carlyle (area bounded by Duke Street, Holland Lane, Eisenhower Avenue, and Mill Road), 1900 Jamieson Avenue and 1920 Ballenger Avenue  
Carlyle Retail Amendments  
Public hearing and consideration of a request for amendments to the Carlyle Special Use Permit to permit office and retail uses on the first floor on Blocks G and K and to permit second floor retail uses in ground floor retail space; zoned CDD#1/ Coordinated Development District #1. Applicant: Carlyle Community Council (CCC), 1900 Ballenger Ave, LLC, Carlyle Lane CFRI Venture II, LLC, and 1900 Duke Street LP; represented by Kenneth Wire, attorney.

**ACTION:** RECOMMENDED APPROVAL 7-0

### **OTHER BUSINESS**

7. Consideration of the [minutes](#) of the March 8, 2012 Planning Commission meeting

**ACTION:** APPROVED WITHOUT OBJECTION

8. The Planning Commission discussed the scheduling for the May hearing and the Beaugard Small Area Plan. The Commission decided to meet on May 1<sup>st</sup> and May 3<sup>rd</sup>.
9. Chairman Komoroske announced that Stewart Dunn has been appointed to serve on the Waterfront Commission.

### **ADJOURNMENT**

10. The Planning Commission meeting adjourned at 11:45 p.m.

### **INFORMATION ITEMS**

SPECIAL USE PERMIT #2012-0005  
2201 Mount Vernon Avenue  
Request to operate a massage establishment. Michael Nicotra

SPECIAL USE PERMIT #2012-0008  
4112 Mount Vernon Avenue – Restaurant  
Request for a change of ownership to operate a restaurant. Chirilagua Pollo and Steak LLC.

SPECIAL USE PERMIT #2012-0011  
600 Franklin Street - Chakra Café  
Request for a minor amendment to allow delivery service. Chakra LLC