

The Planning Commission held a work session to discuss the South Carlyle Development on May 1, 2012 at 6:30pm in City Hall, Council Workroom.



City of Alexandria

Planning Commission

Action Docket

Regular Public Hearing
TUESDAY, MAY 1, 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](#).

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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

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 7:35 p.m.

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. This item was moved to the regular agenda.

3. [SPECIAL USE PERMIT #2012-0023](#)

2850 Eisenhower Avenue – Restaurant

Public hearing and consideration of a request to operate a restaurant; zoned OCM-100/Office Commercial Medium (100). Applicant: ATC IV LLC by Simpson Properties, Ltd.

4. This item was moved to the regular agenda.

5. [DEVELOPMENT SPECIAL USE PERMIT #2012-0002](#)

6101 and 6125 Stevenson Avenue - Stevenson Avenue Condos Extension

Public hearing and consideration of a request for a 2-year extension of validity of a previously approved development special use permit with site plan (DSUP#2004-0008); zoned OCM (50)/ Office Commercial Medium (50). Applicant: Steven A Hansen, LLC and WWIV Stevenson Avenue, LLC represented by M. Catherine Puskar, attorney

The Planning Commission recommended approval of items #3 and #5. Items #2 and 4 were moved to the regular agenda.

ITEMS MOVED FROM THE CONSENT CALENDAR

2. [SPECIAL USE PERMIT #2012-0018](#)

207 South Peyton Street - St. Coletta's School

Public hearing and consideration of a request to increase the number of students at a private school; zoned OCH/Office Commercial High. Applicant: St. Coletta's of Greater Washington, Inc. by M. Catherine Gibbs, attorney

ACTION: RECOMMEND APPROVAL

7-0

4. [SPECIAL USE PERMIT #2012-0033](#)

1327 North Chambliss Street – Child Care Home

Public hearing and consideration of a request to operate a child care home; zoned R-12/Single-family. Applicant: Vigdonia Guzman

ACTION: RECOMMEND APPROVAL

7-0

NEW BUSINESS

6. [SPECIAL USE PERMIT #2012-0016](#)
615 S. Pickett Street (Parcel Address: 504 S. Van Dorn St.) – Jamboree Jumps
Public hearing and consideration of a request to operate an amusement enterprise; zoned CG/Commercial General. Applicant: Jamboree Jumps LLC

ACTION: RECOMMEND APPROVAL w/ amendments 7-0
7. [SPECIAL USE PERMIT #2012-0017](#)
500 North Henry Street (Parcel Address: 525 North Fayette St.) - Domino’s Pizza
Public hearing and consideration of a request to operate a restaurant; zoned CRMU-H/Commercial Residential Mixed Use (High). Applicant: Team Washington, Inc. DBA Domino’s Pizza

ACTION: RECOMMEND APPROVAL w/amendments 7-0
8. [SPECIAL USE PERMIT #2012-0028](#)
251 West Glebe Road (Parcel address: 221 West Glebe Rd.) – El Cuscaletco
Public hearing and consideration of a request to operate a restaurant; zoned CDD #12/Coordinated Development District #12. Applicant: Fossal, Inc. by Michael Kim, attorney

ACTION: RECOMMEND APPROVAL 7-0
9. [SPECIAL USE PERMIT #2012-0036](#)
4016 Taney Avenue – Substandard Lot Construction
Public hearing and consideration of a request to construct a new home on a substandard lot; zoned R-8/Single-Family. Applicant: Janlan Co., LLC c/o Janet Wilcox by Johnathan Brodie, agent

ACTION: RECOMMEND APPROVAL 7-0
10. Update from staff and potential further action by Commission on Del Ray Pizzeria at 2216 Mt. Vernon Ave, SUP#2011-0087. [Public hearing on this item was closed on April 3]

Staff updated the Planning Commission on SUP compliance at Del Ray Pizzeria.
11. [DEVELOPMENT SITE PLAN #2011-0027](#)
[SUBDIVISION #2011-0007](#)
1900 King Street - King Street Bus Loop Reconfiguration
Public hearing and consideration of a request for A) a development site plan for reconfiguration of the King Street Metro Station bus loop and parking lot; B) approval of a subdivision to adjust the property line; zoned UT/Utilities and Transportation.

Applicant: City of Alexandria and Washington Metropolitan Area Transit Authority by Gannett Fleming Inc., agent

ACTION: DSP #2011-0027 APPROVED 7-0
SUB #2011-0001 APPROVED 7-0

12. [DEVELOPMENT SPECIAL USE PERMIT #2011-0033](#)
5225, 5249, 5261 Eisenhower Avenue - Eisenhower Avenue Fire Station
Public hearing and consideration of a request for a development special use permit, with site plan, to construct a 3-story public fire station containing existing police firing range and impound lot and for modifications of the landscape requirements for street trees, tree canopy coverage, and parking lot landscape; zoned OCM(100)/Office Commercial Medium (100). Applicant: City of Alexandria Department of General Services

ACTION: RECOMMEND APPROVAL 6-0

13. [ROUTE 1 TRANSITWAY IMPLEMENTATION](#)
Public hearing and consideration of a request for approval of the design for the Route 1 high capacity transit way as part of the Transportation Master Plan implementation.
Applicant: Transportation and Environmental Services

ACTION: RECOMMEND APPROVAL w/amendments 7-0

14. Consideration of the minutes of the April 3, 2012 Planning Commission meeting.

ACTION: APPROVED WITHOUT OBJECTION

OTHER BUSINESS

15. Update on Del Ray Parking Study

Faye Dastgheib, Sandra Marks and Barbara Ross gave an updated on the Del Ray Parking Study.

16. Planning Director Faroll Hamer discussed the director's report.

ADJOURNMENT

The Planning Commission meeting was adjourned at 10:48 p.m.

INFORMATION ITEMS

SPECIAL USE PERMIT #2012-0019

610 Montgomery Street - Restaurant

Request for a change of ownership and a minor amendment to allow alcohol service at a restaurant. Pamela Swanson DBA Haute Dogs and Fries