

Docket Item #7

Planning Commission Meeting
April 3, 2012

Consideration of approval of the Planning Commission minutes of the public hearing meeting of March 8, 2012.

***** MINUTES *****

ALEXANDRIA PLANNING COMMISSION

March 8, 2012

7:30 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

John Komoroske, Chair
Stewart Dunn, Vice Chair
Donna Fossum
Jesse Jennings
Mary Lyman
Eric Wagner
Lawrence Robinson

Members Absent:

Staff Present:

Faroll Hamer	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Barbara Ross	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Jessica McVary	Department of Planning & Zoning
Katy North	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Garry Wagner	Department of Planning & Zoning
Gwen Wright	Department of Planning & Zoning
Charles Lloyd	Police Department
Laura Durham	Recreation, Parks & Cultural Activities
Madve Henson	Alexandria City Public Schools

1. Call to Order

The Planning Commission was called to order at 7:30 p.m.

2. Election of Planning Commission officers for Chairman and Vice Chairman. [THIS WAS NOT A PUBLIC HEARING ITEM.]

Upon nomination by Commissioner Dunn, seconded by Commissioner Wagner, the Planning Commission reelected Commissioner Komoroske as Chairman for a term of one year. The nomination passed on a vote of 7 to 0.

Upon nomination by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission reelected Commissioner Dunn as Vice Chairman for a term of one year. The nomination passed on a vote of 7 to 0.

CONSENT CALENDAR :

3. This item was moved to the regular agenda.

ITEM MOVED FROM THE CONSENT CALENDAR:

3. CITY CHARTER SECTION 9.06 #2012-0001
840 North Alfred Street - James Bland Public Park
Consideration of a request to acquire the subject property for use as a public park in accordance with section 9.06 of the City Charter. Staff: Department of Recreation, Parks and Cultural Activities

Speakers: There were no speakers.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Ms. Lyman, the Planning Commission voted to approve 9.06 case #2012-0001. The motion passed on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

4. TEXT AMENDMENT #2012-0001
Public School Use in CR/Landmark Mall Zone
A) Initiation of a text amendment; B) Public hearing and consideration of an amendment to Section 4-700 of the Zoning Ordinance to allow public school use within the CR/Commercial Regional Zone (Landmark Mall). Staff: Planning & Zoning

Barbara Ross, Deputy Director of Planning & Zoning gave a presentation.

Speaker: Madye Henson, ACPS Deputy Superintendent for Student Support and Institutional Advancement, attended the hearing and explained ACPS' immediate plans for Landmark Mall. Ms. Henson stated that this type of non-traditional school program in

a mall is not uncommon. She also stated that operating an alternative school at the mall provides an opportunity for flexible hours and access to public transportation, which is a need for some students of TC Williams High School.

PLANNING COMMISSION ACTION: On a motion by Mr. Wagner, seconded by Mr. Robinson, the Planning Commission voted to initiate and recommend approval of the text amendment. The motion passed on a vote of 6 to 1, with Mr. Jennings voting against.

Reason: The Planning Commission generally agreed with staff's analysis. Mr. Jennings was concerned that a large number of children attending the program would have a negative impact on businesses in the mall.

NEW BUSINESS:

5. SPECIAL USE PERMIT #2011-0086
801 North Fairfax Street - Restaurant
Public hearing and consideration of a request to operate a restaurant with a parking reduction; zoned OCM(50)/Office Commercial Medium (50). Applicant: Philip McCombie

Urban Planner Nathan Randall gave a presentation.

Speakers: There were no speakers for this request.

PLANNING COMMISSION ACTION: On a motion by Ms. Fossum, seconded by Mr. Jennings, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

6. SPECIAL USE PERMIT #2011-0088
2900 Seay Street - Longview Terrace Apartments
Public hearing and consideration of a request for a parking reduction; zoned RC/High Density Apartment Zone. Applicant: Alexandria Housing Development Corporation by Duncan Blair

Urban Planner Nathan Randall gave a presentation.

Speakers:

Duncan Blair, attorney for the applicant, spoke in support of the request.

PLANNING COMMISSION ACTION: On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and the deletion of Condition #2 regarding litter pick-up. The motion passed on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

2. **CONDITION DELETED BY PLANNING COMMISSION:** ~~Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)~~

7. SPECIAL USE PERMIT #2011-0089
702 - 704 King Street - Nando's
Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Retail. Applicant: Nando's of Alexandria, LLC by M. Catharine Puskar, attorney

Urban Planner Nathan Randall gave a presentation.

Speakers:

M. Catharine Puskar, attorney for the applicant, spoke in support of the request.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Mr. Wagner, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

8. SPECIAL USE PERMIT #2011-0077
1640 King Street - Dunkin Donuts Restaurant
Public hearing and consideration of a request for amendments at an existing restaurant; zoned KR/King Street Retail. Applicant: QBC, LLC D/B/A Dunkin Donuts/Baskin Robbins

Urban Planner Nathan Randall gave a presentation.

Speakers:

There were no speakers for this request.

PLANNING COMMISSION ACTION: On a motion by Mr. Wagner, seconded by Mr. Jennings, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and with an amendment to the applicant's name. The motion passed on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

9. DEVELOPMENT SPECIAL USE PERMIT #2010-0016
CITY CHARTER SECTION 9.06 #2012-0002
3650 and 3700 Commonwealth Avenue - ASA Four Mile Run Pump Station
Public hearing and consideration of A) request for a development special use permit, with site plan, to construct an above ground pump station with public bathrooms and office space, below grade storage tanks, an athletic field, a recycling facility and a storage shed at an existing sanitary sewer pump station including a special use permit for building height exceeding 15 feet and a modification to the crown coverage requirement; B) the transfer and acquisition of public property pursuant to section 9.06 of the City Charter; zoned POS/Public Open Space and Community Recreation. Applicant: Alexandria Sanitation Authority represented by Kenneth Wire, attorney; and the City of Alexandria
Urban Planners Katye North and Gary Wagner gave a presentation.

Speakers:

No speakers on this item.

PLANNING COMMISSION ACTION: On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to approve 9.06 Case # 2012-0002 and recommend approval of DSUP #2010-0016, subject to compliance with all applicable codes, ordinances, and conditions. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and recommendations.

10. DEVELOPMENT SPECIAL USE PERMIT #2011-0026
701 Seaton Avenue (old parcel address 2801 Main Line Boulevard) - Potomac Yard
Landbay G, Block F
Public hearing and consideration of a request to amend a previously approved development special use permit with site plan (DSUP2007-0022) from a two-story retail building to a five-story multi-family residential building as permitted by the CDD concept plan and, a modification for vision clearance; zoned CDD #10/Coordinated Development District 10. Applicant: Mid-Atlantic Realty Partners LLC represented by M. Catharine Puskar, attorney
Urban Planners Jessica McVary and Dirk Geratz gave a presentation.

Speakers:

M. Catharine Puskar, attorney for the applicant, and Charles Lloyd, City of Alexandria Police Department, responded to questions regarding lighting in the garage.

PLANNING COMMISSION ACTION: On a motion made by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of DSUP#2011-0026 subject to compliance with all applicable codes, ordinances, and conditions, with an amendment to condition #60. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and recommendations.

60. **CONDITION AMENDED BY PLANNING COMMISSION:** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and RP&CA in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting;
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights of way. Show existing and proposed street lights and site lights.
 - e. The lighting for the underground parking garage and parking structure shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied, the lighting levels will be reduced to no less than 1.5 foot candles. **At the discretion of the Director of P&Z, upon a finding that a 5.0 foot candle minimum was not necessary to accomplish the purposes, the Director could reduce the foot candle to a level that is acceptable to the Director in consultation with the Chief of Police.** ~~The fixtures should not be flush against the ceiling, unless there are no cross beams, but should hang down at least to the crossbeam to provide as much light spread as possible.~~
 - f. The walls in the garage shall be painted white or dyed concrete (white) to increase reflectivity and improve light levels at night.
 - g. The site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas and buildings.
 - h. Provide location of conduit routing between site lighting fixtures. Locate to avoid conflicts with street trees.
 - i. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole footings shall be installed on pavement and fully concealed from view.
 - j. Locate site lights a minimum of 10 feet from the base of all proposed trees.
 - k. The lighting for the areas not covered by the City of Alexandria standards shall be designed to the satisfaction of the Directors of T&ES and P&Z.
 - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(PC)

OTHER BUSINESS:

11. Consideration of the minutes of the February 7, 2012 Planning Commission meeting.

The Planning Commission approved the minutes without objection.

12. Urban Planner Pat Mann gave a presentation on the 2010 Alexandria Census Data Profile.
13. The Planning Commission discussed the proposed changes to the Waterfront Commission.

ADJOURNMENT:

The Planning Commission meeting was adjourned at 9:15 p.m.

INFORMATION ITEMS:

SUP #2011-0085

300 Montgomery Street - Montgomery Center

Request for an amendment to an existing umbrella SUP to increase the allowable square footage for retail and commercial and reduce the square footage for office space and personal services.

Bruce Machanic

SUP #2012-0003

814 N. Fairfax Street

Request for a minor amendment to expand hours of operation for a restaurant. Mikhael Copty

SUP #2012-0004

4110 Mount Vernon Avenue - Wing Zone

Request for a change of ownership to operate a restaurant. NZK Wings, LLC DBA Wing Zone

SUP #2011-0066

3000 Duke Street - Restaurant

Request for a change of ownership and minor amendment to expand hours of operation at a restaurant. Ginny's Restaurant LLC