

Docket Item #14

Planning Commission Meeting
June 5, 2012

Consideration of approval of the Planning Commission minutes of the public hearing meeting of May 1, 2012.

*** * * M I N U T E S * * ***

ALEXANDRIA PLANNING COMMISSION
May 1, 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: None

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
Jeffrey Farnier	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Gwen Wright	Department of Planning & Zoning
Joanna Anderson	Office of City Attorney
Adam Thiel	Fire and EMS Department
Abi Lerner	Transportation and Environmental Services
Susan Gygi	Transportation and Environmental Services

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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

By unanimous consent, 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

Urban Planner Nathan Randall gave a presentation.

Speakers:

Alice Fitzgerald, representing the 1600 Prince Street Condominium, stated that she supports Saint Coletta's School but is concerned about school-related vehicles impacting

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sight distances for vehicles exiting the nearby condominium driveway. She suggested the construction of “bump-outs” in the public right-of-way to improve sight distances.

Mark McNutt, 1600 Prince Street, expressed concern about the scarcity of residential parking in the area.

Mary Catherine Gibbs, attorney representing the applicant, spoke in support of the application and recognized several audience members present at the hearing who support the application. She stated that the school is willing to address the matter of sight distances by enhancing its transportation plan (Condition #4) in a variety of ways, such as adding more staff monitors outside and by placing temporary traffic cones around the condominium driveway exit to prevent vehicles from blocking sight distances for exiting residents.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Jennings, seconded by Mr. Dunn, 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.

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

Urban Planner Nathan Randall gave a presentation.

Speakers:

John Seely, 1426 North Chambliss Street, expressed concern about the possibility of overnight hours of operation and the intrusion of commercial uses into the neighborhood.

Diane Redmond, 1426 North Chambliss Street, expressed concern about the possibility of overnight hours of operation.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Ms. Lyman, 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.

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

Urban Planner Nathan Randall gave a presentation.

Speakers:

Don Buch, 389 Livermore Lane, expressed concern that staff’s recommendations to prohibit two-way traffic along the rear access road were not sufficient.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Jennings, seconded by Mr. Dunn, the Planning Commission recommended approval of the request, subject to a correction to Condition #8 and compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 7 to 0.

8. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall prohibit amusement center customers from using the existing one-way rear access road in a ~~westerly~~ easterly direction from the rear parking area to South Pickett Street and shall, in cooperation with the property owner, install “Do Not Enter” or similar signage at the property to the satisfaction of the Director of Planning & Zoning. (P&Z) (PC)

Reason: The Planning Commission agreed with the staff analysis.

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

Urban Planner Nathan Randall gave a presentation.

Speakers:

M. Catharine Puskar, attorney for the applicant, spoke in support of the request. She asked for two additional pizza delivery vehicles to operate from the restaurant and noted Domino’s agreement with all other recommended conditions, including the on-street loading/unloading location.

Heidi Ford, representing the West Old Town Citizens’ Association, expressed concern about time limits for the on-street loading zone being reserved only for deliveries and asked for clarification regarding employee parking restrictions.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Mr. Jennings, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with an amendment to Condition #9 to allow six pizza delivery vehicles instead of four as long as two additional off-street parking spaces are provided and an amendment to Condition #25 to limit the hours for the on-street loading zone if approved by the Traffic and Parking Board in the future. The motion passed on a vote of 7 to 0.

9. **CONDITION AMENDED BY PLANNING COMMISSION:** Not more than ~~four~~ six delivery vehicles may be used to deliver food to customers. Each delivery vehicles must park in off-street parking spaces, the location of which must be to the satisfaction of the Director of Planning & Zoning, when at the restaurant. Delivery vehicles shall be prohibited from parking on-street when at the restaurant. (P&Z)(T&ES)(PC)

25. **CONDITION AMENDED BY PLANNING COMMISSION:** Loading and unloading operations from tractor trailer trucks shall occur only in a location approved to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services and only during a four-hour time period one two days each week. If the Director determines that a dedicated on-street loading zone is needed, the applicant must apply to the Traffic and Parking Board for approval. (P&Z)(PC)

Reason: The Planning Commission agreed with the staff analysis.

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

Urban Planner Nathan Randall gave a presentation.

Speakers:

Alison Cryor DiNardo, representing Saint Rita’s Church, discussed the prior use at the site and stated that the church did not object to the request with the inclusion of special conditions in staff’s recommendation.

Michael Kim, attorney for the applicant, spoke in support of the application.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Jennings, seconded by Mr. Robinson, 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.

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

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

Reason: The Planning Commission agreed with the staff analysis.

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]

Barbara Ross, Deputy Director, Planning & Zoning, 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

Abi Lerner, Deputy Director, T&ES, and Jeffrey Farner, Deputy Director, Planning & Zoning, gave a presentation.

Speakers:

Poul Hertel, 1217 Michigan Court, requested additional pedestrian improvements and provided a handout to the Planning Commission.

Katy Cannady, citizen from Rosemont, requested inclusion of dynamic signage for real-time arrival information and bus shelters in the plan.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION:

On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to approve of the reconfiguration of the King Street Metro Station bus loop and parking lot with associated subdivision DSP#2011-0027 and SUB#2011-00007 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.

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

Urban Planners Dirk H. Geratz and Maya Contreras gave a presentation. Adam Thiel, Fire Chief, Fire and EMS Department answered questions.

Speakers:

David Fromm, 2307 E. Randolph Ave, asked why a training tower was being constructed at this location, rather than coordinating use for existing training facilities in adjacent jurisdictions.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of Fire Station #210 DSUP#2011-0033, subject to compliance with all applicable codes, ordinances and conditions. The motion carried on a vote of 6 to 0 with Mr. Dunn abstaining. Mr. Dunn did not agree with granting the landscape modifications and thus chose to abstain.

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

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

Susan Gygi, Department of Transportation & Environmental Planning and Jeffrey Farner, Department of Planning & Zoning, gave a presentation.

Abi Lerner, P.E. Deputy Director, T&ES, answered questions.

Speakers:

Poul Hertel, 1217 Michigan Court, expressed concern that the transit way is not designed to fit into the community and is not designed to enhance the pedestrian experience.

David Fromm, 2307 E. Randolph Ave., expressed concern with the changes proposed for the intersections on Route 1 and with the lack of notice of the project to businesses and residents. Mr. Fromm also suggested that a parking district be created on the west side of Route 1 as part of this process.

Amy Slack, 2307 E. Randolph Ave., stated that the proposal expedites transit but disconnects two communities. She also expressed concern that closing Hume Avenue will put more pressure on Howell Avenue, and that the station lighting should be unique and not compete with lighting from nearby businesses.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission recommended approval of the Route 1 transitway design subject the staff recommendations and the following revisions as generally depicted in Figure 4:

1. Colored and textured concrete at each transit stop;
2. Colored and textured concrete for each pedestrian crosswalk on Route 1; and
3. The final design of the transit stations (shelters) will be subject to future review by the Planning Commission.

~~4. Utilize concrete for the Transitway running way including colored concrete at station locations and a second color of colored concrete for the pedestrian crossings across Route 1 as generally depicted in Figure 4.~~

4. The transit station areas and pedestrian crosswalks shall be designed to include the following as generally depicted in Figure 4:
 - a. Colored and textured concrete at each transit stop;
 - b. Colored and textured concrete for each pedestrian crosswalk on Route 1: and
5. The final design of the transit stations (shelters) will be subject to future review by the Planning Commission.

Reason: The Planning Commission generally agreed with staff recommendation as outlined beginning on Page 9 of this document but added conditions to ensure a safe and attractive pedestrian environment at the pedestrian crossing and transit stops. The Planning Commission also noted the importance of the transit stations (shelters) and recommended that the design of the transit stations be subject to future review by the Planning Commission.

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

The Planning Commission approved the minutes 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

The following special use permit was approved administratively in accordance with sections 11-511 or 11-513 of the Zoning Ordinance:

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