

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, January 5, 2021

7:00 PM

Electronic Public Hearing

Planning Commission

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov .

Due to the COVID-19 Pandemic emergency, the January 5, 2021 meeting of the Planning Commission and the January 23, 2021 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: Zoom hyperlink (below), broadcasted live on the government channel 70, and streaming on the City's website.

Planning Commission Public Hearing:

The Webinar will open at 6:30 PM to allow individuals to join while the Planning Commission hearing will begin at approximately 7:00 PM.

URL: https://zoom.us/webinar/register/WN_hKE1LbFQQDOesWOYs1i8Kg

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 929 0455 9682

Password: 022300

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_SN-RVTIsQdSeF7Y05erFJQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 993 4403 9768

Password: 664124

Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission hearing, to the City Clerk at Gloria.Sitton@alexandriava.gov for the City Council hearing, or make public comments through the conference call on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at jackie.cato@alexandriava.gov or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

1 Call To Order

Consent Calendar

An item on the consent calendar will be heard only if a Board or Commission member, City staff or a member of the public requests it be removed from the consent calendar. Items not removed will be approved or recommended for approval as a group at the beginning of the meeting.

- 2 Special Use Permit #2020-00086
222 East Monroe Avenue
Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the construction of a single-family dwelling on a developed substandard lot; zoned: R-2-5/Single and Two Family.
Applicant: Metro Fine Properties LLC.
Attachments: [SUP2020-00086 Staff Report](#)
[SUP2020-00086 Presentation](#)
- 3 Development Special Use Permit #2019-00026
1200 North Quaker Lane and 4200 West Braddock Road - Episcopal High School Dorms and Wellness Center
Public Hearing and consideration of a request for a Development Special Use Permit and site plan to permit the expansion of a private school for the construction of two dormitories, a health center and an internal roadway connection with surface parking (amending DSUP #2018-00019); zoned: R-20/Single-Family.
Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney
Attachments: [DSUP2019-00026 Staff Report](#)
[DSUP2019-00026 Site Plan](#)
[DSUP2019-00026 Presentation](#)
- 4 Development Site Plan #2020-00010
Subdivision #2020-00001
845 North Howard Street and 1021 North Gaillard Street - St. Andrew's United

Methodist Church

Public Hearing and consideration of a request for a Development Site Plan and a Subdivision with variation to subdivide the property into two lots, to demolish the existing facility and construct a new church with surface parking; zoned:

R-12/Single-Family.

Applicant: Trustees of St. Andrews United Methodist Church, represented by Duncan W. Blair, attorney

Attachments: [DSP2020-00010 Staff Report](#)
[DSP2020-00010 Site Plan](#)
[DSP2020-00010 Additional Materials](#)
[DSP2020-00010 Presentation](#)

New Business

- 5** Information Item: Discussion of the Draft FY 2022 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Department of Planning & Zoning
Attachments: [Draft FY 2022 LRPIWP Memorandum](#)
[Draft FY 2022 LRPIWP Presentation](#)
- 6** Zoning Text Amendment #2020-00007
Accessory Dwelling Units
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define accessory dwellings and to establish floor area exclusions for accessory dwellings; amend Article VII to permit accessory dwellings and to establish use limitations, bulk, height, setback, compatibility, and parking requirements for accessory dwellings and amend Article XI to establish a special exception process for accessory dwellings.
Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing
Attachments: [ZTA2020-00007 Staff Report](#)
[ZTA2020-00007 Additional Materials](#)
[ZTA2020-00007 Presentation](#)
- 7** Zoning Text Amendment #2020-00010
RT Zone Setbacks
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 3-1306 to change the rear yard and side yard setback requirement in the RT zone.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2020-00010 Staff Report](#)
[ZTA2020-00010 Presentation](#)

- 8 Street Name Case #2020-00005
Change of Street Name - Swamp Fox Road
Public Hearing and consideration of a request for a Street Name Change, from Swamp Fox Road to Hoffman Drive; zoned: CDD #2/Coordinated Development District #2.
Applicant: Hoffman Company, represented by Kenneth W. Wire, attorney

Attachments: [SNC2020-00005 Staff Report](#)
[SNC2020-00005 Additional Materials](#)
[SNC2020-00005 Presentation](#)

- 9 Development Site Plan #2020-00031
Subdivision #2020-00007
Vacation #2020-00005
2412, 2514, and 2610 Richmond Highway, 2500 Oakville Street, 400 Fannon Street, 400 Calvert Avenue, 300, 403, 405, and 420 Swann Avenue - Oakville Triangle Infrastructure Plan
Public Hearing and consideration of requests for (A) a Development Site Plan with Subdivision for the construction of sitewide infrastructure for Oakville Triangle and to subdivide the parcels for each block; and (B) a Vacation of a portion of Public Right of Way on Oakville Street; zoned: CDD #24/Coordinated Development District #24.
Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, attorney

Attachments: [DSP2020-00031 Staff Report](#)
[DSP2020-00031 Site Plan](#)
[DSP2020-00031 Additional Materials](#)
[DSP2020-00031 Presentation](#)

- 10 Development Special Use Permit #2020-10031
Transportation Management Plan Special Use Permit #2020-00079
Encroachment #2020-00006
2412 and 2514 Richmond Highway and 2500 Oakville Street - Oakville Triangle A2 (Inova Healthplex)
Public Hearing and consideration requests for (A) a Development Special Use Permit with site plan for the construction of a medical care facility (Healthplex) with accessory valet parking, including Special Use Permits for a parking reduction and an illuminated sign higher than 35 feet above grade per Section 9-104(B)(10) and modifications to tree canopy coverage requirement and to the height-to-setback ratio requirement of Section 6-403(A); (B) a Special Use Permit for a Tier 1

Transportation Management Plan; and (C) an Encroachment into the public rights of way for building canopies; zoned: CDD #24/Coordinated Development District #24. Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2020-10031 Staff Report](#)
[DSUP2020-10031 Site Plan](#)
[DSUP2020-10031 Additional Materials](#)
[DSUP2020-10031 Presentation](#)

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Development Special Use Permit #2020-10028 (Block A1)
Development Special Use Permit #2020-10030 (Block B)
Encroachment #2020-00007 (Block B)
Encroachment #2020-00008 (Block A1)
Transportation Management Plan Special Use Permit #2020-00089 (Block A1)
Transportation Management Plan Special Use Permit #2020-00090 (Block B)
2500 Oakville Street, 2412, 2514, 2610 Richmond Highway, and 420 Swann Avenue
Public Hearing and consideration of requests for (A) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to tree canopy coverage requirement to the landscape guidelines and to the to the height-to-setback ratio requirement of Section 6-403(A) (Block A1); (B) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to the vision clearance requirement and to the to the height-to-setback ratio requirement of Section 6-403(A) (Block B); (C) an Encroachment into the public right of way for building canopies (Block B); (D) an Encroachment into the public right of way for building canopies (Block A1); (E) a Special Use Permit for a Tier 2 Transportation Management Plan (Block A1); and (F) a Special Use Permit for a Tier 2 Transportation Management Plan (Block B); zoned: CDD #24/Coordinated Development District #24.

Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, attorney

Attachments: [DSUP2020-10028 Staff Report](#)
[DSUP2020-10028 Site Plan](#)
[DSUP2020-10030 Site Plan](#)
[DSUP2020-10028 Additional Materials](#)
[DSUP2020-10028 Presentation](#)

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Development Special Use Permit #2020-10019

Coordinated Sign Program Special Use Permit #2020-00051
Transportation Management Plan Special Use Permit #2020-00052
1511 North Quaker Lane, 1707 Osage Street, and 1525 Kenwood Avenue -
Lindsay Company Campus
Public Hearing and consideration of requests for (A) a Development Special Use Permit and site plan for a Volvo automobile sales/service facility building, a Lexus sales facility building, a Lexus service facility, including a Special Use Permit for a loading space reduction and modification of the 25' setback at the line of zone change per Section 7-902 and modifications to the Landscape Guidelines; (B) a Special Use Permit for a Coordinated Sign Plan; and (C) a Special Use Permit for a Transportation Management Plan; zoned: CG/Commercial General and CSL/Commercial Service Low.

Applicant: Lindsay Motor Car Company, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2020-10019 Staff Report](#)
[DSUP2020-10019 Site Plan](#)
[DSUP2020-10019 Additional Materials](#)
[DSUP2020-10019 Presentation](#)

Other Business

13 Commissioner's Reports, Comments & Questions

Minutes

14 Consideration of the minutes from the December 1, 2020 Planning Commission meeting.

Attachments: [December 1, 2020 Minutes](#)

15 **Adjournment**

16 **Administrative Approvals**

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

Special Use Permit #2020-00092

1501 Mount Vernon Avenue

Administrative Special Use Permit request for a Minor Amendment and a Change of Ownership of a restaurant; zoned: CL/Commercial Low.

Current Business Name: Charlie's On The Avenue

Proposed Business Name: Joe's Kitchen

Applicant: ARP 1501 Mt Vernon, LLC

Planner: Anna Kohlbrenner

Status: Approved - 12/10/2020

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.