

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 5, 2024

7:00 PM

City Hall Council Chambers

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.

A Public Hearing will be held by the Planning Commission on Tuesday, March 5, 2024, beginning at 7:00 p.m. in the City Hall Council Chamber, on the second floor of City Hall, 301 King Street, Alexandria, Virginia 22314. The hearing can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearing via the following registration link:

Planning Commission Public Hearing:

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_UmPteHqrRA-grO6BAKTPgA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 977 7584 4430

Password: 690738

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_qKbHM-FuSsmcpgyuLxEVdw

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 986 5770 0843

Webinar Passcode: 023243

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinar, please use the Dial-In number to access the meeting. Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper

arrangements may be made.

1 Call to Order

The Planning Commission was called to order at 7:02 p.m. All members were present at the Call to Order.

2

Election of Planning Commission Officers for Chair and Vice Chair.

The Planning Commission re-elected Nathan Macek as Chair and re-elected Melissa McMahon as Vice Chair.

Consent Calendar

3

Special Use Permit #2023-00107

1508 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit to increase the Floor Area Ratio up to .75 for the addition of a roof over existing outdoor dining; zoned CL/Commercial low

Applicant: Noe Landini

Attachments: [SUP2023-00107 Staff Report](#)
 [SUP2023-00107 Presentation](#)
 [SUP2023-00107 Memorandum](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2023-00107. The motion carried on a vote of 7-0 on the Consent Calendar.

4

Zoning Text Amendment #2024-00002

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to: (1) amend Sections of Article II to define electric vehicle charging; amend the hotel definition; delete apartment hotel, bed and breakfast accommodation, guest room, and tourist home definitions; and delete private academic school from the personal service definition; (2) amend Sections of Articles III, IV, V, and VI to remove apartment hotel, bed and breakfast accommodation, guest room, and tourist home as special uses; add outdoor dining located on private property within a commercial complex as a permitted use in the CRMU-X zone; add indoor recreation and entertainment use as a permitted use in the I/Industrial zone; (3) amend Sections 6-603 and 6-704 relating to auxiliary dwellings; (4) delete Section 6-800 related to King Street Outdoor Dining; (5) amend Section 7-101 to allow electric vehicle charging as an accessory use; (6) correct technical errors in Sections 7-202 and 7-2501; (7) delete Section 7-400 relating to bed and breakfast accommodation; (8) delete Section 8-200(A)(4) relating to off-street parking requirements for tourist homes;

and (9) amend Sections 11-511 and 11-513 to clarify language related to reviews of and administrative amendments to Special Use Permits and to increase the number of seats allowed with an Administrative Special Use Permit for outdoor dining.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [ZTA2024-00002 Staff Report](#)
 [ZTA2024-00002 Proposed Zoning Ordinance Language](#)
 [ZTA2024-00002 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2024-00002. The motion carried on a vote of 7-0 on the Consent Calendar.

5

Zoning Text Amendment: #2024-00003

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend various Sections of Article XIII to: revise existing Sections 13-102 through 13-126 to reflect updated language due to the Commonwealth’s consolidation efforts that combine the Erosion and Sedimentation Control and Stormwater Management Program regulations. The amendments will merge existing Code of Virginia regulations related to stormwater and erosion and sediment control into a single regulatory chapter.

Staff: City of Alexandria - Department of Transportation & Environmental Services

Attachments: [ZTA2024-00003 Staff Report](#)
 [ZTA2024-00003 Ordinance Amendments](#)
 [ZTA2024-00003 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2024-00003. The motion carried on a vote of 7-0 on the Consent Calendar.

CITY CHARTER SECTION 9.06 CASES ARE HEARD ONLY BY THE PLANNING COMMISSION BUT ARE PLACED ON THE CITY COUNCIL DOCKET FOR CITY COUNCIL INFORMATION ONLY.

6

City Charter Section 9.06 Case #2024-00001

129 S. Gordon Street

Public Hearing and consideration of request for the Planning Commission to review whether the proposed acquisition of property (129 S. Gordon Street) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Attachments: [SEC2024-00001 Staff Report](#)
 [SEC2024-00001 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of City Charter Section 9.06 case #2024-00001. The motion carried on a vote of 7-0 on the Consent Calendar.

New Business

- 7** Discussion Item: Eisenhower West/Landmark Van Dorn Developer Contributions Policy Update
Discussion of staff's proposal to increase the policy's catalyst ceiling from 3 million to 4 million square feet.

Attachments: [Memorandum](#)
 [EWLVD Policy Update Presentation](#)

- 8** Special Use Permit #2023-00105
112 North Washington Street
Public Hearing and consideration of a request for a Special Use Permit for a private academic school with over 20 students and for a Parking Reduction; zoned CD/Commercial Downtown.
Applicant: Linder Academy - Upper School, represented by Mary Catherine Gibbs, attorney

Attachments: [SUP2023-00105 Staff Report](#)
 [SUP2023-00105 Presentation](#)
 [SUP2023-00105 Memorandum](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for Special Use Permit #2023-00105, as amended per Staff Memorandum of March 1, 2024. The motion carried on a vote of 7-0.

ZONING ORDINANCE SUBDIVISION CASES ARE HEARD BY THE PLANNING COMMISSION, PLACED ON THE CITY COUNCIL DOCKET FOR INFORMATION, AND HEARD BY CITY COUNCIL ONLY UPON APPEAL.

- 9** Subdivision #2023-00007
1233 North Pickett Street
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-20/Residential
Applicant: Classic Cottages LLC

- Attachments:** [SUB2023-00007 Staff Report](#)
- [SUB2023-00007 Presentation](#)
- [SUB2023-00007 Memorandum](#)
- [SUB2023-00007 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Subdivision #2023-00007. The motion carried on a vote of 7-0.

- 10** Public Hearing and consideration of a request for the Planning Commission to adopt a resolution amending its Fiscal Year 2024 meeting schedule and establish continuation dates for meetings.
Staff: City of Alexandria, Department of Planning & Zoning

- Attachments:** [Memorandum](#)
- [Resolution](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning voted to adopt the Resolution. The motion carried on a vote of 7-0.

Other Business

- 11** Commissioners’ Reports, Comments & Questions

Minutes

- 12** Consideration of the minutes from the February 6, 2024 Planning Commission meeting.

- Attachments:** [February 6, 2024 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of February 6, 2024. The motion carried on a vote of 7-0.

13 Adjournment

14 Administrative Approvals

Special Use Permit #2024-00002
700 South Patrick Street
Administrative Special Use Permit request for a Minor Amendment for a

noncomplying automotive service station to delete Condition 18 for a post removal;
zoned: CL/Commercial Low
Applicant: Adam Aldie LLC
Business Name: Liberty
Planner: Mavis Stanfield
Status: Approved January 26, 2024

Special Use Permit #2024-00006
109 North Washington Street
Administrative Special Use Permit request for a Change of Ownership for a
Restaurant; zoned: KR/King Street Retail
Applicant: Capo OT LLC
Business Name: Old Town Deli
Proposed Business Name: Capo Deli
Planner: Patrick Silva
Status: Approved February 23, 2024

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.