

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, April 7, 2022

7:00 PM

City Hall Council Chamber

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.

The April 7, 2022 Alexandria Planning Commission Public Hearing and the April 23, 2022 Alexandria City Council Public Hearing are being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission, City Council, and staff are participating either in-person or from a remote location through a video conference call on Zoom for the respective meetings. The Planning Commission and City Council Public Hearings can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following links:

Planning Commission (Public Hearing Webinar):

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

Registration Link:

https://zoom.us/webinar/register/WN_KIJuFGmqTHed5hSLWokiNA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 916 8452 8944

Password: 632268

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_iUor7rLpS5yXls3D_TqWcQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 960 1696 5348

Password: 996271

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 Zoom, please use the Dial-In number to access the meeting.

Public comment will be received at the meetings. 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 CouncilComment@alexandriava.gov for the City Council hearing; or make public comments 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

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

2 Remarks by City Manager Jim Parajon

Consent Calendar

3

Special Use Permit #2021-00128
424 North Washington Street
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CD/Commercial downtown.
Applicant: Potomac Crescent Waldorf School

Attachments: [SUP2021-00128 Staff Report](#)
[Additional Materials \(4.7.22\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00128, with conditions as read into the record by staff. The motion carried on a vote of 7-0.

4

Special Use Permit #2022-00006
2700 Witter Drive - Witter Recreational Fields Safety Netting
Public Hearing and consideration of a request to allow athletic safety netting up to 30 feet in height; zoned POS/Public Open Space.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

Attachments: [SUP2022-00006 Staff Report](#)
[Additional Materials \(4.7.22\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the public hearing and recommend approval of Special Use Permit #2022-00006. The motion carried on a vote of 7-0.

New Business

5 Discussion Item: A Draft Text Amendment to the Bonus Density and Height provisions of Section 7-700 of the Zoning Ordinance (1) to allow bonus height to be utilized in zones with 45 ft height limits and (2) to establish affordable housing for certain rezonings seeking additional density.

6 Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2023 Capital Improvement Program.
Staff: City of Alexandria, Office of Management & Budget (OMB)

Attachments: [Written Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the advisory recommendations to the City Manager regarding the Fiscal Year 2023 Capital Improvement Program are consistent with Section 6.14 of the City Charter. The motion carried on a vote of 7-0.

7 Subdivision #2022-00001
105 and 107 East Randolph Avenue
Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record; zoned: R-2-5/Single- and Two-family.
Applicant: Christopher Alan Hutchison and Elena Caudle Hutchison, represented by Duncan W. Blair, attorney

Attachments: [SUB2022-00001 Staff Report](#)
[Additional Materials \(4.7.22\)](#)

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to deny Subdivision #2022-00001. The motion carried on a vote of 4-3.

8 City Charter Section 9.06 Case #2022-00002
Unit Block of King Street (between Union Street and Strand Street) and the northern part of the Strand
Public Hearing and consideration of a request for the Planning Commission to review whether the temporary closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic 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: [SEC2022-00002 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed temporary closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0, with Commissioner Manor recusing himself.

9

Rezoning #2022-00001

Development Special Use Permit #2021-10030

Indoor & Outdoor Live Entertainment Special Use Permit #2022-00003

Transportation Management Plan Special Use Permit #2022-00005

901 North Pitt Street

Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the site from OC/Office Commercial to CRMU-X/Commercial Residential Mixed Use (Old Town North); (B) a Development Special Use Permit and Site Plan with modifications to redevelop the existing office building and associated parking lots into a multifamily residential building comprised of 250 units with ground-floor restaurant or retail and an arts and cultural anchor, including Special Use Permits for a multifamily dwelling in the CRMU/X zone, to increase the floor area ratio to 2.5 in the CRMU/X zone, for bonus density for the provision of affordable housing, for bonus density and height for the provision of an arts and cultural anchor in Old Town North, and a parking reduction for the restaurant; and (C) a Special Use Permit for Live Entertainment, indoor and outdoor; (D) a Special Use Permit for a Transportation Management Plan; zoned OC/Office Commercial.

Applicant: 901 N Pitt Street LLC, represented by, Kenneth W. Wire, Attorney.

Attachments: [DSUP2021-10030 Staff Report](#)

[DSUP2021-10030 Site Plan](#)

[Additional Materials \(4.6.22\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00001. 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 Development Special Use Permit #2021-10030, Special Use Permit #2022-00003, and Special Use Permit #2022-00005. The motion carried on a vote of 7-0.

Other Business

10 Commissioner's Reports, Comments & Questions

Minutes

11 Consideration of the minutes from the March 1, 2022 Planning Commission meeting.

Attachments: [March 1, 2022 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of March 1, 2022, with the corrections and revisions as stated by Chair Macek. The motion carried on a vote of 7-0.

12 **Adjournment**

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adjourn the meeting. The motion carried on a vote of 7-0. The Planning Commission meeting was adjourned at 11:19 PM.

13 **Administrative Approvals**

Special Use Permit #2021-000041

2312 Mount Vernon Avenue

Administrative Special Use Permit request for a Minor Amendment of a Restaurant; zone: CL/Commercial Low.

Current Business Name: Pork Barrel BBQ

Applicant: Hog Thaid, LLC

Planner: Rachel Drescher

Status: Approved - 1/7/2022

Special Use Permit #2021-00123

4700 Eisenhower Avenue

Administrative Special Use Permit request for a New Use of a Light Assembly, Service, and Craft establishment; zoned: OCM(100)/Office Commercial Medium (100).

Proposed Business Name: Saltbox

Applicant: SB DC-ALX, LLC

Planner: Patrick Silva

Status: Approved - 1/12/2022

Special Use Permit #2021-00124

4917 Brenman Park Drive

Administrative Special Use Permit request for a New Use of a Private Commercial School; zoned: CDD #9/Coordinated Development District #9.

Proposed Business Name: Bright Start Learning Center

Applicant: Bright Start Learning Center LLC

Planner: Patrick Silva

Status: Approved - 1/25/2022

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.