

Docket Item # 9
Planning Commission Public Hearing
November 1, 2023

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of November 1, 2023.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2023

***** MINUTES *****
ALEXANDRIA PLANNING COMMISSION
November 1, 2023, 7:00 p.m.
Council Chamber
Alexandria, Virginia

Members Present:

Nathan Macek, Chair
Melissa McMahon, Vice
Chair David Brown
Stephen Koenig
Mindy Lyle
Jody Manor

Members Remote:

Vivian Ramirez

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Nancy Williams	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
Antoine Pierce	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Katherine Carraway	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Maya Contraras	Department of Planning & Zoning
Michael D’Orazio	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
David Welles	Department of Planning & Zoning
Helen McIlvaine	Office of Housing
Ryan Freed	Office of Climate Action
Sheila McGraw	Department of Transportation & Environmental Services

CALL TO ORDER:

The Planning Commission meeting was called to order at 7:03 p.m. with Commissioner Ramirez participating remotely for personal reasons. All other members were present at the Call to Order.

Chair Macek then read the following statement into record:

“This is the November 1, 2023 Planning Commission Public Hearing on Zoning For Housing/ Housing For All. If you wish to speak on a docket item and have not already signed up to do so, please fill out a Speaker Form online by following the “Sign Up to Speak” hyperlink present on the cover page of this evening’s Public Hearing docket or in person by filling out a hardcopy speaker form, which can be found on either materials tables (located immediately outside the Chambers or at the back of the Chambers), and providing it to Mr. Pierce, who has his hand raised. We do have Overflow space in room 2000, as may be needed. If you are there and would like to speak, Speaker Forms are available there. Please complete one and bring it to the Chambers and provide it to Mr. Pierce. You can return to room 2000 to view the Public Hearing and return to Chambers when your name is called. Please note, comments from the public are limited to 3 minutes per Speaker. To make your public comment through the Zoom application, please click on the "Raise Hand" button which is located on the Zoom taskbar once you hear your name called. This will let Staff know it is you who needs to be unmuted in order to make your public comment.

To make your public comment if you are dialing into tonight’s meeting via phone, please press *9 to execute the “Raise Hand” function once you hear your name called upon to make your statement, followed by *6 to toggle the unmute function. To make your public comment in person, please come up to either podium located at the front of the Chambers when you hear your name called upon to make your statement. Before starting your public comment, please first identify yourself by first and last name.

The City encourages and welcomes public comments from all residents and stakeholders on Planning Commission matters. In keeping with that principle, and with the principle of inclusiveness, this is a reminder of the shared expectation that the content and tenor of public comments always be civil and respectful. Thank you for honoring those principles.

A reminder to all, including Commissioners, Staff, and Speakers in the Chamber to please speak clearly into the microphone to ensure all are able to hear in a clear manner.”

Chair Macek inquired as to whether there were any changes to tonight’s Docket. Staff responded that there were no changes to the Docket.

NEW BUSINESS:

1. Master Plan Amendment #2023-00005
Zoning Text Amendment #2023-00007
2020-2021 Housing Policy Amendments
Zoning For Housing/Housing For All Initiatives

(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (C) Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (D) Consideration of proposed amendments to update the 2020-2021 Housing Policy to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use.

Applicant: City of Alexandria, VA

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Speakers:

Luca Gattoni-Celli, 4630 Latrobe Place, spoke on behalf of himself as well as YIMBY's of Northern Virginia in support of the proposal citing the need for additional affordable housing and asking the Commission to recommend approval of the most impactful version of the policy.

Trip Hook, 100A E. Braddock Road, spoke in support of the proposal and of his desire to see measures taken to increase the volume and affordability of housing and to see a greater variety of housing types constructed.

Kursten Phelps, 12 S. Ingram Street, spoke in support of the proposal and urged the City to further expand their toolkit with which to address housing affordability.

Scott Talan, 4551 Strutfield Lane. Not Present.

Bryan Williams, 903 Russell Road, spoke in support of the proposal and urged the City to do more to address housing and affordability needs, particularly for housing located near transit.

Ian Smith, 5 ½ E. Myrtle Street, spoke in support of the proposal and urged the City to amend the Zoning Ordinance to more easily allow for the development of new housing and urged staff to go further with the proposal than is currently proposed.

David Paladin-Fernandez, 2 W. Walnut Street, Unit 207, spoke in support of the proposal and detailed how many of the people who work in the City are unable to afford to live in the area they work.

Jo J. Belser, 2800 Hope Way, spoke in support of the proposal, detailed how many Alexandrians are being priced out of their ability to live in the City as a result of skyrocketing housing costs, and urged the Planning Commission to broaden the proposal further to increase its effectiveness.

Jill Norcross, 11956 Grey Squirrel Lane, spoke on behalf of herself and the Northern Virginia Affordable Housing Alliance in support of the proposal and urged the City to go further than the staff report recommendations to broaden the effectiveness of the proposal.

Bill Pugh, 1200 N. Quaker Lane, spoke on behalf of the Coalition for Smarter Growth in support of the proposal and urged the City to expand the proposal further to make it more encouraging of transit oriented development, and to recognize the positive climate impacts elements the proposals have the ability to stimulate.

John J. Patrick, 700 Braxton Place, spoke in opposition to the proposal and expressed his disappointment in the level of public outreach which took place in relation to the proposal and asked that additional time be given to residents for input.

Rev. Blair Moorhead, 4428 1st Street S., spoke in support of the proposal and asked the Planning Commission to recommend approval of the recommendations articulated within the staff report.

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Gregory Diercks, 3301 Old Dominion Boulevard, spoke in opposition to the proposal and stated that there are still unanswered questions relating to elements of the proposal and that any approval by Council would be premature and could result in unanticipated negative impacts.

Sylvia Alimena, 6017 Jewell Court, spoke in opposition to the proposal stated that the housing need expressed by the City is not accurate when compared to current demographics and that negative impacts could result from too much housing with not enough jobs available in the City.

Marcia Trick, 3510 Gunston Road, spoke in support of the proposal and stated their particular support for the reduction in residential parking requirements.

Betsy Faga, 4800 Fillmore Avenue, Unit 925, spoke on behalf of the Alexandria Housing Affordability Advisory Committee and in support of the proposal, but expressed their desire that the proposal up for consideration be the start of the additional measures to further expand housing and increase affordability.

Sunny Yoder, 2422 Farm Road, spoke in opposition to the proposal, articulated that existing infrastructure could not support additional density or population increase, and urged the Commission to delay consideration of the proposal to allow for additional input.

Rebecca Loesberg, 1513 Crestwood Drive, Not Present.

Carol Black, 13 Auburn Court, Unit C, spoke in opposition to the proposal, asked that the Commission delay consideration of the proposal until existing concerns relating to the proposed changes have been addressed, and asked if it was possible to establish carve outs to better provide for deeply affordable housing creation.

Ken Notis, 3001 Park Center Drive, spoke in support of the proposal and urged the Commission to recommend approval of more substantial zoning reforms which would have a larger impact in terms of housing creation and affordability preservation.

Tack Richardson, 323 Mansion Drive, spoke as President and on behalf of the North Ridge Citizens Association and indicated they understand the need for affordable housing and its development where appropriate and with the right infrastructure. He said they believe that added density could adversely affect quality of life in neighborhoods like North Ridge. He expressed their desire to see the City work directly with the Civic Associations of the City to craft a proposal over a reasonable period of time.

Tom Kopko, 400 Cameron Station Boulevard, spoke in opposition to the request, stated that the existence of a housing crisis has been overstated, that the existing Zoning Ordinance is not exclusionary, that increasing density would create negative impacts, and that the proposal has been rushed.

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Roy R. Byrd, 3008 Dartmouth Road, chair of the Coalition for a Livable Alexandria, stated his opposition to the proposal. His statement was in the form of questions: (1) will the median cost of a single-family home decline or increase over the next 10 years; (2) will the proposals result in an increase in revenue for the City over the next ten years and by much; (3) will it result in lower property taxes and reduced fees for residents. How will the proposals result in the 3 A's for single-family ownership for African Americans and minorities; and will the proposals result in a risk to existing African American homeowners. He also inquired as to whether there are any studies related to the proposals that are not part of the docket and, if so, can the vote be suspended until they are made available for review.

Alex Goyette, 111 S. Jordan Street, spoke on behalf of himself as well as YIMBY's of Northern Virginia in support of the proposal and urged the City to broaden the proposal to legalize townhomes in all areas of the City, to remove parking mandates for all housing located near transit, and to prioritize building housing near transit.

David Byrd, 807 Second Street, spoke in support of the proposal and asked the Commission to actively seek out more opportunities to expedite the creation of new housing and increase affordability.

Kristine Hesse, 2605 DeWitt Avenue, spoke in opposition to the proposal and stated her belief that the proposed changes are still in need of refining, and that concerns relating to the proposed changes expressed by residents have gone unaddressed.

Nate Hurto, 202 E Raymond Avenue, spoke in opposition to the proposal and stated his belief that the potential impacts of the proposed changes have not been adequately analyzed and asked the Commission to defer consideration of the proposal so that additional study can take place.

Erin Lee, 1412 Oakcrest Drive, spoke in support of the proposal and stated her view that the proposed changes can be a step in the right direction towards addressing historic inequity within the City.

Deborah Chalfie, P.O. Box 42722, spoke on behalf of the Art Deco Society of Washington in opposition to the proposal and stated that little to no consideration has been given to the preservation of historic buildings or districts in the crafting of the proposed changes.

Becky Hammer, 12 W. Braddock Road, spoke in support of the proposal and stated her desire to see additional steps taken to make the proposal more effective in reaching its stated goals.

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Joe Fray, 12 W. Braddock Road, spoke in support of the proposal and asked the City to go further with the proposed Zoning Reforms to more effectively address housing and affordability needs. Carter Flemming, 1403 Bishop Lane, spoke on behalf of the Alexandria Federation of Civic Associations in opposition to the proposal and asked for the deferral of consideration of the proposal until after the 2024 City Council elections so that additional study and public input may take place.

Ellen Mosher, 324 N. Saint Asaph Street, spoke in opposition to the proposal, articulated that the need for additional housing has been overstated by the City and stated her desire to see a comprehensive analysis of all existing and planned housing details in order to accurately evaluate housing need and assess the best path forward.

Barbara P von Geusau, 408 Wilkes Street, spoke in opposition to the proposal, stated that existing infrastructure would not be able to support an increase in total population, expressed concerns relating to increased crime, and asked for more time for additional study and public input.

Sean Meiller, 2237 Farrington Avenue, spoke in support of the proposal, asked the City to go further with the proposed changes to enhance the effectiveness of the initiative, and stated his desire to see a denser and more transit-friendly Alexandria.

Fran Vogel, 41 N. Early Street, spoke on behalf of the Strawberry Hill Civic Association in opposition to the proposal and articulated that not enough time has been provided to allow residents to fully understand the proposed Zoning Reforms and their potential impacts.

Tom Klancer, 305 Ashby Street, spoke in support of the proposal and stated that the need for additional housing is critical, asked that parking requirements be removed City-wide, and that the Commission should expand the proposal at hand to increase its effectiveness.

Jonathan Krall, 6A E. Mason Avenue, spoke on behalf of Grassroots Alexandria in support of the proposal, stating their belief that the proposal will assist in addressing historic inequities, and that additional measures should be taken to increase the initiative's effectiveness.

William Shen, 307 E. Luray Avenue, spoke on behalf of himself and the Coalition for a Livable Alexandria in opposition to the proposal, and stated the proposal as articulated in the report will work against the goals it seeks to address, asked that the timeline of the initiative be slowed down to allow for additional study and public input, and that the proposal be broken up for individual consideration.

Eric R. Wagner, 711 E. Timber Branch Parkway, spoke in opposition to the proposal, stated his belief that the purpose behind the single-family zone proposal has been concealed from the public, that the proposal to eliminate the family definition will have unanticipated negative consequences, and that consideration of the proposal should be delayed until more study has been done.

Derek Greggo, 407 Oronoco Street, spoke in support of the proposal overall and stated that the proposed changes will contribute to creating additional housing and increase affordability while simultaneously preserving historic character, but expressed concerns regarding the proposed changes to industrial zones and their potential impact on existing affordability.

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Cathleen Demeck, 701 Pitt Street, spoke in opposition to the request, stating that adding to the population of the City will further strain the currently overwhelmed infrastructure, and articulated that the proposal at-hand will work to displace existing residents.

Judy Miller, 507 W. View Terrace, spoke in opposition to the proposal, asked that the City exclude any changes to single-family zoning from the proposal, and that the City is actively neglecting the preservation of open space.

Kristine Cretin, 3 W. Masonic View Avenue, spoke on behalf of the Alexandria Commission on Persons with Disabilities in support of the proposal, highlighting the intersectionality of housing burden and persons with disabilities, and expressed support for eliminating a definition for “Family” and expanding the ability to build a variety of dwelling types City-wide.

Ann Shack, 507 Tobacco Quay, spoke in opposition to the proposal, stated that not enough analysis has been done regarding existing conditions City-wide, articulated that not enough analysis regarding potential impacts of the proposal had been completed, that the City should incentivize landlords to upgrade their properties, and that consideration of the proposal should be delayed.

Yvonne Callahan, 735 S. Lee Street, spoke in opposition to the proposal, stated that the proposal at-hand would work in opposition to the stated goals of the City Charter, and stated that the proposal needs additional time to be properly evaluated.

Freeman Jelks spoke in opposition to the proposal, stated the proposed changes would not benefit existing residents in favor of developers and expressed concerns related to increased traffic and school overcrowding.

Donna Kenley spoke in opposition to the proposal, stated that the process has been rushed with not many being aware of the proposed zoning changes, and asked that the process be slowed down to allow for more input.

Bill Rossello, 501 Cathedral Drive, spoke on behalf of himself and Seminary Hill Civic Association in opposition to the proposal, stated that not enough public outreach has been done and that residents still have unanswered concerns, that the proposals are not likely to help the City reach their affordability and accessibility goals, and that the process must be slowed down before any proposal is considered.

James Allgood spoke in opposition to the proposal and stated that the City’s primary goal should be to provide quality housing for the residents who already live here.

Kathleen Burns spoke on behalf of themselves and the Brookvalley Civic Association in opposition to the proposal and asked that the proposal be delayed until the proposals’ potential impacts have been adequately evaluated.

Shirley Downs spoke in opposition to the proposal, stated her opposition to the removal of parking requirements, and articulated that Alexandria is a diverse community as is.

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Dane Watson spoke in support of the proposal and urged the City to expand the proposed changes to increase their effectiveness in address accessibility and affordability needs.

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.

DISCUSSION:

Chair Macek asked staff to address how existing development standards address groundwater runoff and if the proposal at-hand would alter these standards. Staff responded that the Zoning for Housing/Housing for All proposal being considered would not alter the existing standards and would not worsen existing issues relating to runoff.

Chair Macek asked staff to detail the fiscal impact of development within the City. Staff responded that, prior to Zoning for Housing/Housing for All, the City contracted with a national expert on the subject to conduct a study to analyze such impacts which concluded that new development, including residential, pays substantially more in taxes than it requires in the form of public services.

Commissioner Brown asked if any consideration as part of the proposal was given to altering when a Site Plan review is required. Staff confirmed that the current proposal would allow for up to 4 units to be constructed on one lot in single-family zones without a Site Plan, but would not alter any other circumstances in which a site plan would be required.

Commissioner Brown asked if staff had considered any form of administrative Site Plan review for proposals up to four units on one lot in a single-family zone. Staff responded that they felt the site-based constraints of properties located in single-family zones mitigated a large portion of the need for site plan reviews.

Commissioner Lyle asked staff if zoning regulations override deed covenants. Staff responded that zoning regulations and deed covenants are completely separate matters; a property owner must comply with both. A Zoning Ordinance change has no impact on a covenant. Commissioner Lyle asked if staff has looked at a sample of neighborhoods to evaluate the presence of deed covenants. Staff confirmed they did not.

Vice Chair McMahon asked staff to detail the potential risks they had identified in relation to the proposed changes to single-family zones within the City. Staff responded that there is limited risk that the housing built may not resemble what would have otherwise been located there under the current zoning regulations, that there is potential for more persons on the property and that the distribution of parking may change.

Vice Chair McMahon asked if staff know how much of the existing off-street parking within the City is actually used. Staff responded they do not have that information.

Vice Chair McMahon asked staff to clarify the extent to which the City's population may increase should the proposal be approved. Staff responded that the overall estimate is approximately 2,800 units would be created over a 10-year period as a result of the proposed zoning changes.

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Vice Chair McMahon asked staff to speak to how the proposal would address issues relating to affordability and why the City cannot require affordability in new development. Staff noted that both the Residential Multi-family (RMF) zone and Coordinated Development District (CDD) zone changes within the proposal would work to directly increase affordability, but based on state regulations, the City cannot directly require affordability and instead must make trade-offs with developers, specifically density bonuses, in exchange for affordability.

Commissioner Brown asked staff to explain why roominghouses are being removed under the proposed changes. Staff confirmed that the removal of roominghouses as a distinct residential use is interrelated with the deletion of a “family” definition. Commissioner Brown asked if roominghouses are outdated as a distinct residential use. Staff responded that living arrangements like those in a roominghouse are still relevant today, and would be able to be accommodated within single unit dwellings (should the relevant Zoning for Housing text amendment be approved) and the “Co-living” units that are already authorized.

The Planning Commission then began to discuss the proposed zoning changes one-by-one.

Commissioner Lyle first asked staff to confirm the status of the bonus height proposal. Staff responded that a revised bonus height program was no longer being pursued at this time. Commissioner Lyle also requested that the reforms be taken one by one for consideration.

Commissioner Koenig expressed his preference for reviewing the proposed changes as a group and stated his support for all of the changes proposed by staff at this time. Vice Chair McMahon voiced her support for the comments made by Commissioner Koenig.

Chair Macek then referred the Planning Commission to the “Proposals Section” of the Staff Report and he went through the proposals and staff recommendations of each of them. The “Proposals Section” is located early in the Staff Report.

Chair Macek then detailed the changes proposed as part of the Historic Development Patterns Zoning Reform and voiced his support for the proposed changes.

Chair Macek then detailed the changes proposed as part of the Residential Multi-unit (RMF) Analysis Zoning Reform and stated he felt that the proposal works to clarify the intent of the RMF zone and works to expand its utility.

Chair Macek then detailed the changes proposed as part of the Industrial Zones Analysis Zoning Reform. Commissioner Lyle commented that this reform would work to formalize an approach that had been used on a case by-case basis for a long time and voiced her support. Chair Macek agreed with Commissioner Lyle’s comments. Commissioner Brown asked if there is an existing barrier to using RMF zones in the industrial zone. Staff confirmed they determined this was not the case. Commissioner Brown then asked staff to clarify that urban design standards are not proposed to be codified within the Zoning Ordinance. Staff confirmed that the performance standards proposed are not “urban design standards” as we use that term in Alexandria.

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Chair Macek then detailed the changes proposed as part of the Coordinated Development Districts and Affordable Housing Zoning Reform. Commissioner Brown asked staff to respond to whether Small Area Plans were clear regarding what level of density is permitted on a site-by-site basis. Mr. Brown also expressed an interest whether the affordable housing requirement should be applied to the increment of development above the base zone, rather than above what is recommended by the small area plan. Staff responded that in general it is clear how much development is recommended for sites in Small Area Plans and that normally the Small Area Plan identifies the public benefits that should be provided in exchange for the density recommended in the Small Area Plan. But there is not guidance on how to treat density that is requested above the Small Area Plan recommendations, and this proposal seeks to remedy that.

Chair Macek then detailed the considerations proposed as part of the Expansion of Transit Oriented Development initiative.

Chair Macek then detailed the considerations proposed as part of the Commercial to Residential Conversion Zoning Reform. Commissioner Lyle stated that the City will need to make sure to continue to evaluate conversion patterns to acquire a better sense of what building types are actively being converted and better understand the challenges associated with each case. Chair Macek voiced his support for the comments made by Commissioner Lyle and asked staff to be sensitive to not diminish the potential for redevelopment with too many hurdles to conversion. Commissioner Brown voiced his support for the housing policy changes proposed.

Chair Macek then detailed the changes proposed as part of the Townhouse Zones Zoning Reform. Commissioner Brown voiced his support for all elements of this reform, with the exception of the recommendation relating to reducing required parking.

Chair Macek then identified reducing parking requirements as a distinct theme through two of the proposed reforms. Commissioner Brown stated his belief that a 0.5 parking space requirement was too low. Vice Chair McMahon stated her belief that parking minimums are not necessary and voiced her support for the staff recommendation. Commissioner Koenig voiced his support for the comments made by Vice Chair McMahon. Chair Macek too voiced his support for the comment made by Vice Chair McMahon. Commissioner Manor expressed his support for the parking requirement reduction as well. Commissioner Lyle agreed with Commissioner Brown and asked staff to analyze the level of use of existing off-street parking.

Chair Macek then detailed the changes proposed as part of the Expanding Housing Opportunities within Singlefamily Zones Zoning Reform. Commissioner Brown stated his concern at the parking impacts deleting the definition of “family” would have in concert with reducing parking requirements. Commissioner Brown also stated that he is cautious of radical changes that might impact the perceived effectiveness of the proposed reform. Commissioner Lyle stated that she thinks a deeper look at deed covenants is required in order to reconcile how they would interact with the proposed changes. Vice Chair McMahon stated her support for the reform and stated her belief that dwelling types other than single-family located in single-family zones don’t automatically lend themselves to transient inhabitants as has been asserted by some concerned residents. Vice Chair McMahon also stated that she believes this reform works in support of the goals of the City Charter as opposed to working against it.

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Commissioner Koenig asked staff if they expected any difference in the potential impacts of allowing 2-, 3-, and 4- unit dwellings if the “family” definition is deleted versus if it is not. Staff responded that in either case the state building code would be the primary method through which occupancy and building safety is addressed. Commissioner Koenig then voiced his support for all elements of this reform. Chair Macek too voiced his support for the reform and detailed the historical background of the issue of inequities within single- family zone regulations.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2023-00005. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of a resolution to adopt Master Plan Amendment #2023-00005, as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend adoption of the 2020-2021 Housing Policy Updates to: (1) require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits; and (2) to require as City Policy for Commercial to Residential Conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use. 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 endorse the staff recommendation on the following reforms. The motion carried on a vote of 7-0.

- Bonus Height Zoning Reform staff recommendation to table this reform;
- The Historic Development Patterns Zoning Reform staff recommendation to approve;
- The Residential Multi-Unit Analysis Zoning Reform staff recommendation to approve;
- Industrial Zone Analysis Zoning Reform staff recommendation to approve;
- The Coordinated Development District and Affordable Housing Zoning Reform staff recommendation to approve;
- Transit Oriented Development staff recommendation to approve; and
- The Commercial to Residential Conversion Zoning Reform staff recommendation to approve.

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On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the staff recommendation with respect to the parking elements of the Townhouse Zones Zoning Reform and Expanding Housing Opportunities within the Single-family Zones Zoning Reform as submitted. The motion carried on a vote of 5-2, with Commissioners Brown and Lyle voting no.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the staff recommendation to remove the definition of family from the Zoning Ordinance, as submitted. The motion carried on a vote of 5-2, with Commissioners Brown and Lyle voting no.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the remaining elements of the Townhouse Zones Zoning Reform. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the remaining elements of the Expanding Housing Opportunities within Single-family Zones Zoning Reform. The motion carried on a vote of 6-1, with Commissioner Lyle voting no.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2023-00005. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00007, as submitted. The motion carried on a vote of 7-0.

ADJOURNMENT:

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

The Planning Commission meeting was adjourned at 12:29 a.m.