

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, October 4, 2018

7:00 PM

Continuation of Planning Commission October 2, 2018 Hearing

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](mailto:PlanComm@alexandriava.gov).

## 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 #2018-0055  
700 North Patrick Street - Old Town Salon and Spa  
Public hearing and consideration of a request for a Special Use Permit extension for a non-conforming hair salon use; zoned: RB/Townhouse.  
Applicant: Sophea Nuth

**Attachments:** [SUP2018-0055 Staff Report](#)

- 3 Encroachment #2018-0007  
1620 Prince Street  
Public hearing and consideration of a request to permit an encroachment into the public right-of-way on Daingerfield Road for the installation of bollards; zoned OCH/Office Commercial High  
Applicant: Carr 1620 Prince Street, LLC, represented by M. Catherine Gibbs, attorney

**Attachments:** [ENC2018-0007 Staff Report](#)

[ENC2018-0007 Additional Materials](#)

### Unfinished Business and Items Previously Deferred

- 4 Development Special Use Permit #2018-0003 (Hotel Development)  
Special Use Permit #2018-0064 (Hotel, Restaurant, and Additional Mechanical Penthouse)  
Special Use Permit #2018-0063 (Restaurant)  
Special Use Permit #2018-0040 (Parking Reduction and Valet Parking)  
Transportation Management Plan Special Use Permit #2018-0041  
Encroachment #2018-0005  
114 South Washington Street & 699 Prince Street  
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street); (B) Special Use Permits for a hotel with ground-level and rooftop restaurant and to allow an additional mechanical penthouse (699 Prince Street); (C) a Special Use Permit for a restaurant (114 S. Washington Street); (D) Special Use Permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street); (E) a Special Use Permit for a Transportation Management Plan

(114 S. Washington Street); and (F) an Encroachment into the public right-of-way for a marquee sign on 699 Prince Street; zoned: CD/Commercial Downtown.

Applicant: J. River 699 Prince Street, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [DSUP2018-0003 Staff Report](#)  
[DSUP2018-0003 Site Plans](#)  
[DSUP2018-0003 Additional Materials](#)

## New Business

### 5 **Please Note: Docket Items #5 and #8-#16 will be continued at the October 4 Planning Commission Hearing**

Environmental Action Plan Phase 1 Update

Public hearing and consideration of the Phase 1 updates to the Green Building and Land Use and Open Space chapters of the City's Environmental Action Plan. Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services, General Services, and Recreation, Parks, and Cultural Activities.

**Attachments:** [EAP Phase I Update Staff Report](#)  
[EAP Phase I Update Additional Materials](#)

- 6 Text Amendment #2018-0007  
Lighting for Congregate Recreational Facilities  
(A) Initiation of a text amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to: add new section 2-129.1 defining congregate recreational facilities; amend section 6-105 to delete the definition of congregate recreational facilities in the POS/Public open space and community recreation zone; add a new subsection 6-105(K) to replace special uses in the POS/Public open space and community recreation zone not included in the proposed congregate recreational facilities definition; and add a new subsection 6-403(F) to add lighting for congregate recreational facilities as a special use in height districts. Staff: City of Alexandria Department of Planning & Zoning

**Attachments:** [TA2018-0007 Staff Report](#)  
[TA2018-0007 Additional Materials](#)

- 7 Development Special Use Permit #2017-0016  
3330 King Street (Parcel Address 3300 King Street) - Parker-Gray Stadium Modernization at T.C. Williams High School  
Public hearing and consideration of requests for: (A) a development special use permit amendment and site plan to demolish existing accessory buildings and construct new accessory buildings including restrooms, concessions, press box and ticket vending and construct associated site improvements including pedestrian access, track improvements, sound system upgrades, athletic field lighting and site

lighting; (B) if Text Amendment #2018-0007 is approved, a special use permit to increase the height of athletic field light poles to 80 feet pursuant to proposed Zoning Ordinance Section 6-403(F) or if Text Amendment #2018-0007 is not approved, a special use permit to increase the height of athletic field light poles to 60 feet pursuant to Zoning Ordinance Section 7-2100; zoned R 20/Single family residential.

Applicant: Alexandria City Public Schools (ACPS)

**Attachments:** [DSUP2017-0016 Staff Report](#)  
[DSUP2017-0016 Site Plans](#)  
[DSUP2017-0016 Additional Materials](#)

8

Development Special Use Permit #2018-0011

409 North Pitt Street (blocks bounded by North Pitt Street, North Royal Street, Princess Street, and Pendleton Street) - Chatham Square

Public hearing and consideration of a request for a Development Special Use Permit to amend DSUP #2002-0029 to delete conditions prohibiting residents from obtaining residential parking permits; zoned CRMU/X/Commercial Residential Mixed Use.

Applicant: Chatham Square Homeowners Association

**Attachments:** [DSUP2018-0011 Staff Report](#)  
[DSUP2018-0011 Additional Materials](#)

9

Master Plan Amendment #2018-00005

Text Amendment #2018-00006

Coordinated Development District Concept Plan Amendment #2018-00004

Development Special Use Permit #2017-00019

Transportation Management Plan Special Use Permit #2018-00065

Special Use Permit #2018-00082

2000 North Beauregard Street - Monday Properties

Public hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the use to include residential uses at the site and to increase the height; (B) initiation of and an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the framework streets to remove the parallel road in the Adams Neighborhood; (C) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) for CDD #21 to change the height reference from the Beauregard Urban Design Standards and Guidelines to the Beauregard Small Area Plan; (D) an amendment to a previously approved (CDD #2012-0003) CDD #21 Concept Plan to amend the Adams Neighborhood Development Summary, Interim Transitway Plan and Proposed Transportation Improvements to reflect conversion of office to residential uses, revised street alignments and the removal of the parallel road in the Adams Neighborhood; (E) a development special use permit and site plan with modifications to construct a multi-family residential building, including a special use permit request for more than one mechanical penthouse (F) a special use permit for a transportation management plan for Tier 2 (multi-family building); and (G) a special

use permit for a coordinated sign program; zoned: CDD #21/Coordinated Development District #21.

Applicants: City of Alexandria (Text Amendment, Master Plan amendment for framework streets only). Monday Properties, represented by Jonathan Rak, attorney

**Attachments:** [MPA2018-0005 Staff Report](#)  
[MPA2018-0005 Site Plans](#)  
[MPA2018-0005 CDD Concept Plan](#)  
[MPA2018-0005 Additional Materials](#)

10

Rezoning #2017-0003

1, 11, 44, 66 and 99 Canal Center Plaza - Canal Center Rezoning

Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 1, 11, 44, 66 and 99 Canal Center Plaza from W-1 to CRMU-H with proffers.

Applicant: Canal Center LL, LLC, represented by, Kenneth W. Wire, attorney.

**Attachments:** [REZ2017-0003 Staff Report](#)  
[REZ2017-0003 Additional Materials](#)

## Other Business

11

Commissioner's Reports, Comments, and Questions.

## Minutes

12

Consideration of the minutes from the June 5, 2018 Planning Commission meeting.

**Attachments:** [June 5, 2018 Minutes](#)

13

Consideration of the minutes from the September 4, 2018 Planning Commission meeting.

**Attachments:** [September 4, 2018 Minutes](#)

14

Consideration of the minutes from the September 6, 2018 Planning Commission meeting.

**Attachments:** [September 6, 2018 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.*

SUP #2018-0080

814 North Fairfax Street

Request for a new use of a restaurant

Applicant: Zongmin Li  
Approved: 09/12/2018

SUP #2018-0081  
2415 Eisenhower Avenue  
Request for a new use of a child care  
Applicant: Excel Preparatory Preschool Academy  
Approved: 09/12/2018

SUP #2018-0083  
720 Jefferson Street  
Request for new use of a restaurant  
Applicant: Asfaw Biadgeien  
Approved: 09/12/2018