

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, November 4, 2021

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.

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar):

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.

Registration Link:

https://zoom.us/webinar/register/WN_zw_g2sPzT-SPepyyO3m79w

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 945 2638 3705

Password: 603085

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_K4ekPEDPS0a0SgbQdUSx_w

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 980 0293 3400

Password: 884342

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 Gloria.Sitton@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 7:05 p.m., with Commissioner Manor arriving at 7:06 p.m. All other members were present at the call to order.

Consent Calendar

2

Subdivision #2021-00005
 765 John Carlyle Street - Block P
 Public Hearing and consideration of a request for a ground and vertical Subdivision; zoned: CDD #1/Coordinated Development District #1.
 Applicant: Carlyle Plaza, LLC, represented by Jonathan P. Rak, attorney

Attachments: [SUB2021-00005 Staff Report](#)
 [SUB2021-00005 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2021-00005, as submitted. The motion carried on a vote of 7-0.

New Business

3

Staff has requested for deferral of this item.
 Master Plan Amendment #2021-00012 (Translation services from English to Spanish will be provided)
 Arlandria-Chirilagua Small Area Plan
 (A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of the creation of the Arlandria-Chirilagua Small Area Plan Chapter of the City’s Master Plan, including the relevant portions of the Four Mile Run Restoration Master Plan, and an amendment to Potomac West Small Area Plan Chapter of the City’s Master Plan to remove the area that will become the Arlandria-Chirilagua Small Area Plan.
 Applicant: City of Alexandria, Department of Planning & Zoning

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Master Plan Amendment #2021-00012 .

The motion carried on a vote of 7-0.

4

Master Plan Amendment #2021-00008

Sanitary Sewer Master Plan Update

(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of an amendment to the Sanitary Sewer Master Plan Chapter of the City’s Master Plan which includes updates to sanitary sewer programs, strategies, and recommendations.

Applicant: City of Alexandria, Department of Transportation & Environmental Services

Attachments: [MPA2021-00008 Staff Report](#)
 [MPA2021-00008 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00008. 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 adopt a resolution to recommend approval of Master Plan Amendment #2021-00008, as submitted. The motion carried on a vote of 7-0.

5

Special Use Permit #2021-00064

2406 Terrett Avenue

Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot; zoned: R-2-5/Single-and two-family.

Applicants: Artur Kalil and Andreia Rauta

Attachments: [SUP2021-00064 Staff Report](#)
 [SUP2021-00064 Additional Materials](#)
 [SUP2021-00064 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00064, as submitted. The motion carried on a vote of 6-0, with Commissioner Manor absent.

6

Subdivision #2021-00006

514, 516 and 518 South Fairfax Street

Public Hearing and consideration of a request to re-subdivide three existing lots into two lots with variations; zoned: RM/Townhouse.

Applicant: Ann Morton Habliston, Trustee under the Young Family Trust Agreement dated December 23, 2006, as amended, represented by Duncan W.

Blair, attorney

Attachments: [SUB2021-00006 Staff Report](#)
 [SUB2021-00006 Additional Materials](#)
 [SUB2021-00006 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2021-00006, as amended. The motion carried on a vote of 7-0.

7

Development Site Plan #2021-00006

Subdivision #2021-00004

205, 205A, and 207 Duncan Avenue - Darden Towns by MSG Properties

Public Hearing and consideration of a request for; (A) a Development Site Plan with modification to reduce the side-yard setback and; (B) a Subdivision to construct four townhomes; zoned: CL/Commercial low.

Applicant: Duncan Avenue, LLC, represented by Duncan W. Blair, attorney

Attachments: [DSP2021-00006 Staff Report](#)
 [DSP2021-00006 Site Plan](#)
 [DSP2021-00006 Additional Materials](#)
 [DSP2021-00006 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve Development Site Plan #2021-00006 and Subdivision #2021-00004, as submitted. The motion carried on a vote of 7-0.

8

Development Special Use Permit #2021-10025

Transportation Management Plan Special Use Permit #2021-00084

2610 Richmond Highway, 420 and 300 Swann Avenue - Oakville Townhomes, Block D

Public Hearing and consideration of a request for: (A) a Development Special Use Permit with site plan and subdivision to construct 84 townhomes, outdoor amenity spaces, various pedestrian improvements, and associated private street(s), including a Special Use Permit for more than eight (8) townhouses in a row; and with modifications to the design guidelines and to vision clearance triangles (B) a Special Use Permit for a Transportation Management Plan for Tier 1 TMP (84 Townhomes); zoned: CDD #24/Coordinated Development District #24.

Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

- Attachments:** [DSUP2021-10025 Staff Report](#)
 [DSUP2021-10025 Site Plan](#)
 [DSUP2021-10025 Additional Materials](#)
 [DSUP2021-10025 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10025 and Transportation Management Plan Special Use Permit #2021-00084, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Other Business

9 Commissioner’s Reports, Comments & Questions

Minutes

10 Consideration of the minutes from the October 5, 2021 Planning Commission meeting.

- Attachments:** [October 5, 2021 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of October 5, 2021, as submitted. The motion carried on a vote of 6-0, with Commissioner Manor absent.

11 Adjournment

The Planning Commission meeting was adjourned at 9:22 p.m.

12 Administrative Approvals

Special Use Permit #2021-00086
 207 Hoffman Street
 Administrative Special Use Permit request for a Minor Amendment of a Restaurant; zoned: CDD #2/Coordinated Development District #2.
 Proposed Business Name: &pizza
 Applicant: Adam Peck
 Planner: Rachel Drescher
 Status: Approved 10/18/2021

Special Use Permit #2021-00072
 128 North Pitt Street
 Administrative Special Use Permit request for a New Use of a restaurant; zoned:

CD/Commercial Downtown.

Proposed Business Name: Call Your Mother Deli

Applicant: Nikki Rapport

Planner: Rachel Drescher

Status: Approved 10/1/2021

Special Use Permit #2020-00027

4661 Kenmore Avenue

Current Business Name: HRSE-Campmed Alexandria Land, LLC

Administrative Special Use Permit request for a New Use for valet parking; zoned:
OCH/Office Commercial High.

Applicant: HRSE-Campmed Alexandria Land, LLC

Planner: Ann Horowitz

Status: Approved 10/19/2021

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.