

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, February 5, 2019

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.

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 #2018-0110
605 Prince Street - The Prince Street Inn
Public hearing and consideration of a request for a special use permit for an apartment hotel; zoned: CD/ Commercial Downtown.
Applicant: Billy Klipstein, LLC., represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0110 Staff Report](#)

- 3 Development Special Use Permit #2018-0024
5740 Edsall Road - Edsall Shell
Public hearing and consideration of a request for an extension and update to conditions of previously-approved Development Special Use Permits #2011-0032 and #2015-0030 to construct a full-service gas station with a convenience store and a drive-through carwash facility; zoned: CG/ Commercial General.
Applicant: NOVA Petroleum Realty, LLC., represented by M. Catharine Puskar, attorney

Attachments: [DSUP2018-0024 Staff Report](#)
[DSUP2018-0024 Site Plan](#)

New Business

- 4 Discussion Item: Landmark Mall Re-Planning Process
Discuss the planning process, community input to date, and next steps.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Landmark Mall Re-Planning Process Presentation](#)

- 5 Special Use Permit #2018-0111
105 and 107 North Union Street - Outdoor Food and Crafts Market
Public hearing and consideration of a request for a special use permit for an outdoor food and crafts market; zoned: CD/Commercial Downtown and WPR/Waterfront Park and Recreation.
Applicant: ARP Waterfront, LLC.

Attachments: [SUP2018-0111 Staff Report](#)
[SUP2018-0111 Additional Materials](#)

- 6** Text Amendment #2018-0013
Creation of the RMF/Residential Multifamily Zone to Incentivize Provision of Affordable Housing
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-400(B)(3) for purposes of calculating floor area and density for the RMF zone, add Section 2-128.1 to define committed affordable housing, and add Section 3-1400 to create the RMF/Residential Multifamily zone which provides land areas for multifamily residential development with limited neighborhood serving commercial uses and allows increased floor area in exchange for the provision of affordable housing.
Staff: City of Alexandria Department of Planning and Zoning
Attachments: [TA2018-0013 Staff Report](#)
[TA2018-0013 Additional Materials](#)

- 7** Text Amendment #2018-0011
Proposed Changes to Height and Front Setback Regulations
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the following definitions sections 2-119 (average finished grade), 2-119.1 (average pre-construction grade), 2-154 (height of building), 2-193 (setback ratio), 2-204 (yard), and 2-205 (front yard); amend sections 3-106, 3-206, 3-306, 3-406, 3-506, 3-606 and 3-706 related to front yard, height and threshold height regulations; amend section 6-403 related to roof decks and penthouses; delete sections 7-2502 and 7-2503 related to infill regulations for single and two-family residential zones; amend portions of section 11-1302 related to special exceptions; and to add new sections 2-122.1 to define contextual block face, 2-154.1 to define threshold height, 2-170.1 to define lot frontage, and 2-170.2 to define lot width.
Staff: City of Alexandria Department of Planning & Zoning
Attachments: [TA2018-0011 Staff Report](#)
[TA2018-0011 Additional Materials](#)

Other Business

8 Commissioner's Reports, Comments, and Questions.

Minutes

- 9** Consideration of the minutes from the January 3, 2019 Planning Commission meeting.
Attachments: [January 3, 2019 Minutes](#)

10 Adjournment**11 Administrative Approvals**

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

Special Use Permit #2018-0115

1605 King Street

Request for a new use for a restaurant

Applicant: Fresh Eats, LLC

Approved: 01/14/2019

Special Use Permit #2018-0013

207 King Street

Request for a minor amendment for additional operating hours

Applicant: Elizabeth Myllenbeck

Approved: 12/31/2018

Special Use Permit #2018-0019

530 First Street

Request for a change of ownership

Applicant: FASM Fitness, LLC

Approved: 01/22/2019

**For reasonable disability accommodation, contact
Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**