

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, June 25, 2019

7:00 PM

Sister Cities Conference Room (Room 1101)

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 #2019-0034
3830 Seminary Road - Hahu Language Center
Public hearing and consideration of a request for a special use permit to operate a commercial private school; zoned: R-20/ Single-family.
Applicant: Eyoel Tesfaye
Attachments: [SUP 2019-0034 Staff Report](#)
- 3** Special Use Permit #2019-0035
413 West Windsor Avenue - Single-Family Residence
Public hearing and consideration of a request for a special use permit to construct a single-family dwelling on a developed substandard lot; zoned: R-8/ Single-family.
Applicant: Daryl and Carolyn Andrews, represented by Gaver Nichols, architect
Attachments: [SUP2019-0035 Staff Report](#)
[SUP2019-0035 Additional Materials](#)
- 4** Special Use Permit #2019-0038
1 Cameron Street (Parcel Address: 5 Cameron Street) - Chart House
Public hearing and consideration of a request for a special use permit for outdoor speakers at an existing restaurant (amending SUP #1944); zoned: CD/ Commercial Downtown.
Applicant: Alexandria Waterfront Associates Limited Partnership, represented by Duncan W. Blair, attorney
Attachments: [SUP2019-0038 Staff Report](#)
- 5** Special Use Permit #2019-0040
3540 Wheeler Avenue - ACPS School Bus Facility
Public hearing and consideration of a request for a special use permit to expand a breakroom at the existing noncomplying use for general automotive repair and motor vehicle storage uses; zoned: I/ Industrial and POS/ Public Open Space and Community Recreation.
Applicant: Alexandria City Public Schools, represented by H. (Skip) Maginniss, architect

- Attachments:** [SUP2019-0040 Staff Report](#)
- 6** Special Use Permit #2019-0041
200 Stovall Street - Stovall Street Food Hall
Public hearing and consideration of a request for a special use permit to operate a restaurant with live entertainment; zoned: CDD #2/ Coordinated Development District #2.
Applicant: Scott Shaw
Attachments: [SUP2019-0041 Staff Report](#)
- 7** Encroachment #2019-0001
500 Wolfe Street - Encroachment
Public hearing and consideration of a request for an encroachment into the public right-of-way to install a fence; zoned: RM/ Townhouse.
Applicant: Elena and Amanda Delle Donne
Attachments: [ENC2019-0001 Staff Report](#)
[ENC2019-0001 Additional Materials](#)
- 8** Subdivision #2019-0003
2911 and 2915 Holly Street
Public hearing and consideration of a request for a subdivision with a variation to subdivide four existing lots into three lots; zoned: R-8/Single-family.
Applicant: Christian Cerria, represented by Kenneth W. Wire, attorney
Attachments: [SUB2019-0003 Staff Report](#)
[SUB2019-0003 Additional Materials](#)
- 9** Development Site Plan #2019-0010
1709 Russell Road - First Church of Christ, Scientist
Public hearing and consideration of a request for a development site plan to construct a 5 space parking lot; zoned: R-5/ Single-family.
Applicant: First Church of Christ, Scientist, represented by David F. Maune
Attachments: [DSP2019-0010 Staff Report](#)
[DSP2019-0010 Site Plan](#)
[DSP2019-0010 Additional Materials](#)
- 10** Development Special Use Permit #2019-0018
Encroachment #2019-0002
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5 Amendment
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to reduce the height of the West Tower Building of the mixed-use retail and residential complex approved in

DSUP#2017-0023, including special use permit requests to increase the height of mechanical penthouses and the number of penthouses requested; and (B) an encroachment into the public right-of-way for residential balconies and architectural projections; zoned: CDD #2/Coordinated Development District #2.

Applicant: HTC 4/5 Project Owner LLC, represented by Duncan W. Blair, attorney

Attachments: [DSUP2019-0018 Staff Report](#)
[DSUP2019-0018 Site Plan](#)

Unfinished Business and Items Previously Deferred

- 11** Environmental Action Plan Phase 2 Update
Public hearing and consideration of the Phase 2 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 2 Update Staff Report](#)
[EAP Phase 2 Update Additional Materials](#)

New Business

- 12** City Charter Section 9.06 Case #2019-0001
1201 & 1203 Janney's Lane
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: Alexandria City Public Schools

Attachments: [Section 9.06 Case #2019-0001 Staff Report](#)

- 13** **The applicant has requested a deferral for this item.**

Special Use Permit #2019-0039
Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion
Public hearing and consideration of a request for a special use permit to replace and expand a facility used for the docking or berthing of boats or ships; zoned: W-1/Waterfront mixed use.

Applicant: Old Dominion Boat Club (ODBC), represented by Duncan W. Blair,

attorney

Attachments: [SUP2019-0039 Application Materials](#)

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Text Amendment #2019-0004

Rezoning #2019-0005

Coordinated Development District Conceptual Design Plan #2019-0002

600 South Pickett Street - Greenhill South CDD

Public hearing and consideration of requests for: (A) the initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish Coordinated Development District (CDD) #28; (B) an amendment to the official zoning map to change the zone from I/ Industrial zone to CDD#28/ Coordinated Development District #28; and (C) a request for a Coordinated Development District Conceptual Design Plan; zoned I/ Industrial .

Applicants: City of Alexandria (Text Amendment only) and Greenhill Capital Corp., represented by Mary Catherine Gibbs, attorney

Attachments: [CDD2019-0002 Staff Report](#)

[CDD2019-0002 Site Plan](#)

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Development Special Use Permit #2018-0020

100 Madison Street, 501 North Union Street, 100 Jones Point Drive, 1460 & 1500 Duke Street, 370, 500, 590, 600, & 800 Holland Lane, and 1500 & 1600

Eisenhower Avenue- RiverRenew Combined Sewer Remediation Project

Public hearing and consideration of a request for a development special use permit and site plan for a utility consisting of three outfall locations that include construction for above-grade development and equipment access points for the combined sewer outfall project; zoned: W-1/ Waterfront Mixed Use, WPR/ Waterfront Park and Recreation, CDD #1/ Coordinated Development District #1, RB/ Townhouse, UT/ Utilities and Transportation, OCH/ Office Commercial High, CD/ Commercial Downtown, OCM(100)/ Office Commercial Medium (100).

Applicant: Alexandria Renew Enterprises, represented by Jonathan P. Rak, attorney

Attachments: [DSUP2018-0020 Staff Report](#)

[DSUP2018-0020 Site Plan](#)

[DSUP2018-0020 Additional Materials](#)

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Master Plan Amendment #2019-0002

Rezoning #2019-0003

Coordinated Development District Conceptual Design Plan #2019-0003

Development Special Use Permit #2018-0028

Transportation Management Plan Special Use Permit #2019-0033

2393, 2395, 2403, 2415, and 2421 Mill Road - Eisenhower East Small Area Plan Amendment and WMATA Office Building - Block 15A
Public hearing and consideration of requests for: (A) Initiation of a Master Plan Amendment; (B) Public hearing and consideration of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan to divide Block 15 into Blocks 15 and 15A; (C) amendments to the official zoning map to change the zoning for a portion of 2393 Mill Road from UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2, for 2395 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100) /Office Commercial Medium (100) zone and UT/ Utilities and Transportation to CDD #2/Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2, and for a portion of 2421 Mill Road from OCM(100)/ Office Commercial Medium and UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation; (D) an amendment to Coordinated Development District #2 to add Block 15A; (E) a Development Special Use Permit and site plan to construct a new office building with above-grade parking; (F) a Transportation Management Plan Special Use Permit for the proposed construction; zoned: OCM(100)/ Office Commercial Medium (100) & UT/Utilities and Transportation.

Applicant: City of Alexandria (Master Plan Amendment only) and Washington Metropolitan Area Transit Authority (WMATA), represented by Jonathan P. Rak, attorney

Attachments: [DSUP2018-0028 Staff Report](#)
[DSUP2018-0028 Site Plan](#)
[DSUP2018-0028 Additional Materials](#)

17 Other Business

Commissioner's Reports, Comments, and Questions.

Minutes

18 Consideration of the minutes from the June 4, 2019 Planning Commission meeting.

19 Adjournment

20 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 #2019-0037

102 S. Patrick Street

Request for change of ownership for a restaurant

Applicant: Sarah Moore

Approved: 05/09/2019

Special Use Permit #2019-0044

1800 Diagonal Road

Request for new use for a restaurant

Applicant: For Five Alexandria LLC

Approved: 06/07/2019

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