

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

**Tuesday, September 3, 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](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 #2019-0042  
607 & 609 North Alfred Street (Parcel Address: 607 North Alfred Street) - Parking Reduction and Lot Modifications  
Public hearing and consideration of a request for a special use permit for a parking reduction and lot modifications for the construction of two single-family dwellings; zoned: RB/Townhouse.

Applicant: Deyi Awadallah

**Attachments:** [SUP2019-0042 Staff Report](#)

- 3 Special Use Permit #2019-0061  
1400 Duke Street - Executive Diner  
Public hearing and consideration of a request for additional outdoor seating at an existing restaurant (amending SUP #2018-0116); zoned: OCM (50)/Office commercial medium (50).

Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney

**Attachments:** [SUP2019-0061 Staff Report](#)

### Unfinished Business and Items Previously Deferred

- 4 **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](#)

### New Business

- 5 Informational Item: A Discussion of regional housing initiatives and the City's commitment to increasing the production of all housing, including affordable housing, over the next decade.  
Staff: City of Alexandria, Department of Planning & Zoning  
**Attachments:** [Regional Housing Memo to the Planning Commission](#)  
[Regional Housing Initiative Presentation](#)
- 6 Discussion Item: FY 2020 Interdepartmental Long-Range Work Program Updates: Housing and Small Business Zoning  
Staff: City of Alexandria, Department of Planning & Zoning  
**Attachments:** [LRPWP Memo to the Planning Commission](#)
- 7 Text Amendment #2019-0005  
Fall 2019 Zoning Ordinance Practical Updates  
Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add definitions for public school (Section 2-187.2) and solar energy system (Sections 2-194.1); to amend the definition of structure, subordinate (Section 2-197.3) and floor area (Section 2-145); to amend Section 4-1203 to add public school as a special use in the I/Industrial zone; to amend Section 7-101 to permit solar energy systems as an accessory use; to amend Section 7-202 to permit open stairs within required yards; to amend Section 7-300 to permit a certain number of customers and employees within home occupations; to amend Section 8-200 to add parking standards for private, academic and public collegiate school uses and to reference section VIII.  
Applicant: City of Alexandria, Department of Planning & Zoning  
**Attachments:** [TA2019-0005 Staff Report](#)
- 8 Special Use Permit #2019-0063  
3601 Richmond Highway - Virginia Polytechnic Institute and State University  
Public hearing and consideration of a request for a special use permit to operate a public school; zoned: CDD #19/ Coordinated Development District #19.  
Applicants: Virginia Tech Foundation, Inc. and CPYR Shopping Center, LLC., represented by M. Catharine Puskar, attorney  
**Attachments:** [SUP2019-0063 Staff Report](#)
- 9 Development Special Use Permit #2019-0001  
Special Use Permit #2019-0062  
Transportation Management Plan Special Use Permit #2019-0046  
1300 & 1310 King Street  
Public hearing and consideration of a request for (a) a development special use permit

and site plan with modifications to construct a 31-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic townhouses for commercial use, including special use permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to allow for more than 75 percent compact spaces and a reduction of the number of required loading spaces for the commercial uses; (b) a special use permit for a restaurant; and (c) a special use permit for a transportation management plan; zoned: KR/ King Street Urban Retail.

Applicant: 1300 King, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [DSUP2019-0001 Staff Report](#)  
[DSUP2019-0001 Site Plan](#)  
[DSUP2019-0001 Additional Materials](#)

**10**

Master Plan Amendment #2019-0005

Coordinated Development District Conceptual Design Plan #2019-0004

Development Special Use Permit #2019-0019

200 Stovall Street - Hoffman Town Center Block 6A

Public hearing and consideration of requests for: (A) Initiation of a master plan amendment; (B) a Coordinated Development District conceptual design plan (amending CDD Concept Plan #2019-0003); and (C) a development special use Permit with site plan (amending DSUP #2017-0015) to allow coworking offices in ground floor retail areas; zoned: CDD #2/Coordinated Development District #2.

Applicant: Perseus Realty, LLC, represented by Kenneth W. Wire, attorney

**Attachments:** [DSUP2019-0019 Staff Report](#)  
[DSUP2019-0019 Floor Plan](#)

**11**

Development Special Use Permit #2019-0013

1500 Eisenhower Avenue - Alexandria Renew Enterprises

Public hearing and consideration of a request for a development special use permit with site plan (amending DSUP #2009-0017) to construct a Tunnel Dewatering Pumping Station for the RiverRenew Combined Sewer Remediation Project including special use permits for an increase in building height and a parking reduction; zoned: UT/ Utilities and Transportation.

Applicant: Alexandria Renew Enterprises, represented by Caitlin Feehan

**Attachments:** [DSUP2019-0013 Staff Report](#)  
[DSUP2019-0013 Site Plan \(Updated\)](#)  
[DSUP2019-0013 Additional Materials](#)

**12 Other Business**

Commissioner's Reports, Comments, and Questions.

**Minutes**

- 13** Consideration of the minutes from the June 4, 2019 Planning Commission meeting.

**Attachments:** [June 4, 2019 Minutes](#)

- 14** Consideration of the minutes from the June 25, 2019 Planning Commission meeting.

**Attachments:** [June 25, 2019 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.*

Special Use Permit #2019-0065

2607 Mount Vernon Avenue

Request for a change of ownership for a restaurant

Applicant: Sanjjav Oyuntsetseg

Approved: 8/16/2019

Special Use Permit #2019-0064

710 King Street

Request for a minor amendment for additional operating hours

Applicant: William Gross

Approved: 8/2/2019

Special Use Permit #2019-0060

110 South Pitt Street

Request for a minor amendment for a change of ownership for a restaurant

Applicant: WS 110 Pitt LLC

Approved: 8/5/2019

Special Use Permit #2019-0058

225 Reinekers Lane

Request for a minor amendment to increase outdoor and indoor seating

Applicant: Seok Yoon Chang

Approved: 8/2/2019

Special Use Permit #2019-0056

322 North Alfred Street

Request for a minor amendment to increase the number of students

Applicant: Bright Mind Daycare

Approved: 7/18/2019

Special Use Permit #2019-0055

5107 Sutton Place

Request for a new use for a childcare

Applicant: Vanessa Gutierrez

Approved: 7/17/2019

Special Use Permit #2019-0054

1472 North Beauregard Street

Request for a new use for outdoor dining

Applicant: Thomas R Voskuil

Approved: 7/25/2019

Special Use Permit #2019-0053

515 A Braddock Road

Request for a new use for a restaurant

Applicant: No No LLC

Approved: 07/16/2019

Special Use Permit #2019-0052

5412 Eisenhower Ave

Request for a minor amendment for on premises alcohol sales

Applicant: Amusement Enterprise

Approved: 07/16/2019

Special Use Permit #2019-0051

215 South Union Street

Request for a minor amendment for on premises alcohol sales

Applicant: American Real Estate and Investment, LLC

Approved: 7/31/2019

Special Use Permit #2019-0050

605 Prince Street

Request for a minor amendment to minimal enlarge the building for the

apartment/hotel use

Applicant: Billy Klipstein LLC

Approved: 7/19/2019

Special Use Permit #2019-0045

530 First Street

Request for a minor amendment to a previously approved coordinated sign program

special use permit (SUP2015-0115)

Applicant: CG First Street LP

Approved: 08/02/2019

Special Use Permit #2019-0020

305 South Washington Street

Request for a minor amendment for additional hours of operation and additional outdoor seating for a restaurant

Applicant: Michael Strutton

Approved: 7/12/2019

**For reasonable disability accommodation, contact**

**Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**