

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 .

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](#)
- 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](#)

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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](#)

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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](#)

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.

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.**