

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, October 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 #2019-0043  
2500 North Van Dorn Street - Our First Steps Day Care Center  
Public Hearing and consideration of a request for a Special Use Permit to operate a day care center; zoned: RC/High density apartment.  
Applicant: Zuleima L. Villa  
**Attachments:** [SUP2019-0043 Staff Report](#)  
[SUP2019-0043 Additional Materials \(updated 10.2.2019\)](#)
- 3** Special Use Permit #2019-0066  
417 North Washington Street - Parking Reduction for a Single-Family Dwelling  
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction; zoned: CL/Commercial low.  
Applicant: Brian Fowler, represented by James Palmer, agent  
**Attachments:** [SUP2019-0066 Staff Report](#)
- 4** Special Use Permit #2019-0067  
805 King Street - Apartment Hotel and Parking Reduction  
Public Hearing and consideration of a request for a Special Use Permit to operate an apartment hotel with a parking reduction; zoned: KR/ King Street urban retail.  
Applicant: Old Town 1, LLC, represented by Robert Brant, attorney  
**Attachments:** [SUP2019-0067 Staff Report](#)
- 5** Development Special Use Permit #2018-0012  
1101 and 1102 Finley Lane - Pickett's Ridge Phase II - Fourth Extension  
Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update standard conditions under Development Special Use Permit #2015-0017; zoned: R-20/ Single-Family.  
Applicant: Sutton Building Corporation  
**Attachments:** [DSUP2018-0012 Staff Report](#)  
[DSUP2018-0012 Site Plan](#)  
[DSUP2018-0012 Additional Materials \(updated 10.3.2019\)](#)

- 6** Development Site Plan #2018-0026  
2300 Richmond Highway and 300 Block of East Raymond Avenue - Mount Jefferson Park Improvements  
Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance of Development Site Plan #2015-0025 to improve Mount Jefferson Park; zoned: POS/ Public Open Space and Community Recreation.  
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities  
**Attachments:** [DSP2018-0026 Staff Report](#)  
[DSP2018-0026 Site Plan](#)

## New Business

- 7** City Charter Section 9.06 Case #2019-0002  
912, 916 and 920 King Street and 116 South Henry Street  
Public Hearing and consideration of a request for Planning Commission to review whether the proposed sale of property by the City of Alexandria to Galena Capital Partners, LLC 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: City of Alexandria  
**Attachments:** [City Charter Section 9.06 Case #2019-0002 Staff Report](#)
- 8** Small Business Practical Updates  
Discussion item to consider for amendments to the Zoning Ordinance regarding business uses.  
Staff: City of Alexandria, Department of Planning & Zoning
- 9** Text Amendment #2019-0006  
Fences on Corner lots, Fences with Zone Transition, Height of Accessory Structures in Required Yards, and Sheds and Other Small Accessory Buildings in the Historic District  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II (Definitions) to address arbors, pergolas, and trellises; amend Section 7-202(A)(1) to increase the height of open fences in required yards; amend Section 7-202(A)(5) to set an allowable height for arbors and trellises and to allow -pergola- in all required yards; amend Section 7-202(B)(4)(c) to allow on properties located in the historic district accessory structures within the five foot setback for structures facing a shared

property line with windows lower than eight feet; amend Section 7-202(D) to correct citation to the Zoning Ordinance ; amend Section 7-801 to change how vision clearance is calculated; amend Section 7-902(C) to allow fences and accessory private walls within 100 feet of a residential zone line; and amend Section 7-1700 to add a section allowing fences on through lots and clarifying language and images for fences on corner lots.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [TA2019-0006 Staff Report](#)  
[TA2019-0006 Additional Materials \(updated 10.3.2019\)](#)

**10**

Subdivision #2019-0005

502 North Quaker Lane

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned: R-20/ Single-Family.

Applicant: Charles R. Hooff, III, represented by M. Catharine Puskar, attorney

**Attachments:** [SUB2019-0005 Staff Report](#)  
[SUB2019-0005 Additional Materials \(10.3.2019\)](#)

**11**

Special Use Permit #2017-0097

Encroachment #2019-0004

5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street -  
Virginia Paving Company Review

Public Hearing and consideration of (A) a review of a previously approved Special Use Permit (amending SUP #2010-0014) regarding the continued operation of an asphalt plant pursuant to Condition #75 of said Special Use Permit and (B) a request for various Encroachments into the public right-of-way on Courtney Avenue.; zoned: I/ Industrial.

Applicants: City of Alexandria, Department of Planning & Zoning (SUP Review) and Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney (Encroachment)

**Attachments:** [SUP2017-0097 Staff Report](#)  
[SUP2017-0097 Additional Materials \(updated 10.3.2019\)](#)

## **12 Other Business**

### **Minutes**

**13**

Consideration of the minutes from the September 3, 2019 Planning Commission meeting.

**Attachments:** [September 3, 2019 Minutes](#)

**14 Adjournment**

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