

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, March 3, 2020

7:00 PM

******This is a preliminary docket and is subject to change at any time******

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 .

Call To Order

Election of Planning Commission Officers for Chair and Vice Chair

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.

Unfinished Business and Items Previously Deferred

Discussion Item: Noise Ordinance Update

Staff: City of Alexandria, Department of Transportation & Environmental Services (T&ES)

Encroachment #2019-00004

5601 Courtney Avenue - Virginia Paving Company Encroachment

Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.

Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [ENC2019-0004 Application Materials](#)

New Business

Street Name Case #2019-00001

880 & 890 S. Pickett Street and 620 Burnside Place - New Street Names

Public Hearing and consideration of a request for a Street Name Case to name two new streets; zoned: CDD #26/Coordinated Development District #26.

Applicant: PS Southeast One, Inc., represented by Mark M. Viani, agent

Attachments: [SNC2019-00001 Application Materials](#)

Encroachment #2019-00011

430 South Pickett Street - Encroachment

Public Hearing and consideration of a request for an Encroachment into the public right of way adjacent to S. Pickett Street and Osprey Place for a seat wall and trench drain; zoned: CDD #17/Coordinated Development District #17.

Applicant: NGI-MDG Alexandria, LLC.

Attachments: [ENC2019-00011 Application Materials](#)

Vacation #2019-00002

2 East Mason Avenue - Vacation

Public Hearing and consideration of a request to vacate a portion of the public right-of-way adjacent to 2 East Mason Avenue to add area to residential front and side yards in order to erect a fence; zoned: RB/Townhouse.

Applicants: Elizabeth and Jesse Jardim

Attachments: [VAC2019-00002 Application Materials](#)

Special Use Permit #2019-00118**105 North Union Street - Riverside Taco Amendment**

Public Hearing and consideration of a request to amend SUP2018-00111 to permit outdoor loudspeakers and live acoustic entertainment; zoned: CD/Commercial downtown.

Applicant: ARP Waterfront, LLC D/B/A Vola's Dockside Grill, represented by M. Catharine Puskar, attorney

Attachments: [SUP2019-00118 Application Materials](#)

Subdivision #2019-00022**1300 North Royal Street - Subdivision**

Public Hearing and consideration of a request for a Subdivision to subdivide an existing lot into three lots; zoned: UT/Utilities and transportation.

Applicant: Potomac Electric Power Company, represented by Duncan W. Blair, attorney

Attachments: [SUB2019-00022 Application Materials](#)

Zoning Text Amendment #2020-00002**Day Care Center Uses in the Mount Vernon Overlay Zone**

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to allow day care centers as a permitted use on the ground floor of properties located within the Mount Vernon Overlay provided that the use shall occupy no more than 30 feet frontage, and provided further that additional frontage space may be permitted with a special use permit.

Staff: City of Alexandria, Department of Planning & Zoning

Development Special Use Permit #2019-00016**226 & 228 West Glebe Road - Le Glebe**

Public Hearing and consideration of a request for a Development Special Use Permit with modifications to construct a mixed-use building with four (4) residential units, ground floor retail, and associated site improvements, including a Special Use Permit for an increase in height; zoned: CL/Commercial Low.

Applicant: West Glebe Rd LLC, represented by Kenneth W. Wire, attorney

Attachments: [DSUP2019-00016 Application Materials](#)
[DSUP2019-00016 Site Plan](#)

Development Special Use Permit #2019-00040
1701 and 1705 North Beauregard Street - Ferdinand T. Day School Gymnasium
Addition
Public Hearing and consideration of a request for a special use permit and a site plan
to construct an elevated gymnasium between the existing public school building and
parking structure (amending DSUP #2016-0039); zoned: CDD #4/Coordinated
Development District #4
Applicant: Alexandria City Public Schools (ACPS)

Attachments: [DSUP2019-00040 Application Materials](#)
[DSUP2019-00040 Site Plan](#)

Master Plan Amendment #2019-00008
Zoning Text Amendment #2020-00001
Coordinated Development District Concept Plan Amendment #2019-00008
Subdivision #2019-00021
3601 Potomac Ave - North Potomac Yard
Public Hearing and consideration of requests for: (A) An amendment to the North
Potomac Yard Small Area Plan chapter of the Master Plan to amend the use to
include public schools, to increase the height, amend the location of proposed uses,
and to amend the framework streets; (B) a Text Amendment to the Zoning Ordinance
to amend the provisions of Section 5-602(A) to modify the Maximum Height
regulations and Uses to Coordinated Development District #19; (C) Amendment to
the previously approved (CDD #2009-0001) CDD Coordinated Development
Design Plan #19 to amend the North Potomac Yard Neighborhood Development
Summary, Height Diagram, and Phasing Plan; (D) a Subdivision request to divide one
existing lot into two lots; (E) An amendment to the North Potomac Yard Design
Guidelines to provide an overlay chapter for North Potomac Yard Innovation District;
zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard
Small Area Plan)
Applicants: City of Alexandria (Text Amendment and Design Guidelines only); CPYR
Theater, LLC and CPYR Shopping Center LLC, represented by M. Catharine
Puskar, attorney; Virginia Tech Foundation, Inc, represented by Kenneth W. Wire,
attorney

Attachments: [MPA2019-00008 Application Materials](#)
[CDD2019-00008 Site Plan](#)

Other Business

Minutes

Adjournment

Information

Administrative Approvals

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

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