

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, March 3, 2020

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

- 2** 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.

- 3** Encroachment #2019-00011
430 South Pickett Street - Encroachment
Public Hearing and consideration of a request for an Encroachment into the public right-of-way on South Pickett Street for a seat wall and trench drain; zoned: CDD #17a/Coordinated Development District #17a.
Applicant: NGI-MDG Alexandria, LLC., represented by Nixon Jefferson, agent

Attachments: [ENC2019-00011 Staff Report](#)

- 4** Street Name Case #2019-00001
Redevelopment Site at 880 and 890 South Pickett Street and 620 Burnside Place - Construction of New Streets Named Azalea Avenue and Willow Alley
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 Staff Report](#)

- 5** 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

Attachments: [ZTA2020-00002 Staff Report](#)

- 6** 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 Staff Report](#)
[DSUP2019-00040 Site Plan](#)

Unfinished Business and Items Previously Deferred

- 7 Newport Village Resource Protection Area (RPA) Exception Request
4898 West Braddock Road
Public Hearing and consideration of a request for an exception, pursuant to Zoning Ordinance Section 13-119, to allow a new encroachment of up to 4,791 square feet of impervious surface in a Resource Protection Area (RPA) in connection with the future redevelopment of a multifamily residential property; zoned: RA/Multifamily.
Applicant: UDR Newport Village LLC, represented by Kenneth W. Wire, attorney
Attachments: [Newport Village RPA Exception Request Staff Report](#)
[Newport Village RPA Exception Request Additional Materials](#)

New Business

- 8 **Members of the public are invited to sign up to speak on this item.**
Discussion Item: Update on Initiatives to Support Production of Market and Affordable Housing
Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing
Attachments: [Memorandum](#)
[Additional Materials](#)
- 9 Special Use Permit #2019-00113
Riparian Area Adjacent to 1A Prince Street - Tall Ship Providence Pier
Public Hearing and consideration of a request for a Special Use Permit for facilities used for the docking and berthing of watercraft and privately owned public use buildings; zoned: WPR/Waterfront Park and Recreation.
Applicant: Tall Ship Providence Foundation, represented by M. Catharine Puskar, attorney
Attachments: [SUP2019-00113 Staff Report](#)
[SUP2019-00113 Additional Materials](#)
- 10 Special Use Permit #2019-00118
105 and 107 North Union Street - Riverside Taco
Public Hearing and consideration of a request to amend SUP #2018-00111 to permit

outdoor speakers and live acoustic entertainment; zoned: CD/Commercial downtown and WPR/Waterfront Park and Recreation zones.

Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2019-00118 Staff Report](#)

11

Subdivision #2019-00022

1300 North Royal Street- Subdivision

Public Hearing and consideration of a request for a Subdivision with a variation to subdivide one existing lot into three lots; zoned UT/Utilities and Transportation.

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

Attachments: [SUB2019-00022 Staff Report](#)

[SUB2019-00022 Additional Materials](#)

12

Development Special Use Permit #2019-00016

226 and 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 Staff Report](#)

[DSUP2019-00016 Site Plan](#)

[DSUP2019-00016 Additional Materials](#)

13 &

14

Master Plan Amendment #2019-00008

Subdivision #2019-00021

3601 Potomac Avenue and 3601 Richmond Highway - 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 facilitate the Virginia Tech Innovation Campus including an increase to heights; an amendment to square footages and locations of proposed uses; an amendment to the framework streets and location of pedestrian connections; and an amendment to the North Potomac Yard Urban Design Standards and Guidelines to add the North Potomac Yard Design Excellence addendum, and (B) a Subdivision to subdivide one existing lot into two lots; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan)

Applicants: City of Alexandria (Design Guidelines only); CPYR Theater, LLC and CPYR Shopping Center LLC, represented by M. Catharine Puskar, attorney

Attachments: [MPA2019-00008 Staff Report](#)
 [SUB2019-00021 Staff Report](#)
 [MPA2019-00008 Additional Materials](#)

Other Business

15 Commissioner's Reports, Comments & Questions

Minutes

16 Consideration of the minutes from the February 4, 2020 Planning Commission meeting.

17 **Adjournment**

18 **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 #2019-00115

2900 Potomac Avenue

Administrative Special Use Permit request for a new use for a temporary parking lot greater than 20 vehicles; zone CDD #10/Coordinated Development District #10.

Applicant: Jim D'Agostino

Status: Approved 2/19/2020

Special Use Permit #2019-00114

834 North Washington Street

Administrative Special Use Permit request for a change of ownership of an automobile service station; zoned: CDX/Commercial Downtown (Old Town North).

Applicant: Gasim Ali

Status: Approved 2/19/2020

Special Use Permit #2019-00106

5418 Duke Street

Administrative Special Use Permit request for a change of ownership of a restaurant; zoned CG/Commercial General.

Applicant: Long Gate, LLC

Status: Approved 1/29/2020

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

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.