

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, September 1, 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](mailto:PlanComm@alexandriava.gov).

## Work Session

The Planning Commission will hold a Work Session prior to the Public Hearing to discuss the following items: Inclusionary Zoning and North Potomac Yard Environmental Sustainability Master Plan. The session will begin at 5:30PM and go until approximately 7:00 PM.

## Call To Order

Election of Planning Commission Officer for 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

Zoning Text Amendment #2019-00007

Increased Density for Public School Sites

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 7-2100 to allow for an increase in density for public school use.

Staff: City of Alexandria, Department of Planning & Zoning

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:** [ENC2019-00004 Application Materials](#)

## New Business

Informational Item: Presentation of Housing Contributions Work Group Recommendations

Staff: City of Alexandria, Office of Housing

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 and along Commonwealth Avenue to add area to a residential side yard for a fence; zoned: RB/Townhouse.

Applicants: Elizabeth and Jesse Jardim

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

Zoning Text Amendment #2020-00003

Small Business Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections in Articles II - VIII, XI and XII to amend commercial use definitions, commercial use conditions and home occupation requirements and to change certain uses from requiring Special Use Permits and Administrative Use Permits to either Administrative Special Use Permits or permitted uses.

Staff: City of Alexandria, Department of Planning & Zoning

Zoning Text Amendment #2020-00005

Zoning Ordinance Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-700 to add to the list of zones the RMF Zone; to amend definitions for floor area (Section 2-145(A)(11) and (12)), medical care facilities (Section 2-174) and townhouse dwelling and two-family dwelling (Sections 2-138 and 2-140); to amend the RB and RM zone grandfathering provisions (Section 3-707(B) and 3-1108 (B)); to amend Section 3-1406 to add the effective date of the ordinance; to allow open porches meeting specific criteria in required side yards (Sections 7-202 and 11-302); to add Section 7-202(E) to allow fences taller than 6 feet between residential properties and certain other uses; to clarify provisions regarding fences on corner lots (Sections 7-1700, 7-1701 and 7-1702); to add Section 7-2600 to limit the percentage of a window that may be blocked by art, signs or other materials; to amend Section 11-804 to remove reference to a repealed law; to amend various provisions related to the Board of Zoning Appeals to comply with the Code of Virginia (Sections 11-1008, 11-1103, 11-1104, and 11-1207); to amend Section 12-101(B)(3) to expand the applicability of the residential reversion criteria; to amend Section 12-102(D) to correctly reference the KR zone and apply residential reuse to specific blocks along King Street.

Staff: City of Alexandria, Department of Planning & Zoning

Encroachment #2020-00003

1217 Colonial Avenue - Residential Encroachment

Public Hearing and consideration of a request for an Encroachment into the public right-of-way on Colonial Avenue for a retaining wall; zoned: RB/Townhouse.

Applicant: John D. Bullington, represented by Minturn Wright, attorney

**Attachments:** [ENC2020-00003 Application Materials](#)

Special Use Permit #2019-00107

300 King Street (Parcel Address: 302 King Street) - KISSO Asian Bistro

Public Hearing and consideration of a request for a Special Use Permit to increase the hours of operation and to add delivery vehicles at an existing grandfathered restaurant; zoned: KR/King Street Urban Retail.

Applicant: Ren Yong Cai

**Attachments:** [SUP2019-00107 Application Materials](#)

Special Use Permit #2020-00039

2050 Ballenger Avenue-Catholic University of America

Public Hearing and consideration of a request for a Special Use Permit for a private academic school; zoned: CDD#1/Coordinated Development District #1.

Applicant: The Catholic University of America, represented by David S. Houston, agent

**Attachments:** [SUP2020-00039 Application Materials](#)

Special Use Permit #2020-00045

3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue) - Hops 'N Shine

Public Hearing and consideration of a request for a Special Use Permit for outdoor live entertainment; increase in indoor and outdoor seats; increase in hours of indoor and outdoor hours of operation; an outdoor bar, outdoor cooking and outdoor games; and delivery vehicles for an existing restaurant (amending SUP #2017-0091); zoned: CG/Commercial General.

Applicant: Abe Hadjiesmaeloo

**Attachments:** [SUP2020-00045 Application Materials](#)

Development Site Plan #2019-00031

110 Callahan Drive - VRE Pedestrian Accessibility Improvements at Alexandria Union Station

Public Hearing and consideration of a request for a Development Site Plan with modification to the crown coverage requirement for platform improvements and two elevators; zoned: UT/Utilities and Transportation

Applicant: Virginia Railway Express

**Attachments:** [DSP2019-00031 Application Materials](#)  
[DSP2019-00031 Site Plan](#)

Development Special Use Permit #2019-00032

Special Use Permit #2020-00033

Transportation Management Plan Special Use Permit #2020-00034

912, 916 and 920 King Street - GCP King Street

Public Hearing and consideration of a request for (a) a Development Special Use Permit and site plan with modifications to construct a 30-unit multifamily building with ground-floor commercial uses, including Special Use Permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to provide all required parking spaces in the garage at 116 South Henry Street and a loading reduction to allow for reduced loading space ceiling height; (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: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSUP2019-00032 Application Materials](#)

[DSUP2019-00032 Site Plan](#)

Development Special Use Permit #2019-00033

Special Use Permit #2020-00036

116 South Henry Street - GCP Henry Street

Public Hearing and consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a 16-unit mixed-use retail/residential building with ground floor commercial uses facing South Henry Street, a three-unit multi-family residential building facing South Patrick Street and a 142-space automated parking garage, including special use permits for motor vehicle parking or storage for more than 20 vehicles for the six-story automated parking structure, to increase the number of dwellings per acre to no more than 54.45, to exceed the maximum parking requirement, and for a loading space reduction to allow reduced loading space ceiling height and modifications for open space, setbacks, crown coverage and street tree requirements; and (B) a Special Use Permit for a restaurant; zoned: CD/Commercial Downtown.

Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSUP2019-00033 Application Materials](#)

[DSUP2019-00033 Site Plan](#)

Development Site Plan #2020-00005

318 South Whiting Street (Parcel Address: 296 South Whiting Street) - Alexandria Station Clubhouse

Public Hearing and consideration of a request to construct an approximately 5,000 square foot clubhouse (amending SIT65-50); zoned: RCX/Medium Density

Apartment.

Applicant: Avanath Alexandria Station, LLC, represented by Duncan W. Blair, attorney

**Attachments:** [DSP2020-00005 Application Materials](#)  
[DSP2020-00005 Site Plan](#)

Development Special Use Permit #2020-00010

Rezoning #2020-00002

1009, 1101, 1201 & 1203 Janney's Lane and 1099 Francis Hammond Parkway -  
Douglas MacArthur Elementary School

Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the POS/Public open space and community recreation zone portion to R-8/Single-family zone at 1101 Janney's Lane, change the R-20/Single-family zone to R-8/Single-family zone at 1201 and 1203 Janney's Lane, and change the R-8/Single-family zone portion to POS/Public open space and community recreation zone at 1099 Francis Hammond Parkway; and (B) a Development Special Use Permit and site plan to demolish the existing building and construct a new public school, including Special Use Permits for an increase in floor area and height pursuant to Section 7-2100 of the Zoning Ordinance (if Text Amendment #2019-00007 is approved), to exceed the maximum parking requirement, an indoor and outdoor recreation facility and community center use, and modifications to the front and rear yard setbacks; zoned: R-8/Single-family, R-20/Single-family, and POS/Public Open Space and Community Recreation.  
Applicants: Alexandria City Public Schools and City of Alexandria

**Attachments:** [DSUP2020-00010 Application Materials](#)  
[DSUP2020-00010 Site Plan](#)

## Other Business

## Minutes

## Adjournment

## 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 [jackie.cato@alexandriava.gov](mailto:jackie.cato@alexandriava.gov) or (703) 746-3810, 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**