

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, October 6, 2020

7:00 PM

Electronic Public Hearing

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.

Public Participation

Due to the COVID-19 Pandemic emergency, the October 6, 2020 meeting of the Planning Commission and the October 17, 2020 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The Planning Commission meeting can be accessed by the public through the Zoom hyperlink found below, ~~broadcasted live on the government channel 70, and streaming on the City's website~~.*.

*Please note: On October 6, the Alexandria City Council Legislative Meeting will be broadcast live on government Channel 70. Due to this, the Planning Commission Public Hearing will not be broadcast on Channel 70 or streamed live on the City's website.

Planning Commission Public Hearing:

The Webinar will open at 6:30 PM to allow individuals to join while the Planning Commission hearing will begin at approximately 7:00 PM.

URL: https://zoom.us/webinar/register/WN_8pwK1vBoRjyPg03nAxtQbg

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 973 2189 6130

Password: 869711

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_oYVWNIj6TN-HWBTAAcJ6nw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 972 6945 2683

Password: 699682

Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission hearing, to the City Clerk at Gloria.Sitton@alexandriava.gov for the City Council hearing, or make public comments through the conference call on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at jackie.cato@alexandriava.gov or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

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 #2020-00055

3601 & 3951 Richmond Highway - Dominion Virginia Power Electrical Terminal
Public Hearing and consideration of a request for a 5-year extension for the operation of an existing terminal station (amending SUP #2011-00014); zoned: CDD #10/Coordinated Development District #10 and CDD #19/Coordinated Development District #19.

Applicant: Virginia Electric & Power Company, d/b/a Dominion Energy Virginia, represented by Sheri L. Akin and Jonathan P. Rak, agents

Attachments: [SUP2020-00055 Staff Report](#)
[SUP2020-00055 Presentation](#)

Unfinished Business and Items Previously Deferred

3

The applicant has requested for withdrawal of this item.

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

4

Public Hearing and consideration of acceptance of the North Potomac Yard Environmental Sustainability Master Plan (NPY ESMP); zoned: CDD #19/ Coordinated Development District #19.

Staff: City of Alexandria, Department of Planning & Zoning (P&Z) and Department of Transportation & Environmental Services (T&ES)

Attachments: [North Potomac Yard Environmental Sustainability Master Plan \(NPY ESMP\)](#)
[NPY ESMP Additional Materials](#)
[NPY ESMP Presentation](#)

5

Master Plan Amendment #2020-00005

Coordinated Development District Concept Plan Amendment #2020-00004
Subdivision #2020-00004

Development Special Use Permit #2020-00013 (Building 10)

Development Special Use Permit #2020-00014 (Building 14)

Development Special Use Permit #2020-00015 (Building 15)

Development Special Use Permit #2020-00016 (Building 18)

Development Special Use Permit #2020-00017 (Building 19)

Development Special Use Permit #2020-00018 (Building 20)

Encroachment #2020-00004 (Building 10)

Encroachment #2020-00005 (Building 20)

Transportation Management Plan Special Use Permit #2020-00042

Street Name Case #2020-00003

3601 Potomac Avenue and 3251 Potomac Avenue - 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 increase the allowable building height for blocks 15 and 18; (B) an amendment to the previously approved (CDD #2019-0008) CDD Coordinated Development Design Plan #19 to amend the North Potomac Yard Height Diagram for blocks 15 and 18 and add CDD Conditions to implement the Environmental Sustainability Master Plan; (C) a Subdivision request to subdivide the parcels for each block, Potomac Yard Park, the pump station and Metro Station; (D) Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, modifications to the biodiversity standards of the landscape guidelines and height-to-setback requirement of Section 6-403(A), (Building 10); (E) a Development Special Use Permit with site

plan for a new office building with ground floor retail/commercial uses, including a special use permit for additional mechanical penthouse height and a modifications to the biodiversity standards of the landscape guidelines and the height-to-setback requirement of Section 6-403(A) (Building 14); (F) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 15); (G) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 18); (H) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 19); (I) a Development Special Use Permit with site plan for an office building with ground floor retail/commercial uses, including a Special Use Permit for additional mechanical penthouse height, modifications to and the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A), (Building 20); (J) an Encroachment into the public right-of-way for building architectural features (Building 10); (K) an Encroachment into the public right of way for awnings (Building 20); (L) a Special Use Permit for a Tier 3 Transportation Management Plan (two multi-family buildings and four office buildings); and (M) consideration of a request to name three new streets to be constructed in North Potomac Yard; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan).

Applicants: CPYR Theater, LLC represented by M. Catharine Puskar, attorney; City of Alexandria (Subdivision Only)

Attachments: [NPY Staff Report](#)
[CDD2020-00004 Conceptual Design Plan](#)
[DSUP2020-00013 Site Plan](#)
[DSUP2020-00014 Site Plan](#)
[DSUP2020-00015 Site Plan](#)
[DSUP2020-00016 Site Plan](#)
[DSUP2020-00017 Site Plan](#)
[DSUP2020-00018 Site Plan](#)
[NPY Additional Materials](#)
[NPY Presentation](#)

Transportation Management Plan Special Use Permit #2020-00060

3601 Potomac Avenue - North Potomac Yard, Blocks 4 and 7

Public Hearing and consideration of a request for: (A) a Development Special Use Permit with site plan to construct an academic building with below and at-grade parking, including a modification to the height-to-setback requirement of Section 6-403(A) of the Zoning Ordinance; and (B) a Special Use Permit for a Transportation Management Plan for Tier 3; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan).

Applicant: Virginia Tech Foundation, Inc., represented by Kenneth W. Wire, attorney

Attachments: [DSUP2020-00012 Staff Report](#)
[DSUP2020-00012 Site Plan](#)
[DSUP2020-00012 Additional Materials](#)
[DSUP2020-00012 Presentation](#)

7

The applicant has requested for withdrawal of this item.

Street Name Case #2020-00002

Change of Street Name -

Unnamed Alley Between 400 Blocks of North Peyton Street and North West Street

Public Hearing and consideration of a request for a Street Name Case to change the name of an existing unnamed alley to Dawkins Alley; zoned: RB/Townhouse.

Applicant: Jessica L. Leischner, Esq.

Attachments: [SNC2020-00002 Staff Report](#)

8

Street Name Case #2020-00004

Honorific Street Name -

1000 Block of Montgomery Street, between North Henry Street and North Patrick Street

Public Hearing and consideration of a request for the addition of an honorific street name to the 1000 block of Montgomery Street; zoned: RB/Townhouse.

Applicant: Alexandria African American Hall of Fame

Attachments: [SNC2020-00004 Staff Report](#)
[SNC2020-00004 Presentation](#)

9

Vacation #2020-00003

403 West Windsor Avenue

Public Hearing and consideration of a request to vacate a portion of the public right-of-way along the eastern property line of 403 West Windsor Avenue and between West Windsor Avenue and Thomas Street; zoned: R-8/Single-family.

Applicant: Cindy Anderson, represented by Christine A. Kelly, architect

Attachments: [VAC2020-00003 Staff Report](#)
[VAC2020-00003 Additional Materials](#)
[VAC2020-00003 Presentation](#)

- 10** Special Use Permit #2020-00057
1413 & 1415 Princess Street
Public Hearing and consideration of a request for a Special Use Permit for parking reductions and open space modifications to allow for the construction of one single-family dwelling on each lot; zoned: RB/Townhouse.
Applicant: Deyi Awadallah

Attachments: [SUP2020-00057 Staff Report](#)
[SUP2020-00057 Presentation](#)

Other Business

- 11** Commissioner's Reports, Comments & Questions

Minutes

- 12** Consideration for reapproval of the minutes from the June 2, 2020 Planning Commission meeting.
Attachments: [June 2, 2020 Minutes](#)
- 13** Consideration of the minutes from the June 25, 2020 Planning Commission meeting.
Attachments: [June 25, 2020 Minutes](#)
- 14** Consideration of the minutes from the September 1, 2020 Planning Commission meeting.
Attachments: [September 1, 2020 Minutes](#)

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 #2020-00058
1552 Potomac Greens Drive
Administrative Special Use Permit request for a Change of Ownership of a restaurant; zoned: CDD #10/Coordinated Development District #10.
Current Business Name: Slater's Market
Applicant: Scott Shirley
Planner: Kaliah Lewis

Status: Approved 9/4/2020