

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, December 1, 2020

7:00 PM

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

TBD

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

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

New Business

Discussion Item: Noise Ordinance Update

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

Zoning Text Amendment #2020-00007

Accessory Dwelling Units

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to allow accessory dwelling units.

Staff: City of Alexandria, Department of Planning & Zoning

Zoning Text Amendment #2020-00009

Pick-up and Drop-off Requirements for Day Care Establishments

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to specify pick-up and drop off requirements for day care establishments.

Staff: City of Alexandria, Department of Planning & Zoning

Master Plan Amendment #2020-00008

Rezoning #2020-00004

Development Special Use Permit #2020-10027

Transportation Management Plan Special Use Permit #2020-00076

Vacation #2020-00004

1352, 1356, 1360, and 1362 Madison Street; 711, 715, 719, and 727 North West Street; 1319, 1321, 1323, 1323, 1327, and 1329 Wythe Street - Braddock West Public Hearing and consideration of a request for: (A) Master Plan amendments to update the Land Use and Height maps in the Braddock Road Metro Station Small Area Plan, the Development Site Map, Development and Land Use tables in the Braddock Metro Neighborhood Plan, and the Development Framework Map and Land Use and Development tables in the Braddock East Master Plan; (B) amendment to the official zoning map to change the zone for the site from RB to

OCH; (C) a Development Special Use Permit and site plan with modifications to construct a 180-unit multifamily building with ground-floor commercial uses, including special use permits to increase the floor area ratio to 3.0 in the OCH zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing, for a parking reduction for residential and commercial uses, to allow a restaurant, retail shopping or personal service establishments on a lot which does not include office buildings, provided such use supports and serves office uses in the immediate zoned area, and a fraternal or private club; (D) a Special Use Permit for a transportation management plan (tier two); and (E) the Vacation of two public alleys serving the site; zoned RB / Townhouse.

Applicant: West Street Acquisitions, LLC

Attachments: [DSUP2020-10027 Application Materials](#)
[DSUP2020-10027 Site Plan](#)

Master Plan Amendment #2020-00003

Coordinated Development District Concept Plan Amendment #2020-00003

Zoning Text Amendment #2020-00006

2610, 2514, & 2412 Richmond Highway; 420, 405, 403, & 300 Swann Avenue; 2500 Oakville Street; 400 Fannon Street - Oakville Triangle

Public Hearing and consideration of requests for: (A) amendments to the Oakville Triangle & Route 1 West Corridor and Vision Plan chapter of the Master Plan to facilitate the Inova Healthplex including an amendment to the mix and location of proposed uses to include medical care facilities; an amendment to building heights on Blocks B and D; an amendment to the framework streets; and an amendment to the location of open spaces within District 2 (Oakville Triangle); (B) an amendment to the previously approved CDD#2014-00002 Concept Plan to amend the definition of retail uses; an amendment to the location and mix of uses and add medical care facility use; an amendment to the location of open spaces; an amendment to building heights on Blocks B and D, and an amendment to street network; (C) initiation of and Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to add medical care facilities and amend the allowable uses within in CDD #24/Coordinated Development District #24; zoned: CDD #24/Coordinated Development District #24 (Oakville Triangle & Route 1 West Corridor and Vision Plan)

Applicant: BRE/DP Alexandria Property Owner, LLC (Stonebridge Associates, Inc.), represented by Duncan W. Blair, attorney; City of Alexandria (Text Amendment only)

Attachments: [MPA2020-00003 Application Materials](#)
[CDD2020-00003 Conceptual Design Plan](#)

Development Site Plan #2020-00021

550 South Pickett Street - Avanti 550 Warehouse/Retail Building

Public Hearing and consideration of a request for a Development Site Plan, with modifications to the required 50-foot setback from the centerline of South Pickett Street and to the required tree canopy coverage, to construct a new warehouse/retail building; zoned: I/Industrial.

Applicant: Avanti HG 500 LLC, represented by M. Catharine Puskar, attorney

Attachments: DSP2020-00021 Application Materials
DSP2020-00021 Site Plan

Development Special Use Permit #2020-10024

3601 Potomac Avenue - Potomac Yard Pump Station Architecture

Public Hearing and consideration of a Development Special Use Permit for a the above-grade construction of a new pump station building; zoned: CDD #19/Coordinated Development District #19.

Applicant: CPYR Theater, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2020-10024 Application Materials](#)
[DSUP2020-10024 Site Plan](#)

Development Special Use Permit #2020-10025

3601 Potomac Avenue - Potomac Yard Park Extension

Public Hearing and consideration of a Development Special Use Permit with site plan for the construction of a 4.5 acre extension of Potomac Yard Park, a new public park with community recreation structures, lighting and new children's play apparatus including a modification to the biodiversity standards of the landscape guidelines; zoned: CDD #19/Coordinated Development District #19

Applicant: CPYR Theater, LLC, represented by M. Catharine Puskar, attorney; City of Alexandria

Attachments: [DSUP2020-10025 Application Materials](#)
[DSUP2020-10025 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 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.