

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

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

Due to the COVID-19 Pandemic emergency, the December 1, 2020 meeting of the Planning Commission and the December 12, 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 Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), 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 meetings can be accessed by the public through: Zoom hyperlink (below), broadcasted live on the government channel 70, and streaming 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\\_99DHQFPUTgOOsKNHOatIbA](https://zoom.us/webinar/register/WN_99DHQFPUTgOOsKNHOatIbA)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 918 5525 0733

Password: 053209

City Council Public Hearing:

URL: [https://zoom.us/webinar/register/WN\\_ia5ZAL6ORXa3DvGJ2eU90A](https://zoom.us/webinar/register/WN_ia5ZAL6ORXa3DvGJ2eU90A)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 923 1950 2563

Password: 152175

Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) for the Planning Commission hearing, to the City Clerk at [Gloria.Sitton@alexandriava.gov](mailto: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 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 clarify pick-up and drop off requirements for day care establishments.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [ZTA2020-00009 Staff Report](#)  
[ZTA2020-00009 Presentation](#)

- 3 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 to construct a new warehouse/retail building, with modifications; zoned: I/Industrial.  
Applicant: Avanti HG 500, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [DSP2020-00021 Staff Report](#)  
[DSP2020-00021 Site Plan](#)  
[DSP2020-00021 Presentation](#)

### New Business

- 4 Public Hearing and consideration of an Update to the City's Affordable Housing Contribution Policy and Procedures  
Staff: City of Alexandria, Office of Housing

**Attachments:** [Memorandum](#)  
[Affordable Housing Contribution Policy Additional Materials](#)  
[Affordable Housing Contribution Policy Presentation](#)

- 5 Informational Item: Presentation of the Accessory Dwelling Unit (ADU) Policy Recommendations.  
Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing

**Attachments:** [ADU Policy Recommendations Additional Materials](#)  
[ADU Policy Recommendations Presentation](#)

- 6 Master Plan Amendment #2020-00003  
Coordinated Development District Concept Plan Amendment #2020-00003  
Zoning Text Amendment #2020-00006  
2412, 2514, and 2610 Richmond Highway; 300, 403, 405, and 420 Swann Avenue; 2500 Oakville Street; 400 Fannon Street; 400 Calvert Avenue - 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; and (C) Initiation of a 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)  
Applicants: BRE/DP Alexandria Property Owner, LLC (Stonebridge Associates, Inc.), represented by Duncan W. Blair, attorney; City of Alexandria (Text Amendment and portions of the Master Plan)

**Attachments:** [CDD2020-00003 Staff Report](#)  
[CDD2020-00003 Conceptual Design Plan](#)  
[CDD2020-00003 Additional Materials](#)  
[CDD2020-00003 Presentation](#)

- 7 Development Special Use Permit #2020-10025  
3601, 3701, and 3901 Potomac Avenue - Potomac Yard Park

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 and CDD #10/Coordinated Development District #10.

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

**Attachments:** [DSUP2020-10025 Staff Report](#)  
[DSUP2020-10025 Site Plan](#)  
[DSUP2020-10025 Additional Materials](#)  
[DSUP2020-10025 Presentation](#)

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Development Special Use Permit #2020-10024

3601 Potomac Avenue - Potomac Yard Pump Station Building

Public Hearing and consideration of a Development Special Use Permit with site plan for the above-grade construction of a new pump station building and a waiver to Section 8-200(C)(5)(a) of the Zoning Ordinance for parking accessed from an alley or court; zoned: CDD #19/Coordinated Development District #19.

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

**Attachments:** [DSUP2020-10024 Staff Report](#)  
[DSUP2020-10024 Site Plan](#)  
[DSUP2020-10024 Presentation](#)

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Special Use Permit #2020-00043

3601 Potomac Avenue - North Potomac Yard Coordinated Sign Program

Public Hearing and consideration of a request for a Special Use Permit for a coordinated sign program for exterior signage for the Phase 1 redevelopment of North Potomac Yard; zoned CDD#19/Coordinated Development District #19

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

**Attachments:** [SUP2020-00043 Staff Report](#)  
[SUP2020-00043 Coordinated Sign Program](#)  
[SUP2020-00043 Presentation](#)

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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, 1325, 1327, and 1329 Wythe Street - Braddock West Public Hearing and consideration of a request for: (A) Amendments to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan through updates to the Development Site Map, Development and Land Use tables in the Braddock Metro Neighborhood Plan Overlay, and the Development Framework Map and Land Use and Development tables in the Braddock East Master Plan Overlay; (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.

Applicants: West Street Acquisitions, LLC, represented by Jonathan P. Rak, attorney; City of Alexandria (portions of the Master Plan Amendment only)

**Attachments:** [DSUP2020-10027 Staff Report](#)  
[DSUP2020-10027 Site Plan](#)  
[DSUP2020-10027 Additional Materials](#)  
[DSUP2020-10027 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 Consideration of the minutes from the October 6, 2020 Planning Commission meeting.  
**Attachments:** [October 6, 2020 Minutes](#)
- 16 Consideration of the minutes from the November 5, 2020 Planning Commission meeting.  
**Attachments:** [November 5, 2020 Minutes](#)

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 #2020-00069

805 King Street

Administrative Special Use Permit request for a Change of Ownership of an apartment hotel; zoned: KR/King Street urban retail.

Applicant: Sonder USA Inc.

Planner: Ray Roakes

Approved 11/6/2020

Special Use Permit #2020-00073

190 South Whiting Street

Administrative Special Use Permit request for a Change of Ownership of an automobile service station and repair establishment; zoned: OCM(50)/Office commercial medium (50).

Applicant: Landmark Petro Services, Inc

Planner: Ray Roakes

Approved 11/12/2020

Special Use Permit #2020-00087

2400 Mount Vernon Ave

Administrative Special Use Permit request for a New Use for a restaurant; zoned: CL/Commercial Low.

Proposed Business Name: Del Ray Boaccato

Applicant: Cristian Velasco

Planner: Anna Kohlbrenner

Approved 11/20/2020

**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.**