

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

**Tuesday, March 2, 2021**

**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 March 2, 2021 meeting of the Planning Commission and the March 13, 2021 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\\_5xC9PaxpSGWTK8P1yMIPZw](https://zoom.us/webinar/register/WN_5xC9PaxpSGWTK8P1yMIPZw)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 953 9081 6638

Password: 512830

City Council Public Hearing:

URL: [https://zoom.us/webinar/register/WN\\_kSvwP6RsT0al6bbWpWyIgQ](https://zoom.us/webinar/register/WN_kSvwP6RsT0al6bbWpWyIgQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 926 5562 3381

Password: 337741

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**

- 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** Special Use Permit #2020-00105  
4513 Duke Street  
Public Hearing and consideration of a request for a Special Use Permit for a temporary trailer; zoned: CG/Commercial General.  
Applicant: DHL Express, represented by Kelly Shepard Goodfriend, agent  
**Attachments:** [SUP2020-00105 Staff Report](#)  
[SUP2020-00105 Presentation](#)
- 4** Development Site Plan #2020-00027  
4200 Eisenhower Avenue - Joseph Hensley Park Renovation  
Public Hearing and consideration of a request for a Development Site Plan to renovate a City park with improved recreation fields and facilities, including a new bathroom building and increased parking; zoned: POS/Public Open Space and Community Recreation.  
Applicant: City of Alexandria, represented by David Barlow, agent  
**Attachments:** [DSP2020-00027 Staff Report](#)  
[DSP2020-00027 Site Plan](#)  
[DSP2020-00027 Presentation](#)

## **New Business**

- 5** City Charter Section 9.06 Case #2021-00001  
Wales Alley, between South Union and Strand Streets  
Public Hearing and consideration of a request for Planning Commission to review

whether the proposed closure of Wales Alley, between South Union and Strand Streets, to vehicular traffic by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

**Attachments:**    [SEC2021-00001 Staff Report](#)  
                              [SEC2021-00001 Additional Materials \(3.1\)](#)  
                              [SEC2021-00001 Presentation](#)

6

Special Use Permit Review #2020-00041

26 Dove Street - M & B Auto Sales LLC, d/b/a Mid Atlantic Truck Center

Public Hearing and consideration for revocation of an automobile sales and repair

Special Use Permit for violations of Special Use Permit conditions; zoned:

OCM(50)/Office Commercial Medium(50)

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**    [SUP2020-00041 Review Staff Report](#)  
                              [SUP2020-00041 Review Additional Materials \(3.2\)](#)  
                              [SUP2020-00041 Review Presentation](#)

7

Special Use Permit #2020-00102

711 Princess Street

Public Hearing and consideration of a request for a Special Use Permit for indoor and outdoor live entertainment, a restaurant, and outdoor dining; zoned: CD/Commercial Downtown.

Applicant: Classical Movements, represented by Neeta Helms, agent

**Attachments:**    [SUP2020-00102 Staff Report](#)  
                              [SUP2020-00102 Additional Materials \(3.2\)](#)  
                              [SUP2020-00102 Presentation](#)

8

Special Use Permit #2021-00001

Riparian Area Adjacent to 1A Prince Street - Tall Ship Providence Pier

Public Hearing and consideration of a request for a Special Use Permit for the docking and berthing of a historic ship and privately owned public use buildings connected with the historic ship (amending SUP2019-00113 to decrease the size of the pier and buildings); zoned: WPR/Waterfront Park and Recreation.

Applicant: Tall Ship Providence Foundation, represented by M. Catharine Puskar, attorney

**Attachments:**    [SUP2021-00001 Staff Report](#)  
                              [SUP2021-00001 Presentation](#)  
                              [SUP2021-00001 Additional Materials](#)

- 9 Special Use Permit #2020-00100  
109 Stewart Avenue  
Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot; zoned: R-2-5/Single-and two-family.  
Applicant: Kyle Smith, represented by Ram Pradhan, agent  
**Attachments:** [SUP2020-00100 Staff Report](#)  
[SUP2020-00100 Additional Materials \(3.1\)](#)  
[SUP2020-00100 Presentation](#)
- 10 **The applicant has requested for a deferral of this item.**  
Special Use Permit #2020-00108  
7 West Walnut Street  
Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot with lot modifications; zoned: R-5/Single-family.  
Applicant: Edgardo Maravi  
**Attachments:** [SUP2020-00108 Staff Report](#)  
[SUP2020-00108 Additional Materials \(3.1\)](#)
- 11 **The applicant has requested for a deferral of this item.**  
Subdivision #2020-00009  
506 North Overlook Drive  
Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned; R-8/Single-family.  
Applicant: JS Investment LLC, represented by Zachary Williams, attorney  
**Attachments:** [SUB2020-00009 Staff Report](#)  
[SUB2020-00009 Additional Materials](#)
- 12 Development Special Use Permit #2020-10035  
Transportation Management Plan Special Use Permit #2020-00075  
4901 Eisenhower Avenue - Tri Pointe Homes  
Public Hearing and consideration of a request for: (A) a Development Special Use Permit and site plan with modifications to construct 139 townhouse and multifamily units, including a Special Use Permit for a parking reduction; (B) a Transportation Management Plan Special Use Permit for Tier 2; and for all other relief required of the City of Alexandria Zoning Ordinance; zoned: CRMU-H/Commercial Residential Mixed Use (High), with proffers.  
Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSUP2020-10035 Staff Report](#)  
[DSUP2020-10035 Site Plan](#)  
[DSUP2020-10035 Additional Materials \(3.2\)](#)  
[DSUP2020-10035 Presentation](#)

**13**

Master Plan Amendment #2020-00006

Coordinated Development District Concept Plan Amendment #2020-00005

Development Special Use Permit #2019-00017

Transportation Management Plan Special Use Permit #2021-00005

5143, 5165, 5173, and 5183 Seminary Road; 5066, 5105, 5106, 5115, 5118, 5121, and 5129 Fairbanks Avenue; 2618, 2623, 2627, 2638, 2641 2648 and 2658 Foster Avenue - Upland Park

Public Hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the framework streets map; (B) amendment to previously approved Coordinated Development District #21 Conceptual Design Plan to amend the Upland Park Neighborhood Development Summary to decrease the number of multifamily units from 505 to 443 and increase the number of townhouse units from 30 to 92 (amending CDD#2012-00003); (C) Development Special Use Permit and site plan, with subdivision to construct 92 townhomes and park space, including Special Use Permits to construct a building on a parcel without frontage on a public street and to allow more than eight dwelling units in a single townhouse structure; and (D) a Special Use Permit for a Transportation Management Plan; zoned: CDD #21/Coordinated Development District #21 (Beauregard).

Applicants: Alexandria Development Associates, LLC, represented by Kenneth W. Wire, attorney; City of Alexandria (Master Plan)

**Attachments:** [DSUP2019-00017 Staff Report](#)  
[CDD2020-00005 Concept Plan](#)  
[DSUP2019-00017 Site Plan](#)  
[DSUP2019-00017 Presentation](#)

**14**

Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [Resolution](#)  
[Resolution Memorandum \(3.2\)](#)

## Other Business

**15**

Commissioner's Reports, Comments & Questions

**Minutes**

- 16** Consideration of the minutes from the February 2, 2021 Planning Commission meeting.

**Attachments:** [February 2, 2021 Minutes](#)

**17      Adjournment**

**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.**