

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, March 2, 2021

7:00 PM

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

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 .

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

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 953 9081 6638

Password: 512830

City Council Public Hearing:

URL: TBD

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: TBD

Password: TBD

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.

Call To Order

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.

Unfinished Business and Items Previously Deferred

New Business

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

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 substandard lot; zoned: R-2-5/
Single-family.

Applicant: Kyle Smith

Attachments: [SUP2020-00100 Application Materials](#)

Special Use Permit #2020-00102

711 Princess Street

Public Hearing and consideration of a request for a Special Use Permit for Live Entertainment and a Restaurant; zoned: CD/Commercial Downtown

Applicant: Neeta Helms

Attachments: [SUP2020-00102 Application Materials](#)

Special Use Permit #2020-00103

113 South Saint Asaph Street - Parking Reduction

Public Hearing and consideration of a request for a Special Use Permit for a two-space parking reduction for a multi-family dwelling; zoned: CD/Commercial Downtown.

Applicant: Zachary Burson Cotter

Attachments: [SUP2020-00103 Application Materials](#)

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 Application Materials](#)

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; zoned: R-5/Single Family.

Applicant: Edgardo Maravi

Attachments: [SUP2020-00108 Application Materials](#)

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 revised design facilities used for the docking and berthing of a historic ship and privately owned public use buildings connected with the historic ship; zoned: WPR/Waterfront Park and Recreation.

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

Attachments: [SUP2021-00001 Application Materials](#)

Subdivision #2020-00009

506 North Overlook Drive

Public Hearing and consideration of a request for a Subdivision to subdivide an existing lot into two lots; zoned; R-8/Single-family.

Applicant: JS Investment LLC, represented by Zachary Williams, attorney

Attachments: [SUB2020-00009 Application Materials](#)

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 Application Materials](#)
[DSP2020-00027 Site Plan](#)

Development Special Use Permit #2020-10035

Transportation Management Plan Special Use Permit #2020-00075

4901 Eisenhower Avenue - Winchester Homes

Public Hearing and consideration of a request for: (A) a Development Special Use Permit with modifications to construct 139 townhouse and multifamily units, with 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: Winchester Homes, Inc., represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2020-10035 Application Materials](#)
[DSUP2020-10035 Site Plan](#)

Master Plan Amendment #2020-00006

Coordinated Development District Concept Plan Amendment #2020-00005

Development Special Use Permit #2019-00017

Development Special Use Permit #2020-00033

Development Special Use Permit #2020-00034

Transportation Management Plan Special Use Permit #2020-00062

5143, 5165, 5173, and 5183 Seminary Road; 5105, 5115, 5118, 5121, and 5129

Fairbanks Avenue; 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 (CDD#2012-00003)

Coordinated Development District #21 Conceptual Design Plan to amend the Upland Park Neighborhood Development Summary to reallocate multifamily residential density and increase the number of townhouse units from 30 to 92; (C) Development Special Use Permit with Site Plan, Subdivision, and modifications to construct 92 townhomes, including a Special Use Permit request to construct a building on a parcel without frontage on a public street, and a Special Use Permit request to allow more than eight dwelling units in a single townhouse structure; (D) Development Special Use Permit with site plan to construct streets and infrastructure; (E) Development

Special Use Permit with site plan to construct park space; and (F) a Special Use Permit for a Transportation Management Plan; zoned: CDD #21/Coordinated Development District #21 (Beauregard).

Applicant: Alexandria Development Associates, LLC, represented by Kenneth W. Wire, attorney

Attachments: [MPA2020-00006 Application Materials](#)
[CDD2020-00005 Concept Plan](#)
[DSUP2019-00017 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.

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.