

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, May 4, 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 May 4, 2021 meeting of the Planning Commission and the May 15, 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_1BUOX4kiTvCFoKRLHgZS1Q

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 965 1319 2256

Password: 665371

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_aJ5tAvWhSCSX6FaC4Uyc_Q

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 965 4991 8451

Password: 843567

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

Resolution Finding Need to Conduct the Planning Commission Electronically

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

Special Use Permit #2020-00107

5101 Seminary Road

Public Hearing and consideration of a request for a Special Use Permit for the operation of a temporary trailer; zoned: CDD #21/Coordinated Development District #21.

Applicants: Bashar Mehiar and Ramzi Haifawi

Attachments: [SUP2020-00107 Application Materials](#)

New Business

Consideration of the draft Housing Affordability Recommendations of the Arlandria-Chirilagua Plan Update

Staff: City of Alexandria; Office of Housing and Department of Planning & Zoning

Public Hearing and consideration of the FY 2022 Long Range Planning Interdepartmental Work Program

Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks, & Cultural Activities

Special Use Permit #2020-00106

1015 Duke Street

Public Hearing and consideration of a request for a Special Use Permit for a parking

reduction and lot modifications for the conversion of a commercial use to a residential use; zoned: CL/Commercial Low.

Applicant: Patrick Jansen

Attachments: [SUP2020-00106 Application Materials](#)

Special Use Permit #2021-00011

3649 Wheeler Avenue - Heritage Montessori Day & Preschool

Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CSL/Commercial Service Low.

Applicant: Heritage Montessori Day & Preschool, LLC.

Attachments: [SUP2021-00011 Application Materials](#)

Special Use Permit #2021-00013

1737 King Street

Public Hearing and consideration of a request for a Special Use Permit for additional square footage for projecting signs; zoned: KR/ King Street Urban Retail.

Applicant: DREF King Street Metroplace, LLC, represented by Clay Bryan

Attachments: [SUP2021-00013 Application Materials](#)

[SUP2021-00013 Sign Plan](#)

Special Use Permit #2021-00017

1503 and 1505 Mount Vernon Avenue - Del Ray Gardens Restaurant

Public Hearing and consideration of a request for a Special Use Permit for a restaurant and an increase in outdoor seats; an increase in outdoor hours of operation; and a parking reduction (amending SUP2019-00004); zoned: CL/Commercial Low

Applicant: Del Ray Gardens LLC., represented by M. Catharine Puskar, attorney

Attachments: [SUP2021-00017 Application Materials](#)

Encroachment #2021-00001

2800 Hope Way - The Spire & Episcopal Church of the Resurrection

Public Hearing and consideration of a request for an Encroachment into the public right-of-way on North Beauregard Street for steps; zoned: CDD #23/Coordinated Development District #23.

Applicants: AHC, Inc., a Virginia Nonstock Corporation and Episcopal Church of the Resurrection, represented by Haley Norris, agent

Attachments: [ENC2021-00001 Application Materials](#)

Subdivision #2021-00002

1010 Duke Street

Public Hearing and consideration of a request to re-subdivide an existing lot into two lots; zoned; CD/Commercial Downtown.

Applicant: 1010 Duke St LC., represented by Michael L. Albrittain

Attachments: [SUB2021-00002 Application Materials](#)

Zoning Text Amendment #2021-00001

Permitted and Administrative Uses in CDD/Coordinated Development District Zones (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602 to allow certain uses in CDD zones to be permitted or administrative uses.

Staff: City of Alexandria, Department of Planning & Zoning

Development Site Plan #2021-00001

114 North Alfred Street - Mechanics Hall

Public Hearing and consideration of a request for a Development Site Plan with modifications to construct a rear addition that is more than a third of the commercial building's existing gross square footage, with modifications to the street tree planting requirement and required setbacks; zoned: CD/Commercial Downtown.

Applicants: Eric and Theresa Olson, represented by William Cromley, agent

Attachments: [DSP2021-00001 Application Materials](#)

[DSP2021-00001 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 for the Planning Commission hearing, contact Jackie Cato at jackie.cato@alexandriava.gov or 703.746.3810, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made.

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.