

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

**Tuesday, May 4, 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 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](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](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](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 Resolution Finding Need to Conduct the Planning Commission Electronically

**Attachments:** [Resolution](#)

## 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 #2020-00107 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 Mehیار and Ramzi Haifawi

**Attachments:** [SUP2020-00107 Staff Report](#)  
[SUP2020-00107 Presentation](#)

## 4 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 Staff Report](#)  
[SUP2021-00011 Additional Materials](#)  
[SUP2021-00011 Presentation](#)

## 5 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 Staff Report](#)  
[SUP2021-00013 Sign Plan](#)  
[SUP2021-00013 Presentation](#)

6

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 Staff Report](#)  
[ENC2021-00001 Presentation](#)

## New Business

7

**This item has been postponed in order to be included as part of the full Plan update anticipated for Fall public hearing.**

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

8

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

**Attachments:** [FY2022 LRPIWP Memorandum](#)  
[FY2022 LRPIWP Presentation](#)

9

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

**Attachments:**   [ZTA2021-00001 Staff Report](#)  
[ZTA2021-00001 Additional Materials](#)  
[ZTA2021-00001 Presentation](#)

- 10**                      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 Staff Report](#)  
[SUP2020-00106 Additional Materials](#)  
[SUP2020-00106 Presentation](#)

- 11**                      Special Use Permit #2021-00017  
1503 and 1505 Mount Vernon Avenue - The Garden  
Public Hearing and consideration of a request for a Special Use Permit for an increase in outdoor seats; an increase in outdoor hours of operation; a parking reduction; and a zone transition setback modification (amending SUP2019-00004); zoned: CL/Commercial Low

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

**Attachments:**   [SUP2021-00017 Staff Report](#)  
[SUP2021-00017 Presentation](#)

- 12**                      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. Albrightain

**Attachments:**   [SUB2021-00002 Staff Report](#)  
[SUB2021-00002 Additional Materials](#)  
[SUB2021-00002 Presentation](#)

- 13**                      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 Staff Report](#)  
[DSP2021-00001 Site Plan](#)  
[DSP2021-00001 Presentation](#)

## Other Business

**14** Commissioner's Reports, Comments & Questions

## Minutes

**15** Consideration of the minutes from the April 8, 2021 Planning Commission meeting.

**Attachments:**   [April 8, 2021 Minutes](#)

**16**     **Adjournment**

**17**     **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 #2021-00023

4936 B Eisenhower Avenue

Administrative Special Use Permit request for a New Use for a light auto repair establishment; zoned: OCM(100)/Office Commercial Medium (100).

Proposed Business Name: Van Dorn Auto Repair

Applicant: Vijay Laxmi LLC

Planner: Anna Kohlbrenner

Status: Approved 4/9/2021

Special Use Permit #2021-00015

416 Hume Avenue

Administrative Special Use Permit request for a Change of Ownership of a Light Automobile Repair establishment; zoned: CDD #24/Coordinated Development District #24.

Current Business Name: Legends Motorworks, LLC

Applicant: ADG Auto, LLC

Planner: Anna Kohlbrenner

Status: Approved 4/8/2021

**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.**