

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, June 24, 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 June 24, 2021 meeting of the Planning Commission and the July 6, 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_tfEpFnPVQliydFAF1ukNmg

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 955 8773 0712

Password: 601269

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_mYxZ_XPRFaZai9qhx_BXA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 976 0202 5815

Password: 656479

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

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.

Unfinished Business and Items Previously Deferred

New Business

City Charter Section 9.06 Case #2021-00002

731 South Pickett Street

Public Hearing and consideration of a request for Planning Commission to review whether recommendation of support of the dissolution of a private covenant agreement associated with a parcel owned 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

Special Use Permit #2021-00035

32 North Donelson 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-8/Single family.

Applicant: Z Don LLC

Attachments: [SUP2021-00035 Application Materials](#)

Special Use Permit #2021-00040

4817 Peacock 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-20/Single-family.

Applicant: Jason R. Miller and Katherine R. Miller, represented by Duncan W. Blair, attorney

Attachments: [SUP2021-00040 Application Materials](#)

Encroachment #2021-00002

214 & 216 Street Payne Street

Public Hearing and consideration of a request for an Encroachment into the public right-of-way on South Payne Street for a front porch; zoned: CL/Commercial low.

Applicant: 214 & 216 S. Payne LLC, represented by Mark R. Yoo, architect

Attachments: [ENC2021-00002 Application Materials](#)

Master Plan Amendment #2020-00009

Text Amendment #2021-00002

Rezoning #2021-00003

Coordinated Development District Conceptual Design Plan #2020-00007

Subdivision #2021-00003**

Landmark Neighborhood CDD - 5701, 5701B, 5801, 5815, 5901 Duke Street

Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Landmark Van Dorn Plan chapter of the Master Plan through the Landmark Van Dorn Corridor Plan overlay to facilitate redevelopment of the Landmark site with a mix of uses and the Inova hospital campus including various amendments to the figures and text related to framework street alignments, hierarchy and names within the approved street framework, location and size of the Central Plaza Open Space, open space requirement for the hospital campus, location of the east/west bicycle facility, location of the potential pedestrian/bicycle bridge connection over I-395, location of the potential connection to/from I-395, retention of the existing parking garage, location of the transit hub, required and preferred retail locations, placemaking locations, and building heights; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of §5-602 to establish CDD #29 / Coordinated Development District #29; (C) an amendment to the official zoning map to change the zone from CR / Commercial Regional and CRMU-M / Commercial Residential Mixed Use (Medium) to CDD #29; (D) a Coordinated Development District conceptual design plan to redevelop the former Landmark Mall site into a mixed-use neighborhood; zoned CR and CRMU-M, and; (E) a Subdivision to re-subdivide five existing lots into two lots with a variance for minimum lot size for proposed Lot 1; zoned CR / Commercial Regional and CRMU-M/Commercial Residential Mixed Use (Medium)

Applicants: City of Alexandria (Text Amendment only); Landmark Holdings, LCC c/o Foulger-Pratt, represented by Jonathan Rak, attorney

**Please note: Subdivision #2021-00003 will be heard by the Planning Commission only and by the City Council only upon appeal.

Attachments: [MPA2020-00009 Application Materials](#)
[CDD2020-00007 Conceptual Design Plan](#)

Development Special Use Permit #2021-00005

Transportation Management Plan Special Use Permit #2021-00042

Coordinated Development District Conceptual Design Plan #2021-00002

760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Carlyle Plaza Two / Carlyle Park Towers

Public Hearing and consideration of request for A) a Development Special Use Permit and site plan (amending DSUP #2019-00022); B) a Transportation Management Plan (amending SUP #2019-00087); C) a Coordinated Development District Conceptual Design Plan (amending CDD #2012-00001) and; D) modifications from Section 6-403(A) (height to setback), from Section 7-801 (vision clearance), and from the landscape guidelines to allow residential uses in all tower buildings, ground floor retail along Eisenhower Avenue, and changes to the site plan and open space design; zoned: CDD #11/ Coordinated Development District #11.

Applicant: Carlyle Plaza, LLC, represented by Jonathan P. Rak, attorney

Attachments: [DSUP2021-00005 Application Materials](#)
[DSUP2021-00005 Site Plan](#)

Armistead Boothe Park Resource Protection Area (RPA) Exception Request
520 Cameron Station Boulevard

Public Hearing and consideration of a request for an exception, pursuant to Zoning Ordinance Section 13-119, to allow a new Encroachment of .36 acres impervious area in the form of synthetic turf surface in a Resource Protection Area (RPA) associated with the improvement of a municipal park; zoned: CDD #9/Coordinated Development District #9.

Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities

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.