

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, September 9, 2021

7:00 PM

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

**City Hall Council Chambers**

## 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) .**

The Planning Commission Public Hearing can be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website.

Remote participation is also available via Zoom by registering to attend the hearing via the following link:

Registration URL:

[https://zoom.us/webinar/register/WN\\_LRu6ncrgQPCWMX5Fp0581w](https://zoom.us/webinar/register/WN_LRu6ncrgQPCWMX5Fp0581w)

\*The Planning Commission Public Hearing will start at 7:00 p.m., while the Zoom Webinar will become available to join at 6:30 p.m.\*

Zoom Webinar Information:

Dial in: 301.715.8592

Webinar ID: 989 1325 0274

Password: 421484

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) or make public comments on the day of the Planning Commission hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at [jackie.cato@alexandriava.gov](mailto: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. For further information, call the Department of Planning & Zoning at 703.746.4666 or visit [alexandriava.gov/dockets](http://alexandriava.gov/dockets)

## Call To Order

## 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

Discussion Item: Draft Arlandria-Chirilagua Plan (Translation services from English to Spanish will be provided)

Staff: City of Alexandria, Department of Planning & Zoning

Discussion Item: Discussion of the Co-living Policy Proposal

Staff: City of Alexandria, Department of Planning & Zoning

City Charter Section 9.06 Case #2021-00003

1703 North Beauregard Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: Alexandria City Public Schools

Encroachment #2021-00004

421 Gibbon Street

Public Hearing and consideration of a request for an Encroachment into the public right-of-way along Gibbon Street; zoned: RM/Townhouse.

Applicant: Christine and Sam Thuot

**Attachments:** [ENC2021-00004 Application Materials](#)

Zoning Text Amendment #2021-00003

Zoning Ordinance Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment for practical updates to the Zoning Ordinance.

Staff: City of Alexandria, Department of Planning & Zoning

Special Use Permit #2021-00060

Special Use Permit #2021-00061

Encroachment #2021-00005

2412 and 2514 Richmond Highway, and 2500 Oakville Street

Public Hearing and consideration of requests for: (A) a Special Use Permit for increased mechanical penthouse height per Section 6-403(B)(3); (B) a Special Use Permit for a waiver of sign requirements per Section 9-103(D); and (C)

Encroachments into the public right-of-way on Fannon Street for signs; zoned: CDD #24/Coordinated Development District #24.

Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2021-00060 Application Materials](#)

[SUP2021-00061 Application Materials](#)

[ENC2021-00005 Application Materials](#)

Development Special Use Permit #2021-10012

101 Duke Street - Solo Garage Redevelopment

Public Hearing and consideration of a request for (A) a Development Special Use

Permit with site plan to construct six four-story townhouses with attached two-car parking garages and modifications to the side yard setback requirements for lots 3, 4 and 6; lot width requirements for lots 1 and 6, crown coverage requirement and vision clearance; and (B) Special Use Permit to increase FAR to 2.0; zoned:

W-1/Waterfront Mixed Use.

Applicant: Eleventh Street Development, LLC, represented by Kenneth W. Wire, attorney

**Attachments:** [DSUP2021-10012 Application Materials](#)  
[DSUP2021-10012 Site Plan](#)

Development Special Use Permit #2021-10018

4300 King Street, 3101 Park Center Drive, and 4401 Ford Avenue - Park Center  
Public Hearing and consideration of a request for a Development Special Use Permit with modifications to construct an outdoor amenity space, dog park, bus stops, and various pedestrian improvements (amending DSUP2018-00004); zoned:

CRMU-H/Commercial Residential Mixed-Use (High).

Applicant: Lowe Enterprises Real Estate Group, represented by Kenneth W. Wire, attorney

**Attachments:** [DSUP2021-10018 Application Materials](#)  
[DSUP2021-10018 Site Plan](#)

Development Special Use Permit #2021-10021

220 South Union Street - Hotel Indigo Site Plan Amendment

Public Hearing and consideration of a request for an amendment to an approved Development Special Use Permit with site plan (DSUP#2012-00019) to modify the conditions of approval to permit greater flexibility regarding access, use and valet-assisted management of the underground parking garage, and for all other relief required of the City of Alexandria Zoning Ordinance: zoned; W-1/Waterfront mixed use.

Applicant: Carr 220 South Union Street LLC, represented by Kenneth W. Wire, attorney

**Attachments:** [DSUP2021-10021 Application Materials](#)  
[DSUP2021-10021 Site Plan](#)

Master Plan Amendment #2021-00005

Beauregard Small Area Plan Amendments

Public Hearing and consideration of amendments to the Beauregard Small Area Plan chapter of the Master Plan to: (A) add proposed land-use designations, consistent with existing uses, for all properties in the Small Area Plan currently without a

proposed land-use designation; (B) add proposed maximum height limitations, consistent with existing zoning height limitations for each individual property, at all properties in the Small Area Plan currently without a proposed maximum height limitation; (C) change the existing land-use designation for the property at 4880 Mark Center Drive from office to office/residential/commercial, consistent with existing uses permitted in that property's zone; and (D) remove the property at 4880 Mark Center Drive from the existing and proposed office-only use maps in the Plan, consistent with existing uses permitted in that property's zone.

Applicant: City of Alexandria, Department of Planning & Zoning

Attachments: [MPA2021-00005 Summary](#)

## 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.**