

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, November 4, 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 .

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar):

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.

Registration Link:

https://zoom.us/webinar/register/WN_zw_g2sPzT-SPepyyO3m79w

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 945 2638 3705

Password: 603085

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_K4ekPEDPS0a0SgbQdUSx_w

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 980 0293 3400

Password: 884342

Public comment will be received at the meetings. 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 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

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

Master Plan Amendment #2021-00008

Sanitary Sewer Master Plan Update

Public Hearing and consideration of the initiation of a Master Plan Amendment for an amendment to the City's Master Plan to include the updated Sanitary Sewer Master Plan as a Citywide chapter. This Sanitary Sewer Master Plan is an update to the previous Sanitary Sewer Master Plan, approved in 2013.

Staff: City of Alexandria, Department of Transportation and Environmental Services

Arlandria-Chirilagua Plan (Translation services from English to Spanish will be provided)

Staff: City of Alexandria, Department of Planning & Zoning

City Charter Section 9.06 Case #2021-00005

4575 Seminary Road

Public Hearing and consideration of a request for Planning Commission to review whether the proposed sale of property by the City of Alexandria 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: City of Alexandria

Special Use Permit #2021-00064

2406 Terrett 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-2-5/Single- and two- family.

Applicants: Artur Kalil and Andreia Routa

Attachments: [SUP2021-00064 Application Materials](#)

Special Use Permit #2021-00083

710 King Street - Village Brauhaus

Public Hearing and consideration of a request for a Special Use Permit to increase the number of outdoor seats beyond 40 and for an increase in floor area ratio (FAR) for the addition of rooftop outdoor dining (amending SUP2019-00064); zoned: KR/King Street urban retail.

Applicant: William Gross and Chelsea Gross, represented by Mark Yoo, architect

Attachments: [SUP2021-00083 Application Materials](#)

Subdivision #2021-00005

765 John Carlyle Street - Block P

Public Hearing and consideration of a request for a vertical, air-rights Subdivision; zoned: CDD #1/Coordinated Development District #1.

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

Attachments: [SUB2021-00005 Application Materials](#)

Subdivision #2021-00006

514 and 518 South Fairfax Street

Public Hearing and consideration of a request for a Subdivision for two new lots; zoned: RM/Townhouse.

Applicant: Ann Morton Habliston, Trustee under the Young Family Trust Agreement dated December 23, 2006, as amended, represented by Duncan W. Blair, attorney

Attachments: [SUB2021-00006 Application Materials](#)

Zoning Text Amendment #2021-00004

Co-living Policy

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment for a Co-living Policy.

Staff: City of Alexandria, Department of Planning & Zoning

Development Site Plan #2021-00006

Subdivision #2021-00004

205, 205A, and 207 Duncan Avenue - Darden Towns by MSG Properties

Public Hearing and consideration of a request for; (A) a Development Site Plan with modification to reduce the side-yard setback and; (B) a Subdivision to construct four townhomes; zoned: CL/Commercial low.

Applicant: Duncan Avenue, LLC, represented by Duncan W. Blair, attorney

Attachments: [DSP2021-00006 Application Materials](#)
[DSP2021-00006 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.