

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, January 4, 2022

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 recent increase in COVID-19 cases, it has been determined that it may be safer to hold the January 4, 2022 Planning Commission Public Hearing through a fully virtual format.

As a result, the January 4, 2022 Planning Commission Public Hearing will change from Hybrid to fully Electronic. 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, the City is able to undertake essential business, with members of the public bodies and staff participating from remote locations through a Zoom Webinar.

Electronic access will be provided. 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 p.m. to allow individuals to join, while the Planning Commission hearing will begin at approximately 7:00 p.m.

Registration Link:

[https://zoom.us/webinar/register/WN\\_On7cT027StStypADxDgAxw](https://zoom.us/webinar/register/WN_On7cT027StStypADxDgAxw)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 999 2239 9897

Password: 822842

City Council (Public Hearing Webinar):

Registration link:

[https://zoom.us/webinar/register/WN\\_I0X-ISpSB6l-9LDLjXAcg](https://zoom.us/webinar/register/WN_I0X-ISpSB6l-9LDLjXAcg)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 958 7605 7149

Password: 970428

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) for the Planning

Commission hearing, or provide comments virtually at the Planning Commission Public Hearing, and 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.

## 1 Call To Order

### 1.1 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.*

### 2 City Charter Section 9.06 Case #2021-00009

3002A Mosby Street

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

**Attachments:** [SEC2021-00009 Staff Report \(revised 1.3.2022\)](#)  
[SEC2021-00009 Presentation](#)

## New Business

### 3 Zoning Text Amendment #2021-00004

Co-living Dwelling Proposal

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define co-living dwelling and amend apartment hotel and tourist home definitions; amend Article III to allow co-living dwellings with a Special Use Permit in RM, RB, RS, RT, RMF zones; amend Article III to allow co-living dwellings with an administrative Special Use Permit in RCX, RA, RC, RD zones; amend Article IV to allow co-living dwellings

with an administrative Special Use Permit in CC, CSL, CG, CD, CD-X, CL, OC, OCH, OCM(50), OCM(100), NR; amend Article V to allow co-living dwellings with an administrative Special Use Permit in CRMU-L, CRMU-M, CRMU-H, CRMU-X, W-1, zones; amend Article VI to allow co-living dwellings with an administrative Special Use Permit in KR zone; amend each zone listed above to classify the use as non-residential for the purpose of applying area and bulk regulations for up to two co-living dwellings; amend Article VIII to establish parking requirements for co-living dwellings; and amend Article XI to establish administrative review criteria including number of units, maximum occupancy, sign requirements, and the minimum term for lease agreements as well as identify conditions which require a Special Use Permit in the aforementioned zones.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [ZTA2021-00004 Staff Report](#)  
[ZTA2021-00004 Presentation](#)

4

Special Use Permit #2021-00095

220 East Monroe Avenue

Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the redevelopment of a substandard lot with a single-family dwelling; zoned: R-2-5/Single-and two-family.

Applicant: Capitol Hill Iron Gate JV, LLC, represented by Timothy Sullivan, agent

**Attachments:** [SUP2021-00095 Staff Report](#)  
[Additional materials \(1.4.2022\)](#)  
[SUP2021-00095 Presentation](#)

5

Master Plan Amendment #2021-00009

Rezoning #2021-00008

Development Special Use Permit #2021-10026

3701 West Braddock Road - Alexandria City High School Project, Minnie Howard Campus

Public Hearing and consideration of requests for: (A) an amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Alexandria Master Plan to amend the Height Limit Map from 35 feet to 77 feet for the subject property and to amend the City Land Use Map to switch the Institutional and Parks & Open Space land uses for the subject property; (B) an amendment to the official zoning map to change the zone from POS/Public Open Space and Community Recreation zone and R-12/Single-Family zone to OCM(50)/Office Commercial Medium (50) zone and POS/Public Open Space and Community Recreation zone; (C) a Development Special Use Permit with Site Plan for the construction of a new high school building,

community services and athletic fields and courts, including Special Use Permits to allow in the POS zone a public park, congregate recreational facilities, and lighting facilities for nighttime use, congregate recreational facility lighting up to 80 feet in height, and an increase in height for recreational area up to 30 feet in height; to allow in the OCM(50) zone building height to exceed 50 feet up to 77 feet and to exceed the parking maximum; and modifications to the landscape islands requirements and street tree spacing requirements in the Landscape Guidelines; zoned:

R-12/Single-Family Residential and POS/Public Open Space and Community Recreation.

Applicant: City of Alexandria and Alexandria City Public Schools, represented by Erika L. Gulick, ACPS

**Attachments:** [DSUP2021-10026 Staff Report](#)  
[DSUP2021-10026 Site Plan](#)  
[DSUP2021-10026 Presentation](#)

## 6 & 7

(Translation services from English to Spanish will be provided for Docket Items #6 and #7)

Zoning Text Amendment #2021-00009

A Text Amendment to the CDD #12 Zoning Table

(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(A), CDD #12, development guidelines, to increase the Maximum Height limit and allowable uses within the CDD to conform to the Arlandria/Chirilagua Plan.

Applicant: City of Alexandria, Department of Planning & Zoning and Office of Housing

City Charter Section 9.06 Case #2021-00006

Coordinated Development District Conceptual Design Plan #2021-00005

Development Special Use Permit #2021-10024

Transportation Management Plan Special Use Permit #2021-00063

Vacation #2021-00001

221 West Glebe Road and 3606, 3610, 3612 and 3700 Mount Vernon Avenue - AHDC Glebe/Mt. Vernon

Public Hearing and consideration of requests for: (A) Planning Commission to review whether the proposed disposition of property (3700 Mount Vernon Avenue) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter; (B) a Coordinated Development District (CDD) Conceptual Design Plan; (C) a Development Special Use Permit (DSUP) with site

plan including special use permits for additional density through the provision of affordable housing pursuant to Section 7-700 and for a parking reduction; modifications to the height-to-setback ratio, the line at zone transition, and the front yard setback as per Sections 6-403, 7-902(A) and 7-902(B) respectively, to construct a mixed-use affordable housing multifamily development with structured parking; (D) a Tier III Transportation Management Plan Special Use Permit (TMP SUP); and, (E) the Vacation (VAC) of a portion of City-owned alley; zoned: CDD #12/Coordinated Development District #12.

Applicant: Alexandria Housing Development Corporation (AHDC), represented by Duncan W. Blair, attorney, and the City of Alexandria (Section 9.06 Case)

**Attachments:** [ZTA2021-00009 & DSUP2021-10024 Staff Report](#)  
[CDD2021-00005 Conceptual Design Plan](#)  
[DSUP2021-10024 Site Plan](#)  
[Additional Materials \(1.4.2022\)](#)  
[ZTA2021-00009 & DSUP2021-10024 Presentation](#)

8

Rezoning #2021-00004

Development Special Use Permit #2021-10017

Transportation Management Plan Special Use Permit #2021-00052

1033, 1055 and 1111 North Fairfax Street - Tidelock

Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the site from OCM(50)/Office Commercial Medium (50) zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Development Special Use Permit and site plan with modifications to construct two multifamily buildings (Buildings A and B) with 234 units including an arts and cultural anchor and a commercial building (Building C) with an arts and cultural anchor, including special use permits for multifamily dwellings in the CRMU-X zone, to increase the floor area ratio to 2.5 in the CRMU-X zone, for bonus density and height (for Buildings A and B) for the provision of affordable housing, for bonus density and height (for Buildings A and B) for the provision of an arts and cultural anchor in Old Town North, for a live entertainment use and outdoor recreation and entertainment use (Building C), a parking reduction for the multifamily dwellings and the commercial use and a loading reduction for the arts and cultural anchor and/or commercial use; (C) a Special Use Permit for a transportation management plan (tier two); zoned: OCM(50)/Office Commercial Medium (50).

Applicant: Tidelock Property Owner, LLC, represented by Kenneth W. Wire, attorney

**Attachments:** [DSUP2021-10017 Staff Report](#)  
[DSUP2021-10017 Site Plan](#)  
[Additional Materials \(1.4.2022\)](#)  
[DSUP2021-10017 Presentation](#)

**9** Discussion Item - Draft FY 2023 Long Range Planning Interdepartmental Work Program

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [Draft FY 2023 LRPIWP Memo](#)  
[Draft FY 2023 LRPWP Presentation](#)

**10** Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

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

## Other Business

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

## Minutes

**12** Consideration of the minutes from the December 7, 2021 Planning Commission meeting.

**13** Consideration of the minutes from the December 8, 2021 Planning Commission meeting.

**14** **Adjournment**

**15** **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 #2021-00112

410 South Pickett Street

Administrative Special Use Permit request for a New Use of a Day Care Center;  
zoned: CDD #17a/Coordinated Development District #17a.

Proposed Business Name: Nash Kids dba Montessori Kids Universe

Applicant: Joy Nash

Planner: Patrick Silva

Status: Approved - 12/3/2021

## Special Use Permit #2021-00100

1501 Mount Vernon Avenue

Administrative Special Use Permit request for a New Use of a restaurant with outdoor dining; zoned: CL/Commercial Low.

Proposed Business Name: Matt &amp; Tony's

Applicant: Mitten Hospitality LLC c/o Matt Sloan

Planner: Patrick Silva

Status: Approved - 12/6/2021

## Special Use Permit #2021-00111

5100 Filmore Avenue

Administrative Special Use Permit request for a Change of Ownership of a Child or Elder Care Home; zoned: RC/High Density Apartment.

Current Business Name: The Fountains at Washington House

Applicant: WELL Trevi Tenant LLC

Planner: Patrick Silva

Status: Approved - 12/13/2021

## Special Use Permit #2021-00105

3000, 3006, 3012, 3012A Duke Street

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zoned: CG/Commercial General.

Current Business Name: Yates Pizza

Proposed Business Name: Reef Kitchen

Applicant: Vessel Va Operations, LLC

Planner: Patrick Silva

Status: Approved - 12/14/2021

## Special Use Permit #2021-00113

1001 King Street

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zoned: KR/King Street Urban Retail.

Proposed Business Name: Turkish Coffee Lady

Applicant: Gizem Salcigil White

Planner: Patrick Silva

Status: Approved - 12/15/2021



**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.**