

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, April 7, 2022

7:00 PM

City Hall Council Chamber

## 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 April 7, 2022 Alexandria Planning Commission Public Hearing and the April 23, 2022 Alexandria City Council Public Hearing are being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission, City Council, and staff are participating either in-person or from a remote location through a video conference call on Zoom for the respective meetings. The Planning Commission and City Council Public Hearings can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following 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\\_KlJuFGmqTHed5hSLWokiNA](https://zoom.us/webinar/register/WN_KlJuFGmqTHed5hSLWokiNA)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 916 8452 8944

Password: 632268

City Council (Public Hearing Webinar):

Registration Link:

[https://zoom.us/webinar/register/WN\\_iUor7rLpS5yXls3D\\_TqWcQ](https://zoom.us/webinar/register/WN_iUor7rLpS5yXls3D_TqWcQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 960 1696 5348

Password: 996271

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access Zoom, please use the Dial-In number to access the meeting.

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; to the City Clerk at [CouncilComment@alexandriava.gov](mailto:CouncilComment@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](mailto: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 Remarks by City Manager Jim Parajon

### 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 #2021-00128  
424 North Washington Street  
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CD/Commercial downtown.  
Applicant: Potomac Crescent Waldorf School

**Attachments:** [SUP2021-00128 Staff Report](#)  
[Additional Materials \(4.7.22\)](#)

- 4 Special Use Permit #2022-00006  
2700 Witter Drive - Witter Recreational Fields Safety Netting  
Public Hearing and consideration of a request to allow athletic safety netting up to 30 feet in height; zoned POS/Public Open Space.  
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

**Attachments:** [SUP2022-00006 Staff Report](#)  
[Additional Materials \(4.7.22\)](#)

### New Business

- 5 Discussion Item: A Draft Text Amendment to the Bonus Density and Height provisions of Section 7-700 of the Zoning Ordinance (1) to allow bonus height to be utilized in zones with 45 ft height limits and (2) to establish affordable housing for certain rezonings seeking additional density.

- 6 Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2023 Capital Improvement Program.  
Staff: City of Alexandria, Office of Management & Budget (OMB)  
**Attachments:** [Written Report](#)
- 7 Subdivision #2022-00001  
105 and 107 East Randolph Avenue  
Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record; zoned: R-2-5/Single- and Two-family.  
Applicant: Christopher Alan Hutchison and Elena Caudle Hutchison, represented by Duncan W. Blair, attorney  
**Attachments:** [SUB2022-00001 Staff Report](#)  
[Additional Materials \(4.7.22\)](#)
- 8 City Charter Section 9.06 Case #2022-00002  
Unit Block of King Street (between Union Street and Strand Street) and the northern part of the Strand  
Public Hearing and consideration of a request for the Planning Commission to review whether the temporary closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic 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:** [SEC2022-00002 Staff Report](#)
- 9 Rezoning #2022-00001  
Development Special Use Permit #2021-10030  
Indoor & Outdoor Live Entertainment Special Use Permit #2022-00003  
Transportation Management Plan Special Use Permit #2022-00005  
901 North Pitt Street  
Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the site from OC/Office Commercial to CRMU-X/Commercial Residential Mixed Use (Old Town North); (B) a Development Special Use Permit and Site Plan with modifications to redevelop the existing office building and associated parking lots into a multifamily residential building comprised of 250 units with ground-floor restaurant or retail and an arts and cultural anchor, including Special Use Permits for a multifamily dwelling in the CRMU/X zone, to increase the floor area ratio to 2.5 in the CRMU/X zone, for bonus density for the provision of affordable housing, for bonus density and height for the provision of an arts and cultural anchor in Old Town North, and a parking

reduction for the restaurant; and (C) a Special Use Permit for Live Entertainment, indoor and outdoor; (D) a Special Use Permit for a Transportation Management Plan; zoned OC/Office Commercial.

Applicant: 901 N Pitt Street LLC, represented by, Kenneth W. Wire, Attorney.

**Attachments:** [DSUP2021-10030 Staff Report](#)  
[DSUP2021-10030 Site Plan](#)  
[Additional Materials \(4.6.22\)](#)

## Other Business

10 Commissioner's Reports, Comments & Questions

## Minutes

11 Consideration of the minutes from the March 1, 2022 Planning Commission meeting.

**Attachments:** [March 1, 2022 Minutes](#)

## 12 Adjournment

## 13 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 #2021-000041

2312 Mount Vernon Avenue

Administrative Special Use Permit request for a Minor Amendment of a Restaurant;  
zone: CL/Commercial Low.

Current Business Name: Pork Barrel BBQ

Applicant: Hog Thaid, LLC

Planner: Rachel Drescher

Status: Approved - 1/7/2022

Special Use Permit #2021-00123

4700 Eisenhower Avenue

Administrative Special Use Permit request for a New Use of a Light Assembly,  
Service, and Craft establishment; zoned: OCM(100)/Office Commercial Medium  
(100).

Proposed Business Name: Saltbox

Applicant: SB DC-ALX, LLC

Planner: Patrick Silva

Status: Approved - 1/12/2022

Special Use Permit #2021-00124

4917 Brenman Park Drive

Administrative Special Use Permit request for a New Use of a Private Commercial School; zoned: CDD #9/Coordinated Development District #9.

Proposed Business Name: Bright Start Learning Center

Applicant: Bright Start Learning Center LLC

Planner: Patrick Silva

Status: Approved - 1/25/2022

**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.**