

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, May 3, 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).

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 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\\_1iTDjhMMRUaWQvMeQYkREQ](https://zoom.us/webinar/register/WN_1iTDjhMMRUaWQvMeQYkREQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 979 4582 7225

Password: 538414

City Council (Public Hearing Webinar):

Registration Link: [https://zoom.us/webinar/register/WN\\_Soth8qSeSvuqx50Ff6DTyQ](https://zoom.us/webinar/register/WN_Soth8qSeSvuqx50Ff6DTyQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 923 8775 1983

Password: 217196

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 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

### 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 Special Use Permit #2022-00012

500 Montgomery Street

Public Hearing and consideration of a request for a Special Use Permit for a ground floor arts and cultural tenant, including the exclusion of the floor area from the floor area ratio for the site; zoned CRMU-H.

Applicant: AP 500 Montgomery LLC, represented by Robert D. Brant, attorney

**Attachments:** [SUP2022-00012 Staff Report](#)

### New Business

## 3 Subdivision #2022-00002

404 East Windsor Avenue

Public Hearing and consideration of a request for a Subdivision, to re-subdivide one existing lot into two new lots; zoned: R-2-5/Single- and Two-family.

Applicant: Chad Riedy, Classic Cottages, LLC, represented by Mary Catherine Gibbs, attorney

**Attachments:** [SUB2022-00002 Staff Report](#)

[SUB2022-00002 Additional Materials](#)

## 4 Zoning Text Amendment #2022-00004

Auxiliary Dwelling Units in Commercial Zones

Initiation of a Text Amendment and Public Hearing and consideration of a text amendment to the Zoning Ordinance to add a definition for auxiliary dwellings in section 2-136.2; update the section number for co-living dwellings to section 2-136.3; to amend sections 4-108, 4-208, 4-308, 4-408, 4-508, 4-608, 4-808, 4-907, 4-1007, 5-112, 5-212, 5-312, 5-411, 5-513, and 6-704 to replace

accessory apartments with auxiliary dwellings, increase the number of units permitted, allow auxiliary dwellings in additional locations within buildings, amend the parking requirements; and add section 4-1414 to allow auxiliary dwellings in the NR zone.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [ZTA2022-00004 Staff Report](#)

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**Staff has requested for deferral of this item.**

Zoning Text Amendment #2022-00005

Bonus Height

Initiation and Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 7-703(B) to allow bonus height to be utilized in zones with 45 foot maximum height limits.

Staff: City of Alexandria, Department of Planning & Zoning

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Development Site Plan #2021-00015

Encroachment #2022-00004

4901, 4915 Polk Avenue, and unimproved public right-of-way - Alexandria Free Methodist Church

Public Hearing and consideration of requests for: (A) a Development Site Plan to construct a building addition, new driveway entrance, accessibility improvements and parking and (B) an Encroachment on an unimproved portion of public right-of-way to permit construction of a segment of a private driveway; zoned: R-20/Single-family zone (Seminary Hill/Strawberry Hill).

Applicant: Trustees of Alexandria Free Methodist Church, represented by Mark Yoo, architect and/or Aaron M. Vinson, engineer.

**Attachments:** [DSP2021-00015 Staff Report](#)

[DSP2021-00015 Site Plan](#)

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Zoning Text Amendment #2022-00002

Coordinated Development District Conceptual Design Plan #2021-00006

Development Special Use Permit with Site Plan #2021-10028

Transportation Management Plan Special Use Permit #2021-00085

Street Name Case #2022-00001

2121 and 2111 Eisenhower Avenue - Eisenhower East Block 23

Initiation of a Text Amendment and Public Hearing and consideration of requests for (A) a Zoning Text Amendment to amend the provisions of Section 5-602(A) to modify the Maximum F.A.R, Development Levels, Maximum Height, and Uses in Coordinated Development District #2 (CDD #2); (B) a Coordinated Development District Conceptual Design Plan for Block 23 in CDD #2, setting forth the allowable land uses and the maximum and minimum heights; (C) a Development Special Use

Permit with Site Plan and subdivision for the construction of a mixed-income, multi-family housing development with structured parking, with modifications to Section 6-403 height to setback ratio and Special Use Permits for a parking reduction and to increase the height of the mechanical penthouse; (D) a Transportation Management Plan Special Use Permit; and (E) a Street Name Case to name one new street; zoned CDD #2/Coordinated Development District #2. Applicant: MidAtlantic Realty Partners, LLC., represented by M. Catharine Puskar, Esq.; and The City of Alexandria, Department of Planning and Zoning (Zoning Text Amendment)

**Attachments:** [DSUP2021-10028 Staff Report](#)  
[DSUP2021-10028 Site Plan](#)

## Other Business

8 Commissioner's Reports, Comments & Questions

## Minutes

9 Consideration of the minutes from the April 7, 2022 Planning Commission meeting.

**Attachments:** [April 7, 2022 Minutes](#)

## 10 Adjournment

## 11 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 #2022-00004

44 Canal Center Plaza

Administrative Special Use Permit request for a New Use of a Restaurant; zoned:

W-1/ Waterfront Mixed-Use.

Proposed Business Name: Cafe 44

Applicant: Cafe 44 Inc.

Planner: Patrick Silva

Status: Approved - 3/4/2022

Special Use Permit #2022-00002

222 North Lee Street

Administrative Special Use Permit request for a Change of Ownership of a

Restaurant; zoned: CD/ Commercial Downtown.

Proposed Business Name: Jack's Place

Applicant: Oyuntsetseg Olombayar

Planner: Patrick Silva

Status: Approved - 3/5/2022

**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.**