

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, June 23, 2022

7:00 PM

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

**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\\_G3x7zoQmT0-XLzMeDWbscQ](https://zoom.us/webinar/register/WN_G3x7zoQmT0-XLzMeDWbscQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 921 0355 0868

Password: 670184

City Council (Public Hearing Webinar):

Registration Link:

[https://zoom.us/webinar/register/WN\\_IsOoome8RIanRE\\_KIC6StA](https://zoom.us/webinar/register/WN_IsOoome8RIanRE_KIC6StA)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 920 2398 1004

Password: 705725

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.

## 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

Subdivision #2022-00003

1105 Vassar Road

Public Hearing and consideration of a request for a Subdivision, to re-subdivide three existing lots into two new lots; zoned: R-12/Single-family.

Applicant: Daniel C. & Lillian J. York

**Attachments:** [SUB2022-00003 Application](#)

Master Plan Amendment #2022-00001

Zoning Text Amendment #2022-00007

Zoning Text Amendment #2022-00006

Rezoning #2022-00003

Coordinated Development District Conceptual Design Plan #2021-00004

Potomac River Generating Station CDD - 1300 North Royal Street

Initiation of and Public Hearing and consideration of requests for: (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map in the plan per the heights proposed in the Coordinated Development District conceptual design plan; (B) A Text Amendment to the Zoning Ordinance to amend the provisions of §6-901 to extend the boundaries of the Old Town North Arts and Cultural District Overlay Map; (C) a Text Amendment to the Zoning Ordinance to amend the provisions of §5-602 to establish CDD #30 / Coordinated Development District #30; (D) an amendment to the official zoning map to change the zone from UT / Utilities and Transportation to CDD #30; (E) a Coordinated Development District conceptual design plan to redevelop the former Potomac River Generating Station site into a mixed-use neighborhood; zoned UT;

and for all other relief required of the City of Alexandria Zoning Ordinance.

Applicants: City of Alexandria (Text Amendments only)

HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney

**Attachments:** [MPA2022-00001 Application](#)

[CDD2021-00004 Conceptual Design Plan](#)

## Other Business

Commissioner's Reports, Comments & Questions

## Minutes

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

## Adjournment

## 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 #2022-00015

26 Dove Street

Administrative Special Use Permit request for a Change of Ownership of an Automobile Sales and Repair establishment; zoned: OCM(50)/Office Commercial Medium (50).

Previous Business: OBSDN Motors LLC

Proposed Business: All American Imports

Applicant: All American Imports

Planner: Patrick Silva

Status: Approved - 4/11/2022

Special Use Permit #2022-00013

100 East Windsor Avenue

Administrative Special Use Permit request for a Minor Amendment of a Day Care Center; zoned: R-2-5/Single- and two-family.

Business Name: Creative Play School

Applicant: CPS II, Inc. t/a Creative Play School

Planner: Patrick Silva

Status: Approved - 4/25/2022

Special Use Permit #2022-00009

1000 Cameron Street

Administrative Special Use Permit request for a New Use of a Restaurant; zoned:  
CD/Commercial Downtown.

Proposed Business Name: Pluma Café and Wine Bar, Inc.

Applicant: Danny Lopez

Planner: Patrick Silva

Status: Approved - 4/25/2022

**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.**