

Docket Item #12
Planning Commission Public Hearing
November 4, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of November 4, 2021.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 4, 2021

*** * * M I N U T E S * * ***

ALEXANDRIA PLANNING COMMISSION

November 4, 2021, 7:00 p.m.

Council Chamber (301 King Street, Alexandria, Virginia, 22314) and Electronically
Alexandria, Virginia

Members Present:

Nathan Macek, Chair
Melissa McMahon, Vice Chair
David Brown (attended electronically)
Mindy Lyle
Vivian Ramirez
Jody Manor (attended electronically)
Stephen Koenig

Members Absent:

None

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Ashley Labadie	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Carson Lucarelli	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Bob Garbacz	Department of Transportation & Environmental Services
Erin Bevis-Carter	Department of Transportation & Environmental Services
Jennifer Slesinger	Department of Transportation & Environmental Services
Megan Oleynik	Department of Transportation & Environmental Services
Christopher Ziemann	Department of Transportation & Environmental Services
Katy North	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services
Ryan Knight	Department of Transportation & Environmental Services
Alex Block	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
Lalit Sharma	Department of Transportation & Environmental Services
Melanie Mason	Department of Transportation & Environmental Services
LaTheasha Hinton	Department of Transportation & Environmental Services

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Tamara Jovovic

Office of Housing

1. **Call to Order.**

The Planning Commission meeting was called to order at 7:05 p.m. All members were present at the Call to Order, with Commissioner Manor arriving at 7:06 p.m.

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight's Docket. Staff responded stating they had received a deferral request from staff for Docket Item #3. Chair Macek inquired as to whether any members of the Planning Commission wished to pull any items from the Consent Calendar, to which no Commissioners provided confirmation they wished to do so.

2. Subdivision #2021-00005

765 John Carlyle Street - Block P

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

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

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2021-00005, as submitted. The motion carried on a vote of 7-0.

NEW BUSINESS:

3. Master Plan Amendment #2021-00012 (Translation services from English to Spanish will be provided)

Arlandria-Chirilagua Small Area Plan

(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of the creation of the Arlandria-Chirilagua Small Area Plan Chapter of the City's Master Plan, including the relevant portions of the Four Mile Run Restoration Master Plan, and an amendment to Potomac West Small Area Plan Chapter of the City's Master Plan to remove the area that will become the Arlandria-Chirilagua Small Area Plan.

Applicant: City of Alexandria, Department of Planning & Zoning

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Master Plan Amendment #2021-00012. The motion carried on a vote of 7-0.

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4. Master Plan Amendment #2021-00008

Sanitary Sewer Master Plan Update

(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of an amendment to the Sanitary Sewer Master Plan Chapter of the City's Master Plan which includes updates to sanitary sewer programs, strategies, and recommendations.

Applicant: City of Alexandria, Department of Transportation & Environmental Services

Erin Bevis-Carter (T&ES) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

None.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Commissioner Lyle asked what feedback staff has received from both the development community and from the public. Staff discussed that there have been multiple meetings with the development community, and they fully support the increase in the teardown credit. With respect to the other two recommendations regarding the connection fees, when looking back at development over a 5-year period, some types of projects would pay more, and some would pay less under what is being recommended. Overall, the total change in revenue is small, resulting in an increase in annual revenue of two to three percent. Feedback from residents and other stakeholders has been generally supportive of the plan and the recommendations. Sewer backups from flooding is the largest concern from residents. Staff will continue to provide outreach to residents on initiatives to reduce the impact of sewer backups, including regular updates to the Stormwater Utility Ad Hoc Advisory Group.

Vice Chair McMahon recognized some of the capacity improvement projects are outside the timeline of the current 10-year CIP. Given that sanitary sewer is an enterprise fund, she asked how staff is evaluating whether there will be enough revenue collected to pay for these projects. Staff discussed that in addition to the revenues that are collected from sewer billing and connection fees, sanitary sewer bonds are issued in order to pay for larger capital infrastructure projects and that they revenues collected are used to pay back those bonds, typically over a 20-year time period. Vice Chair McMahon asked that staff update the presentation to City Council to make this clear. Staff replied this update would be made.

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Vice Chair McMahon inquired about water usage at senior living facilities given these units tend to be much smaller than a single-family home. Staff discussed that, based on the water usage study conducted, there was a wide range in the data and that setting the fee at 75 percent the single-family rate represents an average of this data. Staff mentioned that some of these facilities have large commercial kitchens and laundry facilities onsite, which will raise the water usage on a per unit basis.

Commissioner Brown asked Director Moritz if staff runs into problems with respect to the use of teardowns as opposed to additions and if there is a way to ensure that the use of the term is applied consistently. Director Moritz replied that he is not aware of a conflict with this issue but would research and follow-up.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00008. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00008, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission generally agreed with the staff analysis.

5. 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 Rauta

Ashley Labadie (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:
None.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0, with Commissioner Manor absent.

Discussion:
Vice Chair McMahon highlighted the benefits of constructive feedback between staff and the applicant to achieve a noticeably improved final proposal.

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Commissioner Brown complimented staff for a clear presentation and for working closely with the applicant while also congratulating the applicant for working with the community. He stated the collaboration resulted in a dwelling which would be compatible with the neighborhood. Commissioner Brown noted that although FAR for this project was near the maximum allowable, the bulk was handled in a compatible manner through design.

Commissioner Ramirez noted that the design and placement of the garage, specifically, benefited from discussions with staff regarding clarity of the Zoning Ordinance requirements. Although the design of the proposed dwelling will not be the same as the National Register Town of Potomac Historic District contributing existing structure, she believed the proposed design fits in well with the architectural nature of the historic district.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00064, as submitted. The motion carried on a vote of 6-0, with Commissioner Manor absent.

Reason: The Planning Commission generally agreed with the staff analysis.

6. Subdivision #2021-00006
514, 516 and 518 South Fairfax Street
Public Hearing and consideration of a request to re-subdivide three existing lots into two lots with variations; 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

Ashley Labadie (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Steve Milone, 907 Prince St, spoke in support of the application. He recommended the southern lot line for lot 500 be adjusted to create a frontage and lot width of 25 feet for Lot 500, reducing the number of variations requested. The adjustment would allow a more usable property and will not create an undue burden on the property owners.

Duncan Blair, attorney representative of the applicant, noted that his client accepted a lot line change to provide an additional five-foot frontage and width to Lot 500.

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On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Vice Chair McMahon requested clarification of the variation for the side yard setbacks for Lot 500 as it pertains to Section 3-1108(C)(3). Staff explained that because the lots would become new lots of record with the subdivision, this exception in the zoning ordinance would no longer apply. Vice Chair McMahon requested the terms of substantial injustice be rephrased in the Zoning Ordinance in the future for easier interpretation.

Commissioner Brown preferred moving the shared lot line between Lots 500 and 501 five feet to the south, although he could also support the existing configuration. He concurred with Vice Chair McMahon's request to address the definition of substantial injustice and would like to see amendments to the subdivision sections of the ordinance, overall.

Chair Macek preferred alternate condition 2. He noted that setback requirements in the RM zone should be revised to reflect actual conditions and typical Old Town development patterns where the RM zone is applied. Division Chief of Land Use Services, Tony LaColla responded by stating that staff is currently reviewing townhouse zones and expects a future text amendment for Planning Commission's consideration.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2021-00006, with the following amendment to Condition #2 and the addition of Condition #3. The motion carried on a vote of 7-0.

2. **CONDITION AMENDED BY PLANNING COMMISSION:** *The applicant shall record a document in land records signed by those with rights to use the adjacent 10.0 foot private alley that the existing single family detached building on 516/518 S. Fairfax Street can encroach into the private alley, prior to City approval of a final subdivision plat. (P&Z) The variation for the 0' side yard setback along the southern boundary of Lot 501 remains effective so long as the building encroaching into the alley is allowed to remain in the private alley. (PC)*
3. **CONDITION ADDED BY PLANNING COMMISSION:** *The preliminary plat is approved with the lot line between Lots 500 and 501 as shifted five feet to the south to create a 25-foot width and frontage for Lot 500 and a 30-foot width and frontage for Lot 50, reducing the number of approved variations to five. The revised lot line location shall be reflected in the final subdivision plat submission. (PC)*

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Reason: The Planning Commission agreed with the staff analysis.

7. 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

Carson Lucarelli (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

The applicant's attorney, Duncan Blair, Esq., was available for questions. They agreed with the sentiments of Chair and thanked the Commission for their support.

The applicant's engineer, represented by Taylor Doyle of RC Fields and Associates, addressed Commissioner Brown's question regarding grading on the site.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Chair Macek appreciated the simplified process, which did not require a special use permit and implored Staff to explore additional ways in which to incentive more development under this regulatory structure – which he believes will help reduce the financial burden on the Applicant and thus reducing the overall cost. He did however request that Staff correct two (2) syntactical errors in the report, which were identified during the briefings.

Commissioner Brown applauded the project. They did ask one technical question of Staff, which the applicant's attorney and engineer addressed.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve Development Site Plan #2021-00006 and Subdivision #2021-00004, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

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8. Development Special Use Permit #2021-10025
Transportation Management Plan Special Use Permit #2021-00084
2610 Richmond Highway, 420 and 300 Swann Avenue - Oakville Townhomes,
Block D
Public Hearing and consideration of a request for: (A) a Development Special Use Permit with site plan and subdivision to construct 84 townhomes, outdoor amenity spaces, various pedestrian improvements, and associated private street(s), including a Special Use Permit for more than eight (8) townhouses in a row; and with modifications to the design guidelines and to vision clearance triangles (B) a Special Use Permit for a Transportation Management Plan for Tier 1 TMP (84 Townhomes); zoned: CDD #24/Coordinated Development District #24.
Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

NOTATION: Commissioner Ramirez recused herself from Item #8.

Sara Brandt-Vorel (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Mary Catherine Gibbs, attorney representing the applicant spoke in favor of the project.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Discussion:

Commissioner Brown inquired which party, the City or applicant, would ensure that the future public road network would be navigable. Alex Boulden with the Department of Transportation and Environmental Services responded that the site is located within the boundaries of a previously approved Infrastructure Plan (DSP#2020-00030) which includes the technical specifications to design and construct roads which meet City standards. Mary Catherine Gibbs, attorney representing the applicant, indicated that the master developer of Oakville Triangle, Stonebridge, will be paying for the construction of all new streets as part of the Oakville Triangle redevelopment while the applicant will pay and construct roads and sidewalks internal to their parcel.

Chair Macek encouraged the applicant team consider the historic street name Murray Avenue, an extant street that will be removed through the redevelopment, as a potential name for the future private street through the applicant's site.

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PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10025 and Transportation Management Plan Special Use Permit #2021-00084, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

9. Commissioners' Reports, Comments, and Questions.

Chair Macek reported that he had listened to a lecture given by Peter Calthorpe, a prominent Urban Planning theorist, which touted the benefits of urban boulevards and he encouraged the City to think about how they could encourage housing and mixed-use development in the context of creating urban boulevards, particularly along Duke Street and Route 1, in the future.

Chair Macek also reported that the Waterfront Commission has been working with the Department of Project Implementation to review their waterfront flood mitigation proposals and, in doing so, determined that the cost of flood mitigation as previously envisioned is now approaching a point where it is cost prohibitive. With this in mind, the Waterfront Commission is now looking at other ways flood mitigation investments can be maximized, including different mitigation methods. He also reported that the other item the Waterfront Commission has been heavily involved in is the Torpedo Factory reconfiguration. On this topic, Chair Macek noted that many of the concepts being proposed are exciting and are respectful of the existing uses present at the site. However, he then voiced his support for being thoughtful in how the City approaches these efforts and cautioned City staff to be mindful of what utility is expected of the Torpedo Factory, both in terms of its function as an arts center as well as its function as an anchor point for the Waterfront area.

Commissioner Koenig then reported that the Potomac Yard Metro Implementation Group (PYMIG) received new information regarding and updated projected completion date for the Potomac Yard Metro Station, which is now anticipated to be Fall 2022.

Commissioner Koenig also reported that the Alexandria Housing and Redevelopment Authority's (ARHA) joint session between City Council and ARHA has been rescheduled.

Commissioner Koenig also went on to mention that he had recently attended an Architectural conference called Design DC, during which he attended a presentation on

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zero energy schools, which specifically discussed the Douglas MacArthur School renovation. He mentioned he would try to find the presentation that was given and send it around to this fellow Commissioners to watch at their leisure.

Commissioner Koenig then expressed that he concurred with Chair Macek's comments regarding Waterfront flood mitigation efforts.

Vice Chair McMahon then expressed that she too concurred with Chair Macek's comments regarding Waterfront flood mitigation efforts and recalled that several years ago she had attended a Waterfront walking tour in during which she noted Oronoco Park was well adapted to flooding and was heartened to see that waterfront flood mitigation efforts and methods were being reevaluated.

Vice Chair McMahon then reported that the Transportation Commission had held a joint work session with the Environmental Policy Commission on 10.20.21, which she thought was quite successful and valuable and offered to meet with her fellow Commissioner to talk more in depth about the discussion which took place.

Chair Macek piggybacked off of Vice Chair McMahon's joint work session comment to mention that the Planning Commission has a joint work session with the Environmental Policy Commission in December 2021 and asked his fellow Commissioners to submit any discussion topics to him for this meeting.

Commissioner Brown then reported that, though his preference is to attend the Planning Commission public hearings in person, issues he has been experiencing with his hearing have made this nearly impossible due to the requirement for attendees to wear masks and the presence of plexiglass screening in the chambers, which obscure his ability to perceive what is being said. Thus, he would be planning to continue attending future hearings remotely until such time that the requirement for masks and screening are no longer in place.

Commissioner Brown also mentioned that he believed it was time to reconsider the wording of the policy relating to when the Planning Commission and City Council would consider a Master Plan Amendment and/or Rezoning project without first going through a complete rehabilitation of the corresponding Small Area Plan.

MINUTES:

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10. Consideration of the minutes from the October 5, 2021 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes

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of October 5, 2021, as submitted. The motion carried on a vote of 6-0, with Commissioner Manor absent.

11. **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 9:22 p.m.

12. **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 #2021-00086

207 Hoffman Street

Administrative Special Use Permit request for a Minor Amendment of a Restaurant; zoned: CDD #2/Coordinated Development District #2.

Proposed Business Name: &pizza

Applicant: Adam Peck

Planner: Rachel Drescher

Status: Approved 10/18/2021

Special Use Permit #2021-00072

128 North Pitt Street

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

Proposed Business Name: Call Your Mother Deli

Applicant: Nikki Rapport

Planner: Rachel Drescher

Status: Approved 10/1/2021

Special Use Permit #2020-00027

4661 Kenmore Avenue

Current Business Name: HRSE-Campmed Alexandria Land, LLC

Administrative Special Use Permit request for a New Use for valet parking; zoned: OCH/Office Commercial High.

Applicant: HRSE-Campmed Alexandria Land, LLC

Planner: Ann Horowitz

Status: Approved 10/19/2021