

Docket Item #13
Planning Commission Public Hearing
June 7, 2022

Consideration of approval of the Planning Commission minutes of the Public Hearing
of June 7, 2022.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 7, 2022

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

ALEXANDRIA PLANNING COMMISSION

June 7, 2022, 7:00 p.m.

Council Chamber

Alexandria, Virginia

Members Present:

Nathan Macek, Chair
Melissa McMahon, Vice-Chair
David Brown
Stephen Koenig
Mindy Lyle
Vivian Ramirez
Jody Manor

Members Absent: N/A

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Jeff Farner	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Maggie Cooper	Department of Planning & Zoning
Patrick Silva	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Mary Christesen	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Stephanie Sample	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Hillary Orr	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services

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Ryan Knight	Department of Transportation & Environmental Services
Lalit Sharma	Department of Transportation & Environmental Services
Shannon Tokumaru	Department of Transportation & Environmental Services
Jesse Maines	Department of Transportation & Environmental Services
Jack Browand	Department of Recreation, Parks, and Cultural Activities
Helen McIlvaine	Office of Housing
Tamara Jovovic	Office of Housing

1. **CALL TO ORDER:**

The Planning Commission Public Hearing was called to order at 7:03 p.m. All members were present at the Call to Order.

Chair Macek then read the following statement into record:

“If you wish to speak on a Docket Item and have not already signed up to do so, please fill out a Speaker Form online by following the “Sign Up to Speak” hyperlink present on the cover page of this evening’s Public Hearing Docket or in person by filling out a hard copy Speaker Form, which can be found on either materials tables (located immediately outside the Chamber or at the back of the Chamber, and providing it to Ms. Williams, who has her hand raised.

Please note, comments from the public are limited to three (3) minutes per speaker, with the exception of applicants and their representation. To make your public comment through the Zoom application, please click on the "Raise Hand" button located on the Zoom taskbar once you hear your name called upon to make your statement, in order to let staff know it is you who needs to be unmuted in order to make your public comment. To make your public comment if you are dialing into tonight’s meeting via phone, please press *9 to execute the “Raise Hand” function once you hear your name called upon to make your statement, followed by *6 to toggle the unmute function. To make your public comment in person, please come up to either podium located at the front of the Chamber when you hear your name called upon to make your statement. Before starting your public comment, please first identify yourself by first and last name.

Additionally, a reminder to all, including Commissioners, staff, and speakers in the Chamber to please speak clearly into the microphone to ensure all are able to hear in a clear manner.”

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight's Docket. Staff responded that there are requests for deferrals for Item #8 and Item #9.

Additionally, Department of Planning & Zoning (P&Z) Director Karl Moritz requested that Item #4 of the Consent Calendar be moved ahead of Item #2, as the two Items are related. Chair Macek asked if there were any objections to changing the order of the Consent Calendar. With no objections expressed, Chair Macek requested a vote on the Consent Calendar as reordered. Commissioner Brown requested that Item #3 be pulled from the Consent Calendar for discussion.

The Planning Commission voted on Consent Calendar Items #4, #2, #5 and #6, in accordance with that order. Item #3 on the Consent Calendar was pulled for discussion as requested by Commissioner Brown.

2. Special Use Permit #2022-00024
1101 King Street
Public Hearing and consideration of a request for a Special Use Permit for a conversion from nonresidential to residential use for the upper floors of an existing building including a parking reduction; zoned KR/King Street urban retail.
Applicant: AREP SOF III King Street LLC, represented by Kenneth W. Wire, attorney

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 #2022-00024. The motion carried on a vote of 7-0.

Item #3 was pulled from the Consent Calendar for discussion at the request of Commissioner Brown.

3. Rezoning #2022-00002
31 and 33 East Bellefonte Avenue
Public Hearing and consideration of a request for an amendment to the official zoning map to change the zone from R-2-5/Single- and Two-family to RB/Townhouse; zoned R-2-5/Single- and Two-family.
Applicant: Megan Lantz, Catterson Oh, and Michelle Taylor, represented by Kim Robbert
Sam Shelby (P&Z) presented the Docket Item and answered questions from the Planning Commission.

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Commissioner Brown indicated he does not believe a case has been made to warrant a Rezoning from the R-2-5/Single-family and Two-family zone to a RB/Townhouse zone, and he said he would not support the request. He indicated that he would have liked to have seen more information about how the applicant would utilize the change for any future improvement and to hear from the neighbors.

Vice Chair McMahon indicated the applicant's justification seemed reasonable for the Rezoning. She indicated it was reasonable due to the property's close proximity to other properties zoned RB as well as her thoughts that any improvement, as a result of the Rezoning, would likely be modest.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2022-00002. The motion carried on a vote of 6-1.

4. Zoning Text Amendment #2022-00008
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend various sections of Article II to correct technical errors, to clarify open space and floor area regulations as related to accessory structures, and to define principal building; to amend section 7-103 to allow certain accessory structures forward of a front building wall for non-residential lots; to amend sections 7-301 and 12-213 to clarify language related to home occupation limitations; to amend section 7-902 to clarify language related to zone transition setbacks; to amend section 11-1302 to specify what is authorized by special exception approval; and to amend section 12-102 to correct a technical error related to residential reuse.
Staff: 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 initiate and recommend approval of Zoning Text Amendment #2022-00008. The motion carried on a vote of 7-0.

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5. Development Special Use Permit #2021-10022
3120 Colvin Street - Colvin Street Garage
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a two-story commercial building for general auto repair and a warehouse, including a Special Use Permit to increase the Floor Area Ratio to 0.96; zoned: I/Industrial.
Applicant: Khanh Nguyen

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10022. The motion carried on a vote of 7-0.

6. Development Site Plan #2022-00005
951 North Fairfax Street - Perfect Pita Addition
Public Hearing and consideration of a request for a Development Site Plan to construct an addition that is more than a third of the commercial building's existing gross square footage, with a modification to the street tree planting requirement; zoned: OCM (50)/Office Commercial Medium (50).
Applicant: Atilla & Carol Kan

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2022-00005. The motion carried on a vote of 7-0.

NEW BUSINESS:

7. Public Hearing and consideration of the FY 2023 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks, & Cultural Activities

Carrie Beach (P&Z) presented the Item and answered questions from the Planning Commission.

Ms. Beach's (P&Z) indicated, during her presentation, that the City, starting in FY 2023, will be undertaking a Vision Plan, as part of the Long Range Planning Interdepartmental Work Program (LRPIWP). In response, Vice Chair McMahon recognized that the Vision Plan will become part of the Master Plan and as such, the goal will be that future Small Area Plans will align with the vision. Vice Chair McMahon did inquire as to how the City will avoid situations where Small Area Plans do not integrate or reflect policy

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established in City-wide plans. Ms. Beach and Department of Planning & Zoning Director (P&Z) Moritz answered that the goal is to align Small Area Plans with City policy to the greatest degree possible and they acknowledged that there are at times specific issues in Small Area Plans that need to be addressed in ways that City policy has not yet addressed. Overall, however, staff shared that the goal is always to be more oriented to establishing City-wide policy in City-wide chapters and then aligning Small Area Plans to the City-wide policy.

Commissioner Koenig asked for an overview, status, and schedule of the Alexandria Redevelopment & Housing Authority (ARHA) Master Plan Site #1 project (the Samuel Madden project). Office of Housing Director McIlvaine stated that the Samuel Madden project is still on schedule to meet the competitive tax credit application process for March 2023. She added that City and ARHA staff are working very hard to ensure that date is met. She added that the Planning Commission will have a chance to weigh in on the project with the City Council and the ARHA board at a joint Work Session on June 27.

Chair Macek asked about the timing and process for determining the next Small Area Plan in the LRPIWP; he indicated that previously Duke Street or Mount Vernon Avenue had been discussed as potentially next. Ms. Beach answered that staff capacity is committed through FY 2024 and that the next Small Area Plans can be discussed in the upcoming year's work program discussion. P&Z Director Moritz indicated that the Vision Plan will certainly inform the future Mount Vernon Avenue/Del Ray and Duke Street Plans, and that when they come up in the work program we can discuss the approach since they are dramatically different in scope.

Chair Macek reminded staff about available grant funding from the Federal Transit Administration (FTA) for transit-oriented development planning which would be well suited to the future Duke Street planning effort.

Commissioner Brown encouraged staff to incorporate a conscientious look backward at the City's zoning history and impacts on equity as we plan the Vision Plan. He stated that this topic is something that he and Commissioner McMahon have been urging City Council to address and that this review would be well suited to the Vision Plan community discussion. He further stated that it seems very few people understand the extent that inequitable zoning policies have had on shaping the City. He added that understanding the cause and effect of inequitable zoning policies of the past is especially important as we plan for the future. He suggested that the study could be completed by outside experts. Ms. Beach agreed that this is an important topic to cover as part of the Vision Plan.

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Speakers:

Ken Wire, Wire Gill LLP, spoke in strong support of the LRPIWP. In particular, he voiced support for the Alexandria West planning effort, emphasizing that it is a very big land area, and a large portion of it was planned more than 30 years ago, as well as the fact that much of the Beauregard Plan (which will be part of this plan) has not come to fruition. He stated that he appreciates all the effort that goes into planning for Alexandria West and looks forward to working with staff on the Alexandria West Plan.

Lucca Gattoni-Celli, Founder of YIMBYs of NOVA, a grassroots affordable housing advocacy organization, commended staff for prioritizing Alexandria West as the next planning effort for an area of the City that he stated has been overlooked. He also stated his support for the proposed review of multi-family parking requirements that can be a major driver of housing cost and sprawl. Finally, he stated that he thinks it is very important for the City to review its systemic housing policy and in particular look at single-family zoning requirements that are barriers to a more diverse and affordable housing stock.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, and 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 stated that the LRPIWP's prioritization, as proposed, is good and she is glad to see Alexandria West and the West End prioritized. She also stated that she agreed with recommendation to pursue FTA grants for Duke Street planning.

Chair Macek stated that he is supportive of the LRPIWP, as proposed, and is interested and excited to see how the Vision Plan proceeds as a good way to address some of the needs that have arisen over recent years. He also stated that he supports Commissioner Brown's and Commissioner McMahon's efforts to have the City address its zoning history.

Commissioner Koenig stated that he supports the priorities as proposed. He strongly supports the efforts of Commissioner Brown and McMahon to encourage a City-wide focus on addressing our zoning past.

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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 FY 2023 Long Range Interdepartmental Work Program. The motion carried on a vote of 7-0.

8. **The applicant has requested for deferral of this Item.**

Encroachment #2022-00001

300 Hume Avenue

Public Hearing and consideration of a request for an Encroachment into the public rights-of-way along Hume Avenue and Turner Road for a fence; zoned: R-2-5/Single- and -Two family.

Applicant: Jeffrey W. Howard and Jenafer B. Howard, represented by Duncan W. Blair, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Encroachment #2022-00001. The motion carried on a vote of 7-0.

9. **The applicant has requested for deferral of this Item.**

Special Use Permit #2022-00018

1605 and 1611 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit to allow for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and repair dealership until December 31, 2045 (amending SUP #2010-00052); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2022-00018. The motion carried on a vote of 7-0.

Commissioner Ramirez recused herself from Item #10.

10. Development Site Plan #2021-00012

Subdivision #2022-00005

5801 and 6001 Duke Street - Landmark Mall Infrastructure

Public Hearing and consideration of a request for a Development Site Plan for the construction of sitewide infrastructure for the Landmark Mall redevelopment and a Subdivision with street dedication to subdivide 5801 Duke Street into eight lots; zoned CDD #29/Coordinated Development District #29.

Applicant: Landmark Land Holdings, LLC, represented by Kenneth W. Wire, attorney

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Jared Alves (P&Z) presented the Item and answered questions from the Planning Commission.

Speaker:

Kenneth Wire, Wire Gill, LLP, project attorney, spoke in support of the project and thanked staff for their work throughout the application process.

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 Ramirez recusing herself.

Discussion:

Commissioner Lyle recommended the addition of Condition #101A, as part of an overall motion, to provide a process for periodic updates on projects that are part of the redevelopment process.

Commissioner Koenig noted his agreement with Commissioner Lyle's proposed amendment and, also, expressed overall support for the Site Plan. He added that he would like to express and read several observations related to the Energy & Resilience Plan, which was required as part of the Coordinated Development District (CDD) process. He commended the organization and thoroughness of the Plan and reflected on each element. He did indicate his thoughts that the Plan could be maintaining the status quo creating a missed opportunity for creative redevelopment. He encouraged the applicant to consider integrating these elements into the individual Development Special Use Permits (DSUPs) going forward. In particular, he recommended achieving lower energy use intensities and providing on-site renewable energy generation and, with future projects at comparable scale, provide district-wide energy generation.

Chair Macek noted his support of the project and the overall redevelopment.

Vice Chair McMahon thanked Commissioner Koenig for his review and overview of the Energy and Resilience Plan and noted that it was not part of the infrastructure approval before the Planning Commission. She said that it is important to consider more than transportation and water as infrastructure plans are being reviewed. She found that the Infrastructure Plan addresses historic elements well and encouraged applicants and the City to go further in review of additional environmental considerations and system-wide solutions. She anticipated that it will be important for discussions of land use and the environment going forward.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Development Site Plan #2021-00012 and Subdivision #2022-00005 as amended. The motion carried on a

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vote of 6-0, with Commissioner Ramirez recusing herself.

Reason: The Planning Commission agreed with the staff analysis and with the amendment adding Condition #101A.

#101A. CONDITION ADDED BY PLANNING COMMISSION: To the extent the City establishes a quarterly community meeting for the purpose of providing updates on the status of construction projects in the West End, the applicant shall participate in such meetings or provide written updates to City staff while the project is under substantial construction. Such updates may be provided in coordination with meetings hosted by the City. (**PC**)

OTHER BUSINESS:

11. Commissioners' Reports, Comments, and Questions.

Commissioner Lyle reported that the Duke Street Transitway group has had two meetings and is moving along in an organized manner. She reported that the group is reviewing the 2012 Plan to understand how aspects have changed. She reported that the group will be meeting through the summer.

Commissioner Koenig noted the upcoming joint Work Session being held by City Council, Planning Commission, and the Alexandria Redevelopment & Housing Authority (ARHA) Board. He also discussed the ongoing Samuel Madden project process.

MINUTES:

12. Consideration of the minutes from the May 3, 2022 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 of May 3, 2022. The motion carried on a vote of 7-0.

ADJOURNMENT:

13. The Planning Commission Public Hearing was adjourned at 8:22 p.m.