

Docket Item #11
Planning Commission Public Hearing
November 1, 2022

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of November 1, 2022.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

***** MINUTES *****

ALEXANDRIA PLANNING COMMISSION

November 1, 2022, 7:00 p.m.

Council Chamber

Alexandria, Virginia

Members Present:

Nathan Macek, Chair
Melissa McMahan, Vice-Chair
David Brown
Stephen Koenig
Mindy Lyle
Jody Manor

Members Absent:

Vivian Ramirez

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
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Stephanie Sample	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Maggie Cooper	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Mavis Stanfield	Department of Planning & Zoning
Richard Lawrence, Jr.	Department of Planning & Zoning
Melissa Symmes	Department of Planning & Zoning
Christopher Ziemann	Department of Transportation & Environmental Services
Yon Lambert	Department of Transportation & Environmental Services
William Skrabak	Department of Transportation & Environmental Services
Jesse Maines	Department of Transportation & Environmental Services
Melanie Mason	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
Ryan Knight	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

1. **Call to Order.**

The Planning Commission Public Hearing was called to order at 7:06 p.m., with Commissioner Ramirez excused. All other 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 hardcopy speaker form, which can be found on either materials tables (located immediately outside the Chambers or at the back of the Chambers), and providing it to Ms. Williams, who has her hand raised.

Please note, comments from the public are limited to 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 Chambers when you hear you 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 Chambers 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 staff had requested deferral for Docket Item #7.

2. Subdivision #2022-00006

1303 and 1305 Chancel Place

Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned: R-12.

Applicant: Richard F. Williamson, Dawn J. Williamson and John Zarek; represented by Duncan W. Blair, attorney

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2022-00006. The motion carried on a vote of 6-0 on the Consent Calendar.

3. City Charter Section 9.06 Case #2022-00004
Unit Block of King Street (between Union Street and the Strand) and Northern Portion of the Strand (between Wales Alley and King Street)
Public Hearing and consideration of a request for the Planning Commission to review whether the permanent 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

Commissioner Manor recused himself from Item #3.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed permanent closure of the Unit Block of King Street and the northern portion of the Strand to vehicular traffic consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 5-0, with Commissioner Manor recusing himself.

4. Zoning Text Amendment #2022-00013
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to add section 7-2503 to create a Special Use Permit for internal loading spaces as an exclusion from floor area and amend Sections 2-165 and 2-145 to clarify the definition of loading space and to allow additional floor area exclusions for loading spaces with Special Use Permit approval.
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 Zoning Text Amendment #2022-00013. The motion carried on a vote of 6-0 on the Consent Calendar.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00013. The motion carried on a vote of 6-0 on the Consent Calendar.

5. Zoning Text Amendment #2022-00011
Development Special Use Permit #2022-10019
Special Use Permit #2022-00079
2424 Mill Road, 2403 Mandeville Lane
Public Hearing and consideration of requests for: (A) a Zoning Text Amendment initiation to edit Coordinated Development District #2 to allow an animal care facility with overnight accommodation with a Special Use Permit; (B) a Development Special Use Permit to allow animal care facility with overnight accommodation with a special use permit (amending DSUP #2019-00018); and (C) a Special Use Permit for an animal care facility with overnight accommodation; zoned: CDD #2/Coordinated Development District #2.
Applicants: HTC 4/5 Project Owner LLC, District Dogs, Inc., 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 recommend approval of Zoning Text Amendment #2022-00011. The motion carried on a vote of 6-0 on the Consent Calendar.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10019 and Special Use Permit #2022-00079. The motion carried on a vote of 6-0 on the Consent Calendar.

ITEMS PREVIOUSLY DEFERRED:

6. Special Use Permit #2022-00043
1005 Mount Vernon Avenue - George Washington Middle School Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at George Washington Middle School; zoned: RB/Townhouse zone.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

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

The five Special Use Permit (SUP) requests under Item #6 were presented together in a single staff presentation. Accordingly, the public testimony was given on the five SUP requests as a group, although they were recommended for individual approval.

Speakers:

Mary Cypressi, 516 E Glendale Avenue, expressed concerns that the proposed lighting at the George Washington Field would impact the residential properties on Glendale Avenue.

Jim Hogan, 1108 Jefferson Street, supports the addition of lights at the five sites and spoke about the overcrowding issues the addition of lights would help address.

Omar Maranon, 5270 Duke Street, spoke in support of lights at the five sites, as the lighting would provide more playing time at night to avoid the issues of playing during the day.

Carter Flemming, 1403 Bishop Lane, spoke against the light proposal specifically at the Hammond School field, expressing concern with how the fields are monitored and enforced.

Brian Collins, 500 E Glendale Avenue, expressed concern with the lights and installation of synthetic turf at the George Washington School field and Simpson Field.

Frank Putzu, 1423 Juliana Place, spoke about his discussions with ASA about operations and listed recommendations to improve youth sports, concerns with adult leagues, and concerns with the lights proposed at Hammond School field.

Nathaniel Burkey, 5542 Forrestal Avenue, spoke in support of lights at the five sites and how the lights progress schools and sports for the City.

Johnatan Nunez, 9 Ansel Street, spoke in support of the lights at the five sites and how the increased time the fields are available would help with the issues with field space.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

Lisa Chimento, 524 Fort Williams Parkway, spoke in support of the lights at the five sites, the positive impacts of sports on the community and the benefits of extended use of the fields.

Terry Androus, 2208 Russell Road, spoke in support of lighting at the five sites, discussing the crowding issues, rising demand for field use, and benefits of playing after dark.

Dino Drudi, 315 N West Street, stated no issue with the lights but concerns with the proposed heights.

Christina Payne, 506 E Glendale Avenue, spoke against the proposed lights at the George Washington School field, expressing concerns with the light spillage and glare impacting the residential properties north of the field.

Jennie Courts, 1412 Cameron Street, expressed concern with increased activity at the Jefferson-Houston School field impacting pedestrian safety, parking issues along Cameron Street, trash and inaccessibility to restrooms.

Sarah Christie, 2502 Massey Court, indicated lights at all five sites would help with field usage issues and programming.

Melkim Gutierrez and Angel Valdez, 5341 Taney Avenue, spoke in support of the lights at the five fields and the positive impact ASA has had on their lives.

Beka Wakene, 110 Normandy Hill Drive, spoke in support of the lights at the five fields, which provides more playing opportunities and the positive impacts ASA has had on the community.

Thomas Park, 1108 Jefferson Street, spoke in support of lights at the five sites, as the increase in participants with ASA has increased field usage demand and lights would address crowding issues, and how ASA wants to work on addressing neighbors' concerns.

Jerbin Rodriguez, 3810 Milan Drive, spoke in support of lights at the five sites, describing having to move between fields due to lighting and space restrictions, as well as the benefits of playing sports.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

Ruben Alverado, 375 S Reynolds St, and German Arenival, 5731 Leverett Court, spoke in support of lights at the five sites, as it would allow more opportunities to play and provide a benefit to kids.

Susan Nelson, 4523 N Pegram Street, spoke against lights at the Hammond School field, expressing her appreciation for playing soccer but concerns with the use of the field by so many groups and the negative impacts on the adjacent neighborhood.

Rob Benedict, 522 E Glendale Avenue, spoke against lights at the George Washington School site, expressing concern that the lights will negatively impact the adjacent residents.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahan, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.

Discussion:

Vice Chair McMahan spoke in favor of the project, noting that while many of the concerns raised are valid issues, the importance of upgrading existing recreational facilities as the City grows and demand increases is critical.

Commissioner Lyle spoke in favor of the City providing as many recreational facilities as possible, both programmed and unprogrammed.

Commissioner Brown expressed his appreciation for the speakers who attended the meeting and hearing the thoughts of both those for and against the proposed lights. He encouraged those with continuing concerns to attend the City Council meeting, given the more limited role that Planning Commission has in the decision.

Commissioner Koenig concurred with the comments made by Commissioner Brown and Vice Chair McMahan on the need to address limited resources and the challenges of shared uses.

Chair Macek spoke how he has been impacted by lack of lighted fields and sees the benefit of longer use of the fields for both youth and adults. He noted the importance of

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

lit football fields due to limitations made by past decision, the benefit of lit fields at middle schools and his overall support for lights at the recreational athletic fields.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00043. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

Special Use Permit #2022-00044

1501 Cameron Street - Jefferson Houston Elementary School Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Jefferson Houston Elementary School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00044. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

Special Use Permit #2022-00045

4643 Taney Avenue - Patrick Henry Elementary School and Recreation Center Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Patrick Henry Elementary School; zoned: R-12/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00045. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

Special Use Permit #2022-00046

600 E Monroe Avenue - Eugene Simpson Stadium Park Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Simpson Stadium Park; zoned: POS/Public open space and community recreation zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahan, the Planning Commission voted to recommend approval of Special Use Permit #2022-00046. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

Special Use Permit #2022-00042

4646 Seminary Road - Francis C Hammond Middle School Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Francis C Hammond Middle School; zoned: R-8/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahan, the Planning Commission voted to recommend approval of Special Use Permit #2022-00042. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

NEW BUSINESS:

7. **The applicant has requested for deferral of this item.**

Zoning Text Amendment #2022-00012

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article XI, Section 11-700 related to Transportation Management Special Use Permits, to adopt a policy for Transportation Management Plans (TMPs) and to allow changes to existing TMPs administratively.

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

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Zoning Text Amendment #2022-00012. The motion carried on a vote of 6-0.

8. Special Use Permit #2022-00069
5800A Edsall Road (parcel address: 5800 Edsall Road)
Public Hearing and consideration of a request for a Special Use Permit for automobile sales and light automobile repair; zoned: CG/Commercial General.
Applicant: Koons of Alexandria, Inc., represented by M. Catharine Puskar, attorney

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

Speaker:

Lauren Riley, applicant's attorney, spoke in support of the application and the proposed changes to Conditions #7 and #31.

PLANNING COMMISSION ACTION: 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.

Speakers:

There were no speakers.

Discussion:

Commissioner Lyle noted that she would recommend extending the time set forth in Condition #31 by five years as that area of the City is not ready for redevelopment.

Chair Macek asked staff for an opinion of the proposed extension of the City Council review from 2032 to 2037 and Director Moritz replied that Commissioner Lyle's extensive involvement in the West End provided a valuable perspective on future development pressures in the area.

Commissioner Brown noted that he understood that Commissioner Lyle was much more familiar with this area of the City and that he therefore would support her recommendation for the additional five years.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00069, as amended. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis, with changes to Conditions #7 and #31

Condition #7 – Amended by the Planning Commission: The hours of operation shall be limited to between 7 a.m. and 10 p.m., ~~Monday through Saturday and between 10 a.m. to 10 p.m. on Sunday daily.~~ (P&Z) (PC)

Condition #31 – Amended by the Planning Commission: The Special Use Permit shall be ~~reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval in October 2027 to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, docketed for review by City Council no later than December 2037. City Council shall review the Special Use Permit in October 2032 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as it deems appropriate at the time.~~ (P&Z) (PC)

9. Master Plan Amendment #2021-00013
Rezoning #2021-00009
Development Special Use Permit #2022-10013
Transportation Management Plan Special Use Permit #2022-00080
2712 Duke Street - Witter Place
Public Hearing and consideration of requests for: (A) a Master Plan Amendment to the Taylor Run/Duke Street chapter of the Master Plan to change the land use designation from CG-Commercial General to RH-Residential High and to increase the maximum building height from 35 to 60 feet; (B) a Rezoning of the property from CG/Commercial general zone to RMF/Residential Multi-family zone; (C) a Development Special Use Permit with Site Plan to construct a 94-unit multi-family affordable housing building with partially below grade parking, including a Special Use Permit request to increase the

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

Floor Area Ratio to 2.253 in the RMF Zone per Section 13-1406(B) of the Zoning Ordinance and modifications to the landscape guidelines; and (D) a Special Use Permit for a Tier 1 Transportation Management Plan; zoned: CG/Commercial General. Applicant: Community Housing Partners Corporation, represented by Robert Brant, attorney.

Richard Lawrence and Melissa Symmes (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Robert Brant, attorney for the applicant, spoke in support of the project and agreed with the recommended conditions proposed by staff.

PLANNING COMMISSION ACTION: 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.

Discussion:

Chair Macek and Vice Chair McMahon noted that the project site is near community-serving amenities and transit, making this a great location for affordable housing.

Commissioner Brown and Chair Macek commended the applicant for the proposed curb cut closure along Duke Street but indicated that thought be given to addressing the location of where pick-ups, deliveries, and other similar activities will occur.

Chair Macek recommended that staff and the applicant consider evaluating the project address to a Witter Drive address to ensure that all loading activities take place along Witter Drive as opposed to on Duke Street.

Commissioner Koenig discussed getting a better understanding of the expected Energy Use Intensity (EUI) for the proposed project and believes it a missed opportunity that renewable energy systems are not included in the proposed building; however, he supported the project for housing affordability, location, and integration of art in the building design.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

PLANNING COMMISSION ACTION: 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 #2021-00013. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2021-00009. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10013 and Transportation Management Plan Special Use Permit #2022-00080. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

10. Development Special Use Permit #2022-10018
Vacation #2022-00002
Restaurant Depot Amendment - Expansion 4600 Eisenhower Avenue
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 27,123 gross square footage expansion to an existing building and a request to vacate public Right-of-Way adjacent to the property; zoned OCM(100) / Office Commercial Medium (100).
Applicant: JMDH Real Estate of Alexandria II, LLC, represented by Mary Catherine Gibbs, Attorney

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

Speakers:

Mary Catherine Gibbs, attorney for the applicant, spoke in support of the project and asked the Planning Commission to recommend approval with the revision to Condition #32 regarding the purchase price.

PLANNING COMMISSION ACTION: 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.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

Discussion:

Chair Macek briefly explained that the proposed Vacation does not require Section 9.06 conformance because the land being vacated is right-of-way and not an individual parcel. He said the land being vacated has low independent utility for development as it has access issues and is a small property relative to the surrounding area.

Vice Chair McMahon thanked staff and the applicant for coordinating the path connectivity with Fairfax County.

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 #2022-10018, as amended, and Vacation #2022-00002. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis. Per staff recommendation, the Commission revised condition 32 to reflect the updated purchase price for the land being vacated.

Condition # 32. Condition Amended by the Planning Commission: Make a payment for the requested vacation of a portion of the existing City right-of-way. The original purchase price of \$1,000,000 will be decreased commensurate with the approximately seven percent (7%) change in land area (percentage to be finalized at final site plan) associated with the proposed multimodal trail. The purchase price will be reduced by no more than \$100,000. Make a payment in the amount of \$1,000,000 for the requested vacation of a portion of the existing City right-of-way. The payment shall be made to the Department of Recreation, Parks and Cultural Activities prior to the release of the Final Site Plan. Approval of this vacation shall also be subject to the following:

- a. Utility easements for all public and private utilities shall be provided within the vacated right-of-way and such easements are to be shown on the plat of consolidation.
- b. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation approved by the Directors of P&Z, T&ES, and RPCA prior to Final Site Plan release. The approved plat shall be recorded in the Land Records of the City of Alexandria. (P&Z) (T&ES) (RPCA) *

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

- c. The applicant shall be responsible for perpetual ownership, development, and maintenance of the improvements constructed in the vacated right-of-way.
- d. The applicant shall include the ‘final’ location of proposed ROW and property lines on all proposed plan sheets of the Final 1 Site Plan submission. The requested Vacation area has been reduced slightly since current site plan submission (by approximately 2-3’ along eastern extent of subject parcel), with the “final” ROW and Property Line locations being as shown on current version of Vacation Plat associated with VAC2022-00002. The ‘current’ VAC plat is dated 09/19/2022. (P&Z) (T&ES) *

OTHER BUSINESS:

11. Commissioners’ Reports, Comments, and Questions.

Commissioner Lyle mentioned that Duke Street in Motion is gearing up again with community meetings. The meetings are noted on the weekly P&Z Related Meetings emails to the Planning Commission. Commissioner Lyle also noted that there will be a Landmark Community Meeting on November 16.

Chair Macek provided an update regarding the recent Joint Environmental Policy Commission (EPC) and Planning Commission (PC) Work Session and indicated that a Small Working Group has been formed and that he and Commissioner Koenig will be serving on it. Chair Macek will talk to Director Moritz about staff support and will update the Planning Commission once meeting dates are decided. He indicated that the intention is to bring both full Commissions together again at the end of January 2023. January 30 is the proposed date.

Commissioner Koenig inquired about the status of the PRGS Coordinated Sustainability Strategy update. Director Moritz indicated that if the December Planning Commission docket is light enough perhaps the update can be incorporated within that meeting. Chair Macek agreed with that noting that currently only Landmark cases as well as the Juicebox Special Use Permit show on the December Preliminary Planning Commission docket.

Staff provided an update about the topics proposed for discussion at the Planning Commission Retreat scheduled for December 1, 2022. Potential items include the following and the Chair noted satisfaction with the Agenda, but he encouraged Planning

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 1, 2022

Commission members to share any thoughts they have with staff once they receive the draft Agenda. Proposed Agenda items include:

- Implicit Bias and Micro-Aggressive Behavior Training
- An Update/Discussion on the Climate Action Office
- An Update/Discussion on the Energy Climate Plan
- An Update/Discussion on Zoning for Housing/Housing for All
- A Discussion on existing Bonus Density Tools for Housing, the Arts and on the interest in a Bonus Density Tool for Sustainability.

Commissioner Brown brought attention to some recent articles in the Washington Post on Arlington County’s Missing Middle study, and the potential relationship to what the City is doing relative to similar initiatives in the State. A sample article is in the link below.

- [As housing prices soar, a wealthy county rethinks the idea of suburbia](#)

Staff also indicated that it will provide an update to the City Council on Zoning for Housing/Housing for All at the [November 22, 2022 City Council Legislative Meeting \(Item #8\)](#) around the recommendation to include the remaining zoning reforms in a comprehensive package for study and public input in 2023.

Staff also noted that the book “Know Justice Know Peace” will be distributed to the Planning Commission ahead of the December 1 Planning Commission Retreat to review related to the above noted Retreat training.

MINUTES:

12. Consideration of the minutes from the October 6, 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 October 6, 2022, with a change as stated by Chair Macek to record for the record the location of Commissioner Manor’s remote participation and he noted a slight typo. The motion carried on a vote of 6-0.

ADJOURNMENT

13. The Planning Commission Public Hearing was adjourned at 10:33 p.m.