

Docket Item # 12
Planning Commission Public Hearing
May 7, 2024

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of
May 7, 2024

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

ALEXANDRIA PLANNING COMMISSION
May 7, 2024 7:00 P.M.
Council Chamber
301 King Street, City Hall Alexandria, Virginia

Members Present:

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

Members Absent:

None

Staff Present:

Nancy Williams
Jeffrey Farnar

Christina Zechman Brown
Tony LaColla
Ann Horowitz
Mavis Stanfield
Rob Kerns
Maya Contreras
William Cook
Brian Dofflemyer
Lanning Blaser
Molly Lambert

Department of Planning & Zoning
Department of Planning &
Zoning
Office of the City Attorney
Department of Planning & Zoning
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Department of Planning & Zoning
Department of Planning & Zoning
Department of Planning & Zoning
Transportation & Environmental Services
Department of Planning & Zoning
Department of Planning & Zoning

1. CALL TO ORDER

The Planning Commission Public Hearing was called to order at 7:02 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 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 your name called upon to make your statement. Before starting your public comment, please first identify yourself by first and last name.

The City encourages and welcomes public comment from all residents on Planning Commission matters. In keeping with that principle, and with the principle of inclusiveness, this is a reminder of the shared expectation that the content and tenor of public comments always be civil and respectful. Thank you for honoring those principles. 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.”

Chair Macek inquired as to whether there were any changes to tonight’s Docket. Staff responded that there were two changes to the Docket. Requests from the applicants for deferrals have been submitted for Items # 10 Special Use Permit for 80 Early Street and #11 Rezoning for 709 and 711 Pendleton Street.

ITEMS PREVIOUSLY DEFERRED

- 2. Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its FY2025 meeting schedule and establish continuation dates for meetings. Staff: City of Alexandria, Department of Planning & Zoning

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of the FY2025 Planning Commission Public Hearing Schedule. The motion carried on a vote of 7-0.

CONSENT CALENDAR

3. Zoning Text Amendment #2024-00004

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 11-207 Civil violations, specifically Section 11-207 (C) Penalties which were approved as part of the Annual Operating Budget for FY 2025.

Staff: City of Alexandria

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of ZTA#2024-00004. The motion carried on a vote of 7-0 on the Consent Calendar

4. Pulled from Consent

Street Naming Case #2024-00001 Upland Park - 5165 Seminary Road

Public Hearing and consideration of a request for the approval of two new street names located in the redevelopment called Upland Park at 5165 Seminary Road; zoned CDD#21/Coordinated Development District #21.

Applicant: Hekemian and Co., Inc.

Discussion

Commissioner Lyle asked about the condition of the burned out buildings, after the Fire Department completes its training on the property, and whether the burned out buildings will be addressed. Staff indicated that the properties will not be left in a burned out condition. P&Z staff are working with the Fire Department and the applicant to make sure the property is left in an acceptable condition. Also, related to this Item and Item #5, both of which are Street Naming Cases, Chair Macek indicated that there is a Memorandum from staff regarding the rationale for the street names chosen for both Items. He indicated it is very important to include that information in future street naming staff memoranda as well. Staff responded by saying that such information will be included in the future.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SNC#2024-00001. The motion carried on a vote of 7-0.

5. Street Naming Case #2024-00002 Landmark Overlook - 5901 Stevenson Avenue

Public Hearing and consideration of a request for the approval of seven new public street names located in the redevelopment called Landmark Overlook at 5901 Stevenson Avenue; zoned CRMU-H/Commercial Residential Mixed-Use (High).

Applicant: Hekemian and Co., Inc., 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 SNC#2024-00002. The motion carried on a vote of 7-0 on the Consent Calendar.

6. Special Use Permit #2024-00009 4320 Seminary Road

Public Hearing and consideration of a request for a temporary trailer; zoned RB/Townhouse

Applicant: Inova Health Services, represented by M. Catharine, Puskar, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP#2024-00009. The motion carried on a vote of 7-0 on the Consent Calendar.

7. Pulled from Consent

Special Use Permit #2024-00011 4601 Eisenhower Avenue

Public Hearing and consideration of a Special Use Permit to 1) allow several administrative special, special, and non-complying uses at an industrial center, and 2) to increase the square footage for non-complying uses; zoned: OCM(100)/Office Commercial Medium.

Applicant: Boundary Investments, LLC, represented by Robert Brant, attorney

Speaker

Robert Brant, applicant’s attorney, spoke in support of the application and the proposed changes to the conditions.

Discussion

Commissioner Lyle noted that she would recommend adding a 10 year Planning Director administrative review in Condition #4 because she believes there may be development occurring sooner than the staff proposed 15 year City Council review. She also recommended removing the day labor agency from the list of proposed uses, citing the lack of public transportation.

Chair Macek noted that changes to Conditions #12 and #13 were warranted to clarify that these conditions should apply to all employees at the property and not just employees of the applicant.

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 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SUP #2024-00011, subject to all conditions, code requirements, ordinances, and amendments to Conditions #4, #5, #12 and #13. The motion carried on a vote of 7-0.

Reason: The Planning Commission generally agreed with the staff analysis, with the Commission recognizing that that area could be ready for redevelopment sooner than the proposed 15 year City Council review proposed in Condition #4.

8. Special Use Permit #2024-00024 5990 Duke Street

Public Hearing and consideration of a Special Use Permit for the expansion of a non-complying use and for a change of ownership; zoned CRMU-M/Commercial residential mixed use (medium)

Applicant: Passport Auto Group, represented by Duncan W. Blair, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP#2024-00024. The motion carried on a vote of 7-0 on the Consent Calendar.

CONSENT CALENDAR

- 9. Subdivision #2024-00002 209 and 211 East Del Ray Avenue**
Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-2-5/Residential.
Applicants: Angela Ambrose and Windmill Hill LLC

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUB#2024-00002. The motion carried on a vote of 7-0 on the Consent Calendar.

NEW BUSINESS

10. Deferral Requested

Special Use Permit #2023-00044
80 S. Early Street
Public Hearing and consideration of a Special Use Permit for three temporary trailers; zoned I/Industrial. Applicant: David Donnelly

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Item #10. The motion carried on a vote of 7-0.

11. Deferral Requested

Rezoning #2024-00001
709 & 711 Pendleton Street
Public Hearing and consideration of a request for an amendment to the official Zoning Map to rezone the subject properties from CL/Commercial low with proffer to CL/Commercial low.
Applicant: Sevda Tahirli, Shi Hailing, and Jiangling Wang

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Item #11. The motion carried on a vote of 7-0.

12. COMMISSIONER REPORTS

- (1) Planning Commission Retreat:** Commissioner Koenig inquired about the status of the Retreat and in particular his interest in learning about plans for Potomac Yard. Staff reported that a poll was taken for a date in August, but consensus was not achieved. The Chair suggested that staff look at September.
- (2) Transportation Commission Retreat:** Vice Chair McMahon reminded the Planning Commission that the Transportation Commission Retreat will occur this coming Saturday, May 11, from 9:30 a.m. to 12:30 p.m. at the Del Pepper Resource Center.
- (3) APA VA Conference:** Staff indicated that the [2024 APA VA Conference](#) will be held on Sunday, July 21 to Wednesday, July 24 in Williamsburg, VA and staff will solicit interest by the Planning Commission.

13. MINUTES

Consideration of the minutes from the April 4, 2024 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 April 4, 2024. The motion carried on a vote of 7-0.

14. ADJOURNMENT

The Planning Commission meeting was adjourned at 7:32 p.m.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of April 4, 2024. The motion carried on a vote of 7-0.