

Docket Item #7
Planning Commission Meeting
November 7, 2019

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting
of November 7, 2019

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 7, 2019

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

ALEXANDRIA PLANNING COMMISSION

November 7, 2019, 7:00 p.m.

City Council Chambers

Alexandria, Virginia

Members Present:

Nathan Macek, Chair

Maria Wasowski, Vice Chair

David Brown

John Goebel

Stephen Koenig

Mindy Lyle

Melissa McMahon

Members Absent:

N/A

Staff Present:

Karl W. Moritz

Nancy Williams

Anh Vu

Christina Zechman-Brown

Ann Horowitz

Max Ewart

Tony LaColla

Femi Adelakun

Catherine Miliaras

Carson Lucarelli

Nathan Imm

Dirk Geratz

Anna Franco

Stephanie Free

Brian Dofflemyer

Ryan Knight

Erika Gulick

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Office of the City Attorney

Department of Planning & Zoning

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Transportation & Environmental Services

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Alexandria City Public Schools

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1. **Call to Order.**

NOTATION: Items are listed in the order discussed by the Planning Commission, which differs from the docket order, due to deferrals and the pulling of an item from the Consent Calendar.

The Planning Commission meeting was called to order at 7:05 p.m. All members were present at the call to order, with Commissioner Brown arriving at 7:16 p.m.

Chair Macek inquired as to whether there were any changes to the docket. The Planning Commission Clerk responded indicating that requests for deferral have been received for Item #6, an Encroachment, and for the Discussion Item listed under Item #12. The Chair noted the deferral requests.

CONSENT CALENDAR:

As described immediately below, Items #2, #3, and #4 were approved on consent, as submitted. The Planning Commission voted to accept a deferral request for Item #6, an Encroachment. The Planning Commission noted the deferral request for the Discussion Item listed under Item #12. Item #5 was removed from the Consent Calendar.

6. Encroachment #2019-0004
5601 Courtney Avenue - Virginia Paving Company Encroachment
Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.
Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to defer Encroachment #2019-0004. The motion carried on a vote of 6-0, with Commissioner Brown absent.

2. Special Use Permit #2019-0075
1406 King Street (Parcel Address: 1410 King Street) - Deli, News, & More
Public Hearing and consideration of a request for a Special Use Permit to operate a convenience store; zoned: KR/King Street urban retail.
Applicant: Jong Suk Choi

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-0075, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

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3. Special Use Permit #2019-0078
705 Prince Street - Your Life Energy
Public Hearing and consideration of a request for a Special Use Permit to operate a health profession office; zoned; RM/Townhouse.
Applicant: Maricela Noble

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-0078, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

4. Development Special Use Permit #2018-0012
1101 and 1102 Finley Lane - Pickett's Ridge Phase II - Fourth Extension
Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update standard conditions under Development Special Use Permit #2015-0017; zoned: R-20/ Single-Family.
Applicant: Sutton Building Corporation

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0012, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent

5. Development Special Use Permit #2019-0021
Special Use Permit #2019-0090
Special Use Permit #2019-0091 650 South Van Dorn Street - Modera Tempo
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications (amending DSUP# 2011-0030) to reallocate residential parking spaces in the garage for commercial/retail uses, including Special Use Permits for a parking reduction to permit more than 30% compact commercial parking spaces and to exceed the maximum commercial parking; zoned: CDD #17/ Coordinated Development District #17.
Applicant: Gateway Holding I, LLC, represented by Kenneth W. Wire, attorney

Carson Lucarelli (P&Z) and Maya Contreras (P&Z) presented the case and answered questions from the Planning Commission.

Chair Macek inquired about the proposed change to Condition #64a, as noted in a staff memorandum dated November 7, 2019. He asked whether the change might have the effect of reducing flexibility for the applicant and also possibly be in conflict with policy.

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Speakers:

Ken Wire, the applicant's representative, described the rationale for the condition change.

Chair Macek closed the Public Hearing.

Discussion:

Commissioner Lyle noted that the City needs a faster process to allow applicants the ability to modify these types of requests administratively.

Chair Macek echoed the comments of Commissioner Lyle but also indicated his support of the project.

Commissioner McMahon expressed support but also indicated her belief that the condition could be worded more clearly.

PLANNING COMMISSION ACTION: This item was removed from consent. On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0021, Special Use Permit #2019-0090, and Special Use Permit #2019-0091, with the following amendments to Conditions #2, #46s, and #64a. The motion carried on a vote of 7-0.

- **Condition 2:** ~~Notwithstanding any contrary provisions in the Zoning Ordinance, the development special use permit shall expire three (3) years after the date of the November 16, 2019 January 21, 2012 City Council approval if a building permit has not been issued for the first building to be constructed pursuant to the approved plan. (P&Z) (DSUP 2006-0021)~~

Staff recommends striking Condition #2.

- **Condition 46s:** All parking signage shall be a blue background with white letters. The channel letter parking signs shall be blue with a white border. The signs shall be circular and shall not include the project logo but rather limited to a "P" for public parking or public parking or a combination thereof. Any additional external signage as a result of this site plan will require approval of a sign permit. (P&Z) (T&ES) (DSUP 2019-0021)

Staff recommends the addition of the word "external" to Condition #46s.

- **Condition 64a:** The residential and commercial parking requirements may be reconfigured through administrative review, provided the minimum residential

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parking requirements in the Zoning Ordinance are met and **commercial parking is not reduced**, subject to the approval of the Directors of Planning and Zoning and Transportation & Environmental Services.

At the request of the applicant, staff recommends the addition of the phrase “commercial parking is not reduced” to Condition #64a.

Reason: The Planning Commission agreed with the staff analysis.

NEW BUSINESS:

7 & 8. Special Use Permit #2019-0079

Encroachment #2019-0006

10 Duke Street - The Mill Restaurant

Public Hearing and consideration of a request for (A) a Special Use Permit to operate a restaurant and (B) an Encroachment for a balcony, steps and signage into the public right-of-way on Duke Street; zoned: W-1/ Waterfront mixed use.

Applicant: Murray Bonitt, represented by Duncan W. Blair, attorney

Femi Adelakun (P&Z), Catherine Miliaras (P&Z), and Tony LaColla (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Duncan Blair, attorney, spoke in support of the project. He spoke of the requirement for raising the building out of the flood plain and added that having to deconstruct and reconstruct the building at a higher grade was the best option and a modern approach to the adaptive reuse of a historic building. Mr. Blair offered further clarification on the question raised by Commissioner Brown as to whether the option to deconstruct and reconstruct the building was the most practicable approach. Mr. Blair answered saying the decision to deconstruct and reconstruct was not only the most practicable but also the safest option. He continued by stating that the applicant has worked with staff to generate mechanical engineering reports that prove that the best option is deconstruction and reconstruction. He also noted that other benefits of this option include the opportunity to flip the bricks, so they remain historic but expose a cleaner side of the brick. He concluded by stating that the Board of Architectural Review (BAR) process included a review of laser drawings to ensure the building is reconstructed in the same historic pattern. He also noted that the proposed encroachment was necessary due to the proposed width of the restaurants stoop and balcony.

Chair Macek closed the Public Hearing.

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Discussion:

Vice Chair Wasowski requested clarification on the width of the entire sidewalk and inquired how much open sidewalk would be left for pedestrians to use after the encroachment of the stoop. The sidewalk is about 12.7 feet wide and with the encroachment there would be about 8 feet of sidewalk remaining.

Chair Macek expressed support for the application, noting that as a member of the Waterfront Commission, it is exciting to see the current restaurant proposal. He described the proposal as a testament to the success of the Waterfront Plan. He added that the City is encouraging commercial uses at this part of the Waterfront through the adaptive reuse of a historic building. He further described the proposal as one that achieves what the Waterfront Plan had hoped to see at the end of The Strand; notably, an activated street with a mix of recreational and commercial uses. He further mentioned that Chadwicks has been a long outpost in the subject site's surrounding neighborhood, and with the addition of the Hummingbird, Hotel Indigo, the current restaurant proposal, and the other previously approved restaurants at the Waterfront, a draw of people to the south along the Waterfront can be achieved. He concluded by saying the existing and proposed uses are important anchors that attract people to move south along the Waterfront and he wholeheartedly supports the application and commends the applicant on an excellent project.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-0079 and Encroachment #2019-0006, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

9. Development Site Plan #2018-0021
1300, 1302, 1310, and 1320 West Braddock Road, 2300 and 2310 Scroggins Road, and 1303, 1305, and 1307 Roosevelt Street - Alexandria Presbyterian Church
Public Hearing and consideration of a request for a Development Site Plan to construct a new church with surface parking; zoned: R-8/ Single-family.
Applicant: Alexandria Presbyterian Church, represented by M. Catharine Puskar, attorney

Carson Lucarelli (P&Z) and Nathan Imm (P&Z) presented the case and answered questions from the Planning Commission.

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Speakers:

Pastor Michael Powell, 6401 15th Street, is the church's pastor and was the first public speaker. He supports the project and expressed the need to unify the congregation which currently must utilize two facilities for worship.

Maggie Cho, 16 W. Windsor Avenue, is a church member and spoke in favor of the application.

Tom Holliday, 2505 Crest Street, is a church member and spoke in favor of the application.

Eleanor Nagy, 6805 Sprucedale Court, Annadale, Virginia, is a church member and spoke in favor of the application.

Matthew Coombs, 502 N. Owen Street, is a church member and spoke in favor of the application.

Sarah Field, 3615 Oval Drive, is a church member and spoke in favor of the application.

Sue Edwards, 2405 Terrett Avenue, is a church member and spoke in favor of the application.

Richard Weiblinger, 2303 Scroggins Road, indicated he represents the wider community where the church is located. He indicated that there are unanswered questions pertaining to impacts on parking, traffic, and sewer and water infrastructure. He indicated respect for the church to build on their own property but asked for responses to questions in his written statement.

Cara Duckworth Weiblinger, 2303 Scroggins Road, focused her comments on the traffic analysis and the building's bulk.

Alex and Nancy Von Guppenberg are residents of 1400 West Braddock, adjacent to the church, and stated that there is a drainage problem in the neighborhood. They spoke against the project because they believe it will make traffic worse and asked for screening of the parking lot. Ms. Von Guppenberg believes the proposed amount of parking is not logical.

Klas Ringskog, 1107 Bayliss Drive, has no objections to the church itself but believes that it will make traffic worse.

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Sally Lindsay, 326 Mansion Drive, indicated her family including her children are active members of the church and she expressed support for the application.

Cathy Puskar, the applicant's attorney, was the final speaker. She spoke to the issues raised by the speakers including traffic, pedestrian crossings, and stormwater management and she indicated that none of those issues are the result of this project. She indicated that, in fact, pedestrian crossings are being improved by the project, stormwater management is being addressed by the City and the project is not raising traffic counts by any significant amount. Further she stated that the project is compatible with the neighborhood in terms of height, bulk and architecture.

Chair Macek closed the Public Hearing.

Discussion:

Commissioner Wasowski inquired about whether the church is sharing parking with the Scottish Rite Temple. Ms. Puskar indicated that there is an understanding between the two parties but there is no official agreement.

Commissioner Brown asked about use of the church for Sunday and non-Sunday activities. Ms. Puskar indicated that of course the church is utilized on Sundays for services and she added that, on weekdays, it is used by office staff. She further indicated that there is a normal amount of activity during the week, but she is not aware of any plans to add a school or day care to the site.

Commissioner Lyle expressed support for the project but encouraged the Department of Transportation & Environmental Services (T&ES) to continue working with the community to try and solve the traffic and drainage concerns.

Commissioner McMahon had questions for T&ES about what types of solutions are possible at this location. T&ES advised the Commissioner that there is a range of approaches from additional signage and pavement markings, rapid flashing beacons or a HAWK Signal. She expressed sympathy for the concerns about traffic and drainage but agrees that those issues are preexisting and are not being exacerbated by the church.

Chair Macek inquired about why place entrances are on Scroggins and Braddock and not on Roosevelt. Ms. Puskar indicated that Roosevelt is a minor residential street. Also, she indicated that it is important that cut-throughs be precluded onto Roosevelt.

Chair Macek also inquired about the parking standard for churches and why there is a precise number required as opposed to a range. Staff indicated one stall is required for every five seats. Staff also added that the number of spaces was a reasonable negotiation between the parking needs and what the site impacts may be.

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Chair Macek further asked if on-street parking availability was evaluated. Ms. Puskar indicated that within two blocks of the church a maximum demand occurred at 12 pm on Sundays with 80 spaces or 41 percent of the on-street parking spaces occupied.

Vice Chair Wasowski found that the request meets the Zoning Ordinance, but also cautioned T&ES to strongly consider the nearby schools when considering traffic safety improvements.

Commissioner Goebel applauded the architecture and reminded the community that the building could have been built larger and taller and yet still comply with existing rules. He expressed an appreciation for the articulation in the design of the building indicating it was done in a compatible manner with surrounding structures.

Chair Macek was also supportive of the project and applauded the design. He did however express concerns over the amount of parking and noted at there is an existing surplus of on-street spaces that could have been used as a rationale for providing *less* off street parking.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve of Development Site Plan #2018-0021, with the following Condition added. The motion carried on a vote of 7-0.

- **The following condition was added at the request of the applicant:**

The applicant shall coordinate with the owners of 1309 Roosevelt Street to install a 6' board on board fence along the shared property line to the west of the proposed parking area.

Reason: The Planning Commission agreed with the staff analysis.

10. Development Special Use Permit #2019-0022
4643 Taney Avenue - Patrick Henry School Amendment
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan (amending DSUP #2016-0009) for an extension to the time of validity under Section 11-418 of the Zoning Ordinance, including Special Use Permits to allow an increase in density and to exceed the allowable off-street parking, to allow interim use of the old school building with a temporary parking lot and driveway during the construction of a new Douglas MacArthur school.; zoned: R-12/ Single-family.
Applicant: Alexandria City Public Schools (ACPS)

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Carson Lucarelli (P&Z), Erika Gulick (ACPS), and Dirk Geratz (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

N/A

Discussion:

Commissioner Brown supported the project but expressed concerns over operational issues. He encouraged the Principals of the two schools to work together.

Commissioner Koenig is a member of the swing space board. He has been involved with the project since inception and applauds the school district for pulling off a tough task.

Chair Macek expressed support but indicated concern about the proposed traffic pattern for peak hours. He also expressed concerns over providing too much parking that will ultimately be torn down.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0022, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

11. Development Special Use Permit #2019-0024
Transportation Management Plan Special Use Permit #2019-0087
760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Carlyle Plaza Two
Public Hearing and consideration of request for a development special use permit and site plan (amending DSUP #2013-0025); for a Transportation Management Plan; and for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update conditions; zoned: CDD #11/ Coordinated Development District #11.
Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney

Anna Franco (P&Z) and Nathan Imm (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

N/A

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Discussion:

Chair Macek noted that extension requests are important and taken seriously by the Planning Commission. He stated the importance of updating extension cases to comply with the City's current standards and practices and noted that in this case, extenuating circumstances was a primary reason to support the length of this extension request. It was noted that current standards and conditions were updated in this case.

PLANNING COMMISSION ACTION: On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0024 and Transportation Management Plan Special Use Permit #2019-0087, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

13. Text Amendment #2018-0008
Continuum of Care Facility
A) Initiation of a Text Amendment and B) Public Hearing and consideration of a Text Amendment to the definitions; residential zones; commercial, office, and industrial zones; mixed use zones; special and overlay zones; and parking sections to define continuum of care facility and allow it as a special use in various zones and establishing the regulations for such use.
Staff: City of Alexandria Department of Planning & Zoning

Stephanie (P&Z) and Nathan Imm (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

N/A

Discussion:

Commissioner Lyle opened with a question for staff regarding the provision of open space in a Continuum Care Facility. Her question was related to use of enclosed indoor space being eligible to satisfy the twenty-five percent open space requirement. Staff responded by acknowledging that fully enclosed space inside of a building is not typically contributed toward a development's open space requirement; however, due to the Special Use Permit review process associated with this use, a modification to the open space requirements may be supported on a case by case basis for Continuum of Care Facilities that provide enhanced recreational uses indoors. Chair Macek noted that such open space as Commissioner Lyle described is akin to the amenity spaces proposed in typical multifamily developments and it is not the standard to count those spaces

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toward a project's open space requirement. He noted support for reviewing a variation to the open space requirements on a case by case basis.

Commissioner McMahon noted that this text amendment is an example of “good clean zoning updates” and expressed some concern with the rationale for the application of density, bulk, and area regulations proposed. She went on to note that these concerns were minor and do not prevent her support for the text amendment; however, that it will be interesting to see these regulations applied in future uses.

Commissioner Brown commended staff for their work on the text amendment and noted that he sent a copy of the staff report to the Planning Director in Montgomery County for reference and in hope that Montgomery County would emulate a similar regulation for facilities that offer a continuum of care. Chair Macek also commended staff for taking time to address the concerns of the Commission on Aging that were expressed approximately a year ago.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2018-0008. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2018-0008, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

14. Commissioners' Reports, Comments, and Questions.

Director of Planning & Zoning, Karl W. Moritz, stated that on Tuesday, November 12th the Planning Commission and City Council will have a two-part joint work session. Part I will be on the topic of the Virginia Tech Innovation Campus in North Potomac Yard. As an aside, Mr. Moritz also stated that on Thursday, November 14th there would be a community meeting on the same topic. He then went on to say that Part II of the work session with City Council will be to connect with the current City Council on the subject of the Planning Commission's activities, role in the public hearing process, and general expectations.

Chair Macek then elaborated upon the intention of the work session by articulating how it is meant to confirm that City Council is getting what they need from the Planning Commission in order to best help inform their own decisions.

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Vice Chair Wasowski then spoke as to how she would be interested in speaking with City Council to elaborate on the role the Planning Commission plays as Keepers of the City's Master Plan.

Commissioner Koenig then expressed his interest in better understanding the protocol that they as Planning Commissioners should employ when interacting with City Council. Commissioner Koenig also expressed interest in discerning if there are subjects or topical areas which the Planning Commission has not been involved in which City Council believes would benefit from Planning Commission involvement.

Vice Chair Wasowski then inquired whether there would be information provided to the Planning Commission for their consideration prior to their joint work session on Virginia Tech. Staff confirmed that a plan summary and presentation PowerPoint would be provided beforehand so that a lengthy presentation would not be necessary during that work session.

Commissioner McMahon mentioned that the process for crafting the City's new Mobility Plan was now underway and that the draft plan for Alexandria Transit Vision Plan was recently released.

MINUTES:

15. Consideration of the minutes from the September 3, 2019 Planning Commission meeting.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of September 3, 2019, as submitted. The motion carried on a vote of 7-0.

16. Consideration of the minutes from the October 3, 2019 Planning Commission meeting.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of October 3, 2019, as submitted. The motion carried on a vote of 7-0.

ADJOURNMENT

17. The Planning Commission Public Hearing was adjourned at 10:20 p.m.

ADMINISTRATIVE APPROVALS

18. Special Use Permit #2019-0068
4514 Venable Avenue
Request for a child-care home.

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Applicant: Soniya Ashraf

Approved: 8/26/2019

Special Use Permit #2019-0069

101 South Whiting Street, STE 115

Request for a change of ownership for a restaurant

Applicant: PUM's Landmark Deli, LLC

Approved: 10/1/2019

Special Use Permit #2019-0071

909 North Asaph Street

Request for a change of ownership for a restaurant

Applicant: Helen Kwon (Hinata Japanese Restaurant)

Approved: 9/27/2019

Special Use Permit #2019-0073

725 North Washington Street

Request for a change of ownership for an automobile service station

Applicant: North Washington & Madison, Inc

Approved: 10/17/2019

Special Use Permit #2019-0082

606 King Street

Request for a change of ownership for a restaurant

Applicant: Quang Nguyen

Approved: 10/24/2019

Special Use Permit #2019-0083

301 Swamp Fox Road

Request for a change of ownership for a restaurant

Applicant: CalTort Carlyle, LLC t/a California Tortilla

Approved: 10/28/2019