

Docket Item #12
Planning Commission Public Hearing
June 2, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting
of June 2, 2020

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 2, 2020

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

ALEXANDRIA PLANNING COMMISSION

June 2, 2020, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

Nathan Macek, Chair
Maria Wasowski, Vice-Chair
David Brown
Stephen Koenig
Mindy Lyle
Melissa McMahon

Members Absent:

John Goebel

Staff Present:

Christina Zechman-Brown	Office of the City Attorney
Karl W. Moritz	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Patrick Silva	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
William Skrabak	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Erin Bevis-Carter	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services
LaTheasha Hinton	Department of Transportation and Environmental Services
Megan Oleynik	Department of Transportation and Environmental Services
Bob Garbacz	Department of Transportation and Environmental Services

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Alex Boulden	Department of Transportation and Environmental Services
Daphne Kott	Department of Project Implementation
Tamara Jovovic	Office of Housing
Helen McIlvaine	Office of Housing
Beth Znidersic	Department of Recreation, Parks, and Cultural Activities
Dana Wedeles	Department of Recreation, Parks, and Cultural Activities

15. Call to Order.

The Planning Commission Public Hearing was called to order at 7:00 p.m. Commissioner Goebel was excused. All other members were present at the call to order.

Chair Macek called the meeting to order with the following statement:

“Due to the COVID-19 pandemic emergency, the June 2, 2020 Public Hearing of the Planning Commission is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government Ordinance adopted by the City Council on April 18, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of this Commission and staff are participating from remote locations through the Zoom Webinar application. The hearing can be accessed by the public through the following mediums: broadcasted live on the government channel 70, streaming on the City’s website and can be accessed via the Zoom hyperlink found on tonight’s docket. In addition, the hearing will be webcast live and video and audio recordings will be available a few days after the hearing. Members of the public may also participate by phone.

Dial-in to meeting (for calling in by phone): 301-715-8592

Webinar ID (for attending via Zoom application): 997 2337 1606

Password (for attending via Zoom application AND calling in by phone): 746451

Public comment will be received at the hearing. The public may make public comments through the conference call or Webinar functions. Comments which have been submitted to Department of Planning & Zoning staff at PlanComm@alexandriava.gov prior to the hearing have been received and added to the docket as part of the official record for this hearing.

To address some virtual hearing etiquette that should be observed this evening, please remember to leave your microphone on mute when you are not speaking. In addition, before speaking, please remember to first identify yourself by first and last name. If you wish to speak on an item being heard this evening and have not already signed up to do so, please navigate to the public hearing dockets page

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of the City of Alexandria’s website, select this evening’s hearing, follow the ‘Sign Up to Speak’ link, and fill out the form that populates upon doing so. Once you have filled out a speaker form and are called upon to speak, please use the ‘Raise Hand’ function located on the Webinar task bar so our staff is able to quickly identify which user needs to be unmuted. If you are calling in via phone this evening, you will press ‘*9’ to execute the ‘Raise Hand’ function.”

NOTATION: Items are listed in the order discussed by the Planning Commission, which differs from the docket order, due the deferral of Docket Item #11 and the consideration of Docket Item #2 after all other Docket Items had been acted upon.

11. Master Plan Amendment #2020-00002
Rezoning #2020-00001
Development Special Use Permit #2019-00028
Transportation Management Plan Special Use Permit #2020-00009
701 North Henry Street
Public Hearing and consideration of a request for: (A) an amendment to the Braddock Road Metro Station Small Area Plan chapter of the Master Plan to amend the Braddock Metro Neighborhood Plan (BMNP) to update the Development Table to reflect the proposed rezoning and increase in density; (B) an amendment to the official zoning map to change the zone from CSL/Commercial service low to CRMU-M/Commercial residential mixed use (medium); (C) a Development Special Use Permit and Site Plan with modifications to construct a 94-unit multifamily residential building with below grade parking and ground floor retail, including Special Use Permits for an increase in the floor area ratio to 2.0, for an increase in density in exchange for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and a modification to the street tree spacing requirements in the Landscape Guidelines; and (D) a Transportation Management Plan Special Use Permit; zoned: CSL/Commercial Service Low.
Applicant: AVANTI HG 701 LLC, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to defer Master Plan Amendment #2020-00002, Rezoning #2020-00001, Development Special Use Permit #2019-00028, and Transportation Management Plan Special Use Permit #2020-00009. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

CONSENT CALENDAR:

3. Special Use Permit #2020-00004
919 Prince Street - The Joey Pizzano Memorial Fund BEST Center

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Public Hearing and consideration of a request for a Special Use Permit for a social service use and a parking reduction for two accessory apartments; zoned:

CL/Commercial low.

Applicant: The Joey Pizzano Memorial Fund, Inc., represented by Robert D. Brant, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00004, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

4. Special Use Permit #2020-00013
3500 and 3540 Wheeler Avenue (Parcel Address: 3540 Wheeler Avenue) - Luckett Field and Schuyler Hamilton Jones Skateboard Park Improvements
Public Hearing and consideration of a request for a Special Use Permit to permit the installation of ball field netting over 15 feet in height at Luckett Field and to add lighting at the Schuyler Hamilton Jones Skate Park (amending SUP #2002-0070); zoned: POS/Public open space and community recreation.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00013, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

5. Special Use Permit #2020-00014
3700 Commonwealth Avenue - Temporary Trailer at Four Mile Run Park
Public Hearing and consideration of a request for a Special Use Permit to permit a temporary trailer for a summer recreation program; zoned: POS/Public open space and community recreation.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00014, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

6. Special Use Permit #2020-00016
1721 King Street - Two Birds Co-working and Child Care Center
Public Hearing and consideration of a request for a Special Use Permit for a change in a noncomplying use to allow a day care center on the ground floor; zoned: KR/King Street urban retail.

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Applicant: Hatch Workspace LLC, represented by Robert D. Brant, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00016, with the following amendment to Condition #2. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

Condition 2: **DELETED BY PLANNING COMMISSION:** ~~The hours of operation for the day care shall be limited to 7 a.m. to 7 p.m., Monday through Friday. (P&Z) (PC)~~

7 & 8. Subdivision #2019-00023

Special Use Permit #2019-00117

1217 Colonial Avenue

Public Hearing and consideration of requests for (A) a Subdivision with a variation to subdivide an existing lot into two lots; and (B) a Special Use Permit for a parking reduction and lot modifications at a residential property; zoned: RB/Townhouse.

Applicant: John D. Bullington, represented by Minturn Wright, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to approve Subdivision #2020-00023, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-00117, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

9. Master Plan Amendment #2020-00001

Zoning Text Amendment #2020-00004

Coordinated Development District Conceptual Design Plan #2020-00001

Development Special Use Permit #2020-00003

2602 Main Line Boulevard - Potomac Yard Landbay H West - Silverstone

Public Hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum dwelling units for a Continuum of Care Facility in CDD#10/Coordinated Development District #10; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the maximum dwelling units for a Continuum of Care Facility in CDD#10/Coordinated Development District #10; (C) a Coordinated Development District conceptual design plan to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum dwelling units for a Continuum of

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Care Facility in Landbay H (amending CDD Concept Plan #2018-0006); and (D) a Development Special Use Permit with a Site Plan with modifications to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum number of independent living units in a Continuum of Care Facility, including Special Use Permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for penthouses in excess of 15 feet in height, and for a parking increase (amending DSUP #2018-0002); zoned: CDD#10/Coordinated Development District #10.

Applicant: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00001. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00001, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2020-00004. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00004, Coordinated Development District Conceptual Design Plan #2020-00001, and Development Special Use Permit #2020-00003, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

NEW BUSINESS:

10. Zoning Text Amendment #2020-00001
Coordinated Development District Conceptual Design Plan #2019-00008
Development Special Use Permit #2020-00008
Development Site Plan #2019-00043
3601 Potomac Avenue & 3601 Richmond Highway- North Potomac Yard
Public Hearing and consideration of requests for: (A) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to modify the Maximum Height reference and Uses in Coordinated Development District #19; (B) a Coordinated

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Development District Conceptual Design Plan to change the North Potomac Yard Neighborhood Development Summary, Height Diagram, and Phasing Plan (amending CDD #2009-00001); (C) a Development Special Use Permit with site plan for the construction of a pump station per section 7-1202 of the Zoning Ordinance (D) a preliminary Development Site Plan for the construction of sitewide infrastructure for Phase One redevelopment; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan)

Applicants: City of Alexandria (Text Amendment only); CPYR Theater, LLC and CPYR Shopping Center LLC, represented by M. Catharine Puskar, attorney; Virginia Tech Foundation, Inc, represented by Kenneth W. Wire, attorney

Sara Brandt-Vorel (P&Z), Richard Lawrence (P&Z), Helen McIlvaine (Office of Housing), and Robert Kerns (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Cathy Puskar, attorney representing CPYR Theater, LLC and CPYR Shopping Center, LLC and Ken Wire, attorney representing the Virginia Tech Foundation, Inc, both spoke in support of the project. They provided an overview of the North Potomac Yard project, including the proposed Coordinated Development District (CDD) Concept Plan changes, multi-modal facilities in Phase 1, roadway features which prioritize the pedestrian experience, environmental sustainability, the open space plan, and information on the Site Plan and interim parking for the Virginia Tech Innovation Campus.

Vice-Chair Wasowski closed the Public Hearing, with Chair Macek recusing himself from this item.

Discussion:

The Planning Commission agreed with the applicant that Phase 1 has a unique identity as the Innovation District and the previous Small Area Plan neighborhoods of, “Crescent Gateway,” “Market Neighborhood,” and “Metro Square” should remain on the western side of Potomac Avenue within North Potomac Yard but would not apply to the eastern side of Potomac Avenue.

Commissioner Brown requested clarification if the roads above underground parking garages would be private roads and asked if that distinction of private roads above the parking garage presented an advantageous opportunity for the City. He also inquired if the private roads would limit any resident’s First Amendment Rights to assemble on the private roads. Deputy City Attorney Zechman-Brown confirmed that the private road would not impede the First Amendment Rights of members of the public to assemble.

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Vice-Chair Wasowski inquired about the applicant's presentation regarding interim surface parking lots on the Virginia Tech Campus site, asking how the surface parking lots could be timed with the construction of future Virginia Tech buildings. Mr. Wire responded that the interim parking lots would allow Virginia Tech to right-size their future parking needs as the remainder of North Potomac Yard is developed and additional underground parking would be constructed as the other Virginia Tech buildings are built.

Commissioner Koenig encouraged the applicant team to think holistically about the opportunities for large-scale sustainable infrastructure that could be realized across the entire 69-acres of North Potomac Yard. He iterated the desire to ensure the forthcoming Environment Sustainability Master Plan explored those long-term opportunities early in the planning process. Ms. Puskar noted some of the initial short-, medium- and long-term strategies being reviewed by the team and that some of the most sustainable impacts of the project would be to get people out of single-occupancy vehicles and living and working in a multi-modal community. Commissioner Koenig also stated his desire to see the architectural design of the future pump station building creatively integrated into the design of North Potomac Yard Park.

Commissioners McMahon, Brown, Lyle and Koenig expressed their support of the applicants' proposal. Commissioner McMahon stated her support of the increased range of permitted uses within CDD #19. Commissioner McMahon observed that the size, location and configuration of the new school and affordable housing site on Block 23 provided benefits to the community. She also offered strong support for the new street treatments that encourage pedestrian activity, such as flush curbs, mid-block crossings and decorative pavers.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2020-00001. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to approve Development Site Plan #2019-00043, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00001 and Development Special Use Permit #2020-00008, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

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On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2019-00008, with the following amendment to Condition 7a. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

CDD Condition 7: **CDD CONDITION AMENDED BY PLANNING COMMISSION:** The Applicant shall submit a revised CDD Conceptual Design Plan within 90 days from ~~June 12, 2019~~ June 20, 2020 for administrative review and approval by the City. The CDD Conceptual Design Plan shall be revised to:

- a. Per the North Potomac Yard Small Area Plan, re-label the established neighborhoods west of Potomac Avenue, “Crescent Gateway Neighborhood,” “Market Neighborhood,” “Flexible Metro Rail Zone,” and “Metro Square Neighborhood.” (PC)

Reason: The Planning Commission agreed with staff analysis.

12. Development Special Use Permit #2020-00001
Transportation Management Plan Special Use Permit #2020-00006
Encroachment #2020-00002
1200 & 1230 North Henry Street - Amendment
Public Hearing and consideration of request for a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground-floor daycare and retail, including Special Use Permits for an increase in the floor area ratio up to 2.5 and for an increase in density and height for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and modifications to the open space requirements and for the required height to setback ratio on North Fayette Street; for a Transportation Management Plan Special Use Permit; and an Encroachment for a first floor canopy on the southern side of the building (amending DSUP #2017-00020); zoned: CRMU-H/Commercial residential mixed use (high).
Applicant: 1200 North Henry Venture, LLC, represented by, M. Catharine Puskar, attorney

Catherine Miliaras (P&Z), Abigail Harwell (P&Z), and Robert Kerns (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Cathy Puskar, attorney for the applicant, spoke in support of the project. She noted the letter sent by the Braddock Metro Citizens’ Coalition (BMCC), and she stated that during the process they went to the North East Citizens Association (NECC) and the Braddock Implementation Advisory Group (BIAG), in addition to having correspondence with the BMCC. She said they had wanted to go to the BMCC but due to meetings being

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cancelled, they were unable to present. Ms. Puskar was grateful for the group's support and had contacted them before the meeting to discuss some of the concerns expressed in the BMCC letter. Based on their discussion, clarification of the elevation drawings and the elimination of the shadow lines appeared to address concerns with the architecture and building materials. Ms. Puskar noted that the group did still prefer the original design of the building, with different building elements along the western façade, but understood the changes with the proposed design and materials.

Chair Macek closed the Public Hearing.

Discussion:

Vice-Chair Wasowski commented on improved renderings shown by the applicant at the hearing. She also discussed the public art for the project, noting that she was not in favor of the previous proposed placeholder on the exterior of the building, and that public art should be high quality. She suggested locating it at the shared public space at the north end of the site because of its location at the gateway point.

Commissioner McMahon expressed support for the project's request to move the entire day care facility to the ground floor. Sensitive to the comments made by the civic association, she also indicated support for the building design and materials as proposed. Commissioner McMahon commented that the proposal is an improvement to the overall use of the building, particularly the shared use of the playground space for both the day care as well as the public.

Commissioner Koenig concurred with Vice-Chair Wasowski and Commissioner McMahon, stating support for the project and that the operational refinements are successful and an improvement upon the original design.

Chair Macek concurred with Commissioners McMahon's and Koenig's comments. Chair Macek found that the integrated day care will work from a commercial perspective and shared use of the playground provides additional facilities in this part of the City.

PLANNING COMMISSION ACTION: On a motion by Vice-Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00001, Transportation Management Plan Special Use Permit #2020-00006, and Encroachment #2020-00002, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

Reason: The Planning Commission agreed with the staff analysis.

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2. Electronic Participation Policy for Planning Commission Hearings

Discussion: Chair Macek clarified that earlier in the week the Electronic Participation Policy document was revised to remove mention of “emergencies” as a reason that a Planning Commissioner could participate in a hearing electronically.

Deputy City Attorney Zechman-Brown clarified that the intent of the policy is to cover electronic participation outside of the current State-level emergency designation under which the June 2 and June 25 Planning Commission public hearings are being held.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to approve the Electronic Participation Policy, with an amendment to delete the reference to emergencies. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

OTHER BUSINESS:

13. Commissioners’ Reports, Comments, and Questions.

Commissioner McMahon reported that the City’s Transportation Commission has not had any recent meetings due to the COVID-19 pandemic, but that the next major topics they are scheduled to consider are the Biennial Long Range Plan Prioritization process as well as the Alexandria Mobility Plan.

Commissioner Lyle reported that the Douglas MacArthur Design Advisory Group has continued to meet virtually through the COVID-19 pandemic and that the latest design concepts are currently available to be viewed online.

Chair Macek reported that the Waterfront Commission has not been meeting throughout the COVID-19 pandemic and will likely not be able to convene until September 2020. However, depending on how the situation progresses, they still may host their annual Waterfront Walk at some point during summer 2020.

Commissioner Koenig reported that the Potomac Yard Metro Implementation Group (PYMIG) has not been meeting throughout the COVID-19 pandemic but has continued to receive electronic updates from staff. He also reported that the Alexandria Redevelopment and Housing Authority (ARHA) Work Group has not met throughout the COVID-19 pandemic either. In addition, Commissioner Koenig went on record to underscore the importance of civic rights in public spaces throughout the City. He indicated that it is not just what happens when things are normal, but rather considerations must also be made in the realm of when normal circumstances are not the case. Commissioner Koenig clarified that it is important to ensure the agreements in place that allow members of the public to utilize public streets for demonstrations are ironclad

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enough to preserve citizens' civil rights in those spaces in a way that is equivalent to what they are when they are being used as public streets in a normal context. Finally, Commissioner Koenig stated that he was very interested to see how the timeline and implementation of projects all across the City will be impacted by the events of the last few months.

Chair Macek stated that he appreciated the electronic public outreach that was continuing to take place in regard to projects which are continuing to proceed and that there will likely be some valuable takeaways from conducting outreach in this way that can be implemented in conjunction with standard outreach approaches once things have normalized.

Karl Moritz, Director of Planning & Zoning, confirmed that staff was currently exploring ways in which virtual approaches which have been developed by virtue of the COVID-19 pandemic can be paired with standard forms of in person outreach to better engage with the public.

Chair Macek inquired of Mr. Moritz what the status of various small area planning processes are, particularly the Mt. Vernon Avenue planning efforts. Mr. Moritz confirmed that work related to small area planning, including that which applies to the Mt. Vernon Avenue planning efforts, has had to be postponed. He added that much of the public engagement that takes place in regard to this work must take place in a person-to-person context. Mr. Moritz confirmed virtual engagement geared towards these efforts has been carried out but, with a few exceptions, that public participation was extremely low.

Vice-Chair Wasowski inquired of Mr. Moritz if any major projects have fallen off as a result of recent events. Mr. Moritz said that, in general, no major plans have fallen off and that there has not been a downturn in the volume of new projects that have been submitted. Chair Macek followed up on this by asking Mr. Moritz to comment on the impacts of COVID-19 related enforcement changes for small businesses and how lessons learned from these impacts may carry over once things have normalized. Mr. Moritz stated that practical changes for small businesses is a topic that the Department was planning to submit to the Planning Commission for consideration in June 2020, but, has now been moved to September 2020. He indicated that the change in timing will allow staff to address lessons learned from this period of enforcement changes for small businesses as part of that discussion.

Commissioner Brown stated that he hopes that the deferral of the 701 North Henry Street project from this evening's docket will give staff adequate time to address the comments and concerns he had in regard to the proposal and that those concerns can be addressed within the case's revised staff report.

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Chair Macek then confirmed that the next meeting of the Planning Commission is scheduled to take place on Thursday, June 25th and that the final docket for that hearing will be published on Friday, June 12th.

Vice-Chair Wasowski then asked staff to confirm that the September 2020 meeting of the Planning Commission would take place on Tuesday, September 1st. Staff confirmed that this was indeed correct.

MINUTES:

14. Consideration of the minutes from the February 4, 2020 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 February 4, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

15. Consideration of the minutes from the March 3, 2020 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 March 3, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

ADJOURNMENT

16. The Planning Commission Public Hearing was adjourned at 9:35 p.m.

ADMINISTRATIVE APPROVALS

17. Special Use Permit #2020-00002
4800 Brenman Park Drive
Administrative Special Use Permit request for a minor amendment to allow for an increase in approved light pole height for solar panel installation; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities
Planner: Max Ewart
Status: Approved 2/27/2020

Special Use Permit #2020-00008
1112 First Street
Administrative Special Use Permit request for a change of ownership of a light automobile repair shop; zoned: CRMU-H/ Commercial Residential Mixed Use High.
Applicant: Rampadarat Seenath
Planner: Anna Kohlbrenner
Approved: 4/16/2020

Special Use Permit #2020-00003
529 East Howell Avenue
Administrative Special Use Permit request for a change of ownership of a restaurant and a minor amendment to increase the number of indoor and outdoor seats, and allow for additional hours of operation; zoned: CDD #24/Coordinated Development District #24.
Applicant: Alexander Benbassat
Planner: Ann Horowitz
Approved: 4/23/2020

Special Use Permit #2020-00028
531 Montgomery Street
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CDD #25/Coordinated Development District #25.
Applicant: Minwoo Ahn
Planner: Anna Kohlbrenner
Approved: 5/19/2020

Special Use Permit #2020-00023
921 North Saint Asaph Street (Parcel Address: 525 Montgomery Street)
Administrative Special Use Permit request for a Change of Ownership of a private commercial school; zoned: CDD #25/Coordinated Development District #25.
Applicant: CorePower Yoga LLC
Planner: Anna Kohlbrenner

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Approved: 5/19/2020

Special Use Permit #2020-00011

814 King Street

Administrative Special Use Permit request for a minor amendment to allow for additional hours of operation; zoned: KR/King Street Urban Retail.

Applicant: Escape Room Live LLC

Planner: Ann Horowitz

Approved: 5/7/2020