

Docket Item #13
Planning Commission Public Hearing
June 1, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 1, 2021.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

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

ALEXANDRIA PLANNING COMMISSION

June 1, 2021, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

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

Members Absent:

None

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Rachel Drescher	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Bob Garbacz	Department of Transportation & Environmental Services
Megan Oleynik	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services
Ryan Knight	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
Lalit Sharma	Department of Transportation & Environmental Services

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

1. **Call to Order.**

The Planning Commission meeting was called to order at 7:01 p.m. All members were present at the Call to Order.

2. Resolution Finding Need to Conduct the Planning Commission Public Hearing Electronically

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

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight's Docket. Staff responded stating there were no changes to the Docket this evening.

3. Special Use Permit #2021-00016
203 Strand Street and a Portion of Gilpin Alley (Parcel Addresses: 225 Strand Street and Tax Map Reference ID 075.03-03-04.R (pt.) for Gilpin Alley) - Chadwicks
Public Hearing and consideration of a request for a Special Use Permit for outdoor dining with more than 40 seats; zoned: W-1/Waterfront mixed use.
Applicant: Chadwicks on the Strand Inc., represented by Robert D. Brant, attorney

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 #2021-00016, as submitted. The motion carried on a vote of 7-0.

4. Special Use Permit #2021-00022
2050 Ballenger Avenue - Carlyle SUP Amendment, Block J
Public Hearing and consideration of a request for a Special Use Permit for business and professional offices, a private school, and a restaurant on the ground floor on Block J (amending SUP #2020-00065); zoned: CDD #1/Coordinated Development District #1.
Applicant: Catholic Charities USA, represented by Robert D. Brant, attorney

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 #2021-00022, as submitted. The motion carried on a vote of 7-0.

NEW BUSINESS:

5. Special Use Permit #2021-00027
214 and 216 South Payne Street
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications; zoned: CL/Commercial low.
Applicant: 214 & 216 S. Payne LLC, represented by Mark Yoo, architect

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

Speakers:

H. Alan Young, 229 S. Payne Street, supported the proposed improvements to the building; however, he voiced concern related to two issues: (1) reduction in parking and (2) reduction in open space. He suggested the concrete area to the south of the property that is denoted as a “concrete drive” could be used as additional open space. He requested that the Planning Commission consider the addition of a condition to require the front portion of the concrete area currently located at 216 S. Payne Street to be converted to green space.

Annette Antonelli Clark, owner of 214 and 216 South Payne Street, spoke in support, indicating her desire to improve the property.

Mark Yoo, Mark R. Yoo Architect, PLLC, applicant and architect for the property owner, voiced support for the request. He answered Planning Commissioners’ questions regarding parking and open space, noting that one reason for the open space modification was due to the seven parking spaces under perpetual easement for the apartment complex at 211 and 219 S. Payne Street. The three parking spaces provided in the application would be used by the owner of the building who would occupy the second-floor dwelling unit and act as the first-floor business owner; therefore, one space would be available for customer use.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Vice Chair, McMahon asked staff why the concrete area to the south of the building was not calculated toward open space. Staff indicated that because the original survey plat denotes the space as a “concrete drive,” and therefore as such it did not comply with Zoning Ordinance Section 2-180, defining open space. Staff indicated that a property owner can have brick pavers as open space and the applicant is now proposing such a

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

change. Vice Chair McMahon then stated the applicant's intended final conditions as now proposed will create more open space and staff agreed.

Commissioner Brown suggested that all parking dedicated to the residential apartment building across the street and the one space for commercial use for visitors should be clearly identified. The applicant indicated that the residential parking is clearly marked, and he will ensure the commercial space is clearly marked. In addition, Commissioner Brown indicated the applicant should also make clear that the alleyway is not a place to park and hinder access. He also inquired about why a porta john is on the property, and the applicant indicated that it is because there is a permit for some interior work at this time.

Chair Macek indicated that the proposed project has the right balance of open space and parking and expressed his support.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00027, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

6. Special Use Permit #2021-00028
601, 607, and 609 South Washington Street; 710 Gibbon Street - The Linder Academy Public Hearing and consideration of a request for a Special Use Permit for a private academic school with more than 20 students; zoned: CL/Commercial low.
Applicant: The Linder Academy, represented by Mary Catherine Gibbs, attorney

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

Speakers:

Moira McConaghy, 411 S Royal Street, spoke in support of the request, saying she is thankful for the opportunity for her daughter to attend the school.

Laura Haines, 115 Stewart Avenue, spoke in support of the request, saying she believes the school is a much-needed addition to Old Town.

Tiffany Fishman, 715 Gibbon Street, spoke in opposition of the request, stating the traffic pattern in this alley would impede homeowners and traffic in the area and would increase if the school was approved.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

Keith Lawson Moore, 714 Gibbon Street, spoke in opposition, saying the traffic in this area makes this property a poor location for a school.

Jeffery T. Hsu, 713 Gibbon Street, spoke in opposition, saying the existing traffic will only get worse because of the Heritage project.

Frank Tobin, 555 S Washington Street, unit 102, spoke in opposition, stating the traffic in this area makes this location inappropriate for a school.

Kristin Carpenter, applicant, spoke in support of the request and responded to questions from the Planning Commission.

Mary Catherine Gibbs, Wire Gill LLC, representative for the applicant, spoke in support of the request and responded to questions from the Planning Commission.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Commissioner Brown said the existing trees would be an enhancement to the play area. He found that existing traffic patterns, the fact that most visitors to the site will come from the north, and the one-way west bound Gibbon Street traffic pattern decreased the possible traffic impacts. He also encouraged future applicants to reach out to neighbors beyond the Zoning Ordinance notification requirements to enhance neighbors' understanding of a proposal.

Vice Chair McMahon said alternative uses at the site, such as offices, might result in more consistent traffic throughout the day. She acknowledged traffic volume at the corner, but the drop-off and pick-up of children would only occur on the school property and in the parking lot. She recognized the private school as an important use for the City, contributing to providing residents with more school options. She also stated the importance of pedestrian safety and noted that the provision for bus transportation and a range of arrival and dismissal times would limit vehicles. She found the elimination of the curb cut on Gibbon Street and the use of the existing parking as a green play space would foster fewer vehicles in the area. Lastly, she encouraged the City to continue to work toward improving pedestrian safety.

Commissioner Koenig concurred with Vice Chair McMahon's comments and said he appreciated the thorough explanation from Ms. Carpenter, the school operator. He thought the school would be a good addition to the community.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

Commissioner Ramirez echoed support for the application. She said this general area has a number of educational and instructional uses and the proposed school would fit in well. She also said she wants the City to continue to focus on how streets are used and how pedestrian safety can improve.

Commissioner Goebel said he understands firsthand how congested the traffic can be in this area but knows that the City is working on addressing the issues through separate initiatives. He thought the private school use is suitable for this property, especially given the relatively small enrollment numbers.

Chair Macek agreed with his fellow Planning Commission members' statements. He believed that while traffic volume can be an issue near this location, the use would not exacerbate traffic conditions. In addition, he favorably noted that the playground along Gibbon Street would not pose safety concerns as a fence, trees and landscaping would separate the area from the street. He asked staff to clarify the ownership of the alley that school buses and parents would use to exit onto Gibbon Street. Staff noted that the alley appears to be a part of the private property of 613 South Washington and is not actually a private alley.

To Planning Commissioners' questions related to traffic impacts of the use at the intersection of South Washington and Gibbon Streets, Ryan Knight, Department of Transportation & Environmental Services Traffic Engineer, explained that because this use does not anticipate more than 50 trips during peak hours, it did not require a traffic study. He said the short-term traffic improvements in this area that were associated with the area housing plan have been installed.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2021-00028, with the following amendments to Condition #3 and Condition #4. The motion carried on a vote of 7-0.

3. **CONDITION AMENDED BY PLANNING COMMISSION:** *The applicant shall comply with the drop-off and pick-up plan submitted on May 20, 2021 as stated in this report and illustrated in Figure 5 ~~and based on an enrollment of 405~~. Drop off and pick-up shall not occur on public rights-of-way. The applicant shall ensure that traffic does not back up or cause traffic circulation issues on South Washington Street or Gibbon Street. The Directors of Planning & Zoning and Transportation & Environmental Services reserve the right to revisit the pick-up and drop off plan and may impose amended or additional requirements to ensure pick-up and drop-off facilities are maintained and do not impact traffic circulation. These measures may include, but are not limited to, adjusted staggered pick-up/drop-off time for buses and car riders, additional*

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

staffing and/or personnel directing patrons, and/or additional traffic control devices such as directional signs or pavement markings. ~~Enrollment over 105 students will require reevaluation of the pick-up and drop-off plan. (P&Z) (T&ES) (PC)~~

4. **CONDITION ADDED BY PLANNING COMMISSION:** *Enrollment is capped at 105 students. Enrollment over 105 students will require an amendment to the SUP and re-evaluation of the pick-up and drop-off plan. (P&Z) (T&ES) (PC)*

Reason: The Planning Commission agreed with the staff analysis. Planning Commission separated Condition #3 into two conditions so that Condition #3 was specific to the drop-off/pick-up plan and Condition #4 was specific to the enrollment cap.

7. Master Plan Amendment #2021-00002

Rezoning #2021-00001

4250 and 4320 Seminary Road - Inova Hospital

Public Hearing and consideration of requests for: (A) an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan to change the land use designation from Institutional to Residential Medium and change the allowable height limits from 35' to 30' for single and two-family dwellings and 45' for other structures (consistent with the RB/Townhouse zone); and (B) an amendment to the official zoning map to change the zoning designation for the properties from R-20/Single-family with proffer and R-8/Single-family with proffer to RB/Townhouse; zoned: R-20/Single-family with proffer and R-8/Single-family with proffer.

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

Notation: Chair Macek recused himself from consideration of this Docket Item. Vice Chair McMahon presided.

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

Speakers:

Maria Garcia, 3802 Executive Avenue, representing Tenants and Workers United, expressed the desire for affordable rental housing that would be accessible to low wealth residents.

James Allgood, resident, expressed concern over the rezoning and voiced the desire to maintain the current zoning of the site to make it more consistent with the surrounding single-family neighborhoods. Mr. Allgood also expressed that he felt that community

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

outreach should have been conducted by the City to better understand the concerns of the neighborhood.

Kevin Brady, 10 E. Bellefonte Avenue, encouraged denial of the rezoning and expressed concern about a lack of required affordable housing.

Zachary DesJardins, 202 Skyhill Road, encouraged the denial of the rezoning and discussed concern over the potential racially exclusionary nature of single-family homes and townhomes. He also expressed concern about a lack of required affordable housing.

Andrew Macdonald, 217 N. Columbus Street, encouraged delaying the rezoning and expressed concern over the potential loss of the existing green space on the site. Mr. Macdonald discussed the desire to protect the land within the existing scenic easement from future development.

Jack Sullivan, 4300 Ivanhoe Place, expressed concern over the potential that Ivanhoe Street be extended to connect to any future development on the site.

On a motion by Commissioner Lyle, seconded by Commissioner Goebel, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0-1.

Vice Chair McMahon Cathy Puskar,

Discussion:

Commissioner Brown expressed support of the RB zone as suitable for the site; however, he disagreed with the process of combining the rezoning and the Master Plan Amendment in this application and stated his desire for a community planning process for the Master Plan Amendment to address topics such as open space, access, and affordable housing prior to rezoning of the site.

Commissioner Koenig asked staff how to reconcile Commissioner Brown's interest in seeing a revisualization planning process for the Small Area Plan with bringing a rezoning forward at this time. Staff indicated that, in the City's 1992 Master Plan, most areas were rezoned with Euclidian zoning. Staff remarked that the City's community review process and its development review process facilitated the rezoning of sites in those areas in an effective manner. Staff also underscored that the same robust attention would be given to this case when a Development Special Use Permit (DSUP) application is brought forward. Additionally, Department of Planning & Zoning (P&Z) Director Karl Moritz indicated that nothing that is done tonight precludes related future planning for this site.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

Commissioner Koenig additionally expressed the importance that future development be subject to a Cluster DSUP to ensure discretion of future development review applications. He also stated the importance of open space and affordable housing in terms of future development on the site. When Commissioner Koenig asked P&Z Director Moritz if a developer is required to come in with a DSUP, the P&Z Director indicated that while there is no guarantee that a developer would come in with a DSUP, he feels confident that it is highly likely.

M. Catharine Puskar, Walsh Colucci Lubeley & Walsh, PC, the applicant's representative, reaffirmed the applicant is requesting a rezoning from R8 and R-20 to RB. She indicated that Inova Hospital is proposing to relocate, expand, and modernize its hospital facilities on the Landmark Mall site. Following a rezoning of the existing hospital site and permitting and construction of a new hospital at Landmark, Inova anticipates the sale of the existing hospital property, and application for development permits and eventual demolition of the hospital (by the new owner/developer) between 2026 and 2028. According to the applicant, residential construction would not begin before 2028 or 2029. She indicated the applicant has shown the community a number of different layouts for the property. She indicated that prior to any development occurring on the site, development proposals would go through the City's development review process and involve a community outreach process for feedback from the community.

Commissioner Goebel expressed support for the application.

Vice Chair McMahon expressed support for a nicely outlined (goldilocks) planning scenario which is designed to be logical in timing and other factors; however, she indicated that not all situations are able to follow that approach due to circumstances and this is one of them. That said, she also indicated her support of diminutive change for the time being. She added that while more density is added through the rezoning, it is done with the notion of minimal impacts on surrounding properties, and it recognizes that the development processes in the future would be incorporated with community engagement.

M. Catharine Puskar, representative for the applicant, indicated that to make everyone comfortable the applicant intends to undertake a Cluster DSUP and, in that regard, she proposed proffer language. The proposed proffer was read into the record. The proposed proffer would require that future development on the site be subject to a Cluster DSUP, thus allowing for discretion as part of a future development review process.

Commissioner Lyle stated her support for RB zoning and the proffer.

Vice Chair McMahon stated that she appreciates the proffer.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

Commissioner Brown indicated that while he appreciates the proffer, he does not believe that this is a minor change, and his position to delay action until more planning work is undertaken has not changed.

Commissioner Koenig agreed with Commissioner Brown's statement that he does not think this is a minor change because the site is so large at 33 acres. However, he did express support for the overall project because the hospital that is now on the site will relocate eventually. Therefore, future community planning processes should be taken into consideration to study development options on the site, including options for housing and affordable housing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2021-00002. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00002, as submitted. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2021-00001, with the following proffer. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

Proposed Proffer: Pursuant to Section 11-804 of the 1992 Zoning Ordinance of the City of Alexandria, as amended (the "Ordinance"), the owner of the property known as 4250 and 4320 Seminary Road, Alexandria, VA, also identified in the City of Alexandria Real Estate records as tax map parcels 031.03-01-16 and 039.02-04-11 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-20/Single-family with proffer and R-8/Single-family with proffer to RB/Townhouse, does hereby proffer that, notwithstanding any provisions to the contrary in the Ordinance, any proposed redevelopment of the Property in the RB/townhouse zone shall be subject to approval of a Cluster Development Special Use Permit as set forth in Section 11-600 of the Zoning Ordinance.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

8. Commissioners' Reports, Comments, and Questions.

Commissioner Lyle recommended that, before the June 24 Planning Commission Public Hearing, her fellow Planning Commissioners listen to the Landmark-Van Dorn Advisory Group meeting recordings as well as community meetings regarding Landmark/ Inova. She also recommended that they walk the subject site of Landmark to fully familiarize themselves with it prior to their consideration of the Docket Item concerning the site, which will take place at their June 24 Public Hearing.

Chair Macek reported that the Waterfront Commission has scheduled their annual Waterfront Walk, which will take place on Thursday, June 10, beginning at 5 p.m. at Oronoco Bay Park, at the intersection of Oronoco and Union Streets, and will conclude at Robinson Landing and he welcomed any fellow Planning Commissioners to join them.

Commissioner Ramirez reported that the Advisory Group for the Minnie Howard School Redevelopment has recently been provided with the updated design concepts for review and that she will share these with her fellow Planning Commissioners for their comments and consideration before the Planning Commission's next meeting.

Chair Macek requested P&Z Director Moritz to speak about a possible in-person Planning Commission Retreat this summer. Director Moritz indicated that staff is happy to work on planning a Planning Commission Retreat and he forwarded items to the Planning Commission from Chair Macek and the Planning Commission for possible discussion at a Retreat. Vice Chair McMahon indicated that she is excited about a Planning Commission Retreat and requested that it not be scheduled between July 30 and August 7 as she will be out of town. She indicated that all of the items on the list are of interest to her, but she suggested to staff that they prioritize the items as there will likely not be time to discuss all of them. P&Z Director indicated that staff will generate a potential Agenda and some dates.

Commissioner Lyle inquired when the Planning Commission will hold in-person Public Hearings again. Director Moritz indicated that staff is looking at that now.

Chair Macek suggested that one of the items for the Retreat Agenda include the status of in-person meetings. He also suggested that if the Planning Commission has items beyond those already shared via the list sent earlier to please forward the items to Director Moritz.

Chair Macek confirmed the next Planning Commission Public Hearing is on Thursday, June 24 and the Docket for that meeting will be live on June 11.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

MINUTES:

9. Consideration of the minutes from the May 4, 2021 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of May 4, 2021, as submitted. The motion carried on a vote of 7-0.

10. **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 10:23 p.m.

11. **ADMINISTRATIVE APPROVALS**

The following Special Use Permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

Special Use Permit #2021-00020
3807 Mount Vernon Ave
Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zoned: CDD #6/Coordinated Development District #6.
Current Business Name: Royal Nepal Restaurant
Applicant: Subash Rai
Planner: Rachel Drescher
Status: Approved 5/11/2021

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

Special Use Permit #2021-00026

2391 Dove Street

Administrative Special Use Permit request for a New Use for an Animal Care Facility with Overnight Accommodations; zoned: OCM (50)/Office Commercial Medium (50).

Proposed Business Name: Happy Cat Hotel

Applicant: Leanne McRoberts

Planner: Rachel Dresher

Status: Approved 4/26 /2021

Special Use Permit #2021-00030

107 West Glebe Road

Administrative Special Use Permit request for a Minor Amendment of an Automobile and Trailer Rental and Sales Area; zoned: CG/Commercial General.

Current Business Name: Alexandria Volkswagen

Applicant: Alexandria Volkswagen

Planner: Rachel Dresher

Status: Approved 5/11/2021

Special Use Permit #2021-00031

619 Burnside Place

Administrative Special Use Permit request for a Change of Ownership of a General Automobile Repair facility; zoned: I/Industrial.

Current Business Name: Minh Nguyen d/b/a Professional Auto Body

Proposed Business Name: Caliber Collision Auto Body Paint and Repair Shop

Applicant: Bret Flory

Planner: Rachel Dresher

Status: Approved 5/14/2021