

Docket Item #12  
Planning Commission Public Hearing  
September 9, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of September 9, 2021.

---

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

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

ALEXANDRIA PLANNING COMMISSION

September 9, 2021, 7:00 p.m.

Council Chamber (301 King Street, Alexandria, Virginia, 22314) and Electronically  
Alexandria, Virginia

Members Present:

Nathan Macek, Chair  
Melissa McMahan, Vice-Chair  
David Brown  
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                       |
| Sam Shelby              | Department of Planning & Zoning                       |
| Marlo Ford              | Department of Planning & Zoning                       |
| Maya Contreras          | Department of Planning & Zoning                       |
| Jared Alves             | Department of Planning & Zoning                       |
| Mary Christesen         | Department of Planning & Zoning                       |
| Sara Brandt-Vorel       | Department of Planning & Zoning                       |
| Katherine Carraway      | Department of Planning & Zoning                       |
| Jose Ayala              | Department of Planning & Zoning                       |
| Alexa Powell            | Department of Planning & Zoning                       |
| Catherine Miliaras      | Department of Planning & Zoning                       |
| Stephanie Sample        | Department of Planning & Zoning                       |
| Michael Swidrak         | Department of Planning & Zoning                       |
| Nathan Randall          | 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 – SEPTEMBER 9, 2021

|                  |  |
|------------------|--|
| Melanie Mason    | Department of Transportation & Environmental Services  |
| LaTheasha Hinton | Department of Transportation & Environmental Services  |
| Jack Browand     | Department of Recreation, Parks, & Cultural Activities |
| Helen McIlvaine  | Office of Housing                                      |
| Eric Keeler      | Office of Housing                                      |
| Julia Santure    | Office of Housing                                      |
| Tamara Jovovic   | Office of Housing                                      |

1. **Call to Order.**

The Planning Commission meeting was called to order at 7:04 p.m. All members were present at the Call to Order.

**CONSENT CALENDAR:**

---

Chair Macek inquired as to whether there were any changes to tonight’s Docket. Staff responded stating they had received a speaker form for Docket Item #3 on the Consent Calendar. Chair Macek inquired as to whether any members of the Planning Commission wished to pull any items from the Consent Calendar. Chair Macek himself stated that he wished to pull Docket Item #5 from the Consent Calendar in order to recuse himself. All other items were approved on consent.

2. City Charter Section 9.06 Case #2021-00003  
1703 North Beauregard Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: Alexandria City Public Schools

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0.

3. Zoning Text Amendment #2021-00003  
Zoning Ordinance Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend sections 1-400, 7-203, 7-2501 and 11-

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

1302 to correct technical errors; to amend various sections of Article II to correct technical errors in definitions, define accessory building and clarify definitions related to accessory uses and structures, floor area, open space and trellises; to amend various sections of Articles IV to clarify lot requirements and bulk and open space regulations for mixed use buildings; to amend section 6-403 to allow solar energy systems as mechanical equipment not subject to maximum height limits; to amend various sections of Article VII to clarify language related to accessory uses and structures and home occupations, to allow electric vehicle charging structures in required yards, to allow permeable driveways to access accessory buildings containing accessory dwellings, to repeal limitations on aesthetic guidelines governing wireless facilities and to prohibit the use of tall trellises as fences; to amend section 8-200 to allow tandem parking for small multifamily dwellings; to amend various sections of Article XI, Division C to establish procedures for the Board of Zoning Appeals to extend zones for split-zoned properties and to amend section 13-114 to reflect recommendations by the Virginia Department of Environmental Quality, as part of the 2020 Chesapeake Bay Audit and required under the Virginia Administrative Code.

Staff: City of Alexandria, Department of Planning & Zoning

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

Speakers:

John Fehrenbach, President, North Ridge Citizens' Association, spoke in opposition of the proposal. He stated that the changes were substantive and were not accurately represented in the staff report. He did not agree that the consolidation of sill height requirements is appropriate because different types of structures have different impacts on adjacent properties. Mr. Fehrenbach stated that the justification by staff did not satisfy his concerns.

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

Discussion:

Commissioner Brown complimented the staff's attention to detail and stated it was his understanding of the proposal that no substantive changes were proposed. He asked staff to explain the proposed sill height triggers for additional setbacks on accessory structures. Staff explained the intent was to consolidate the different sill height requirements which trigger a greater setback for accessory structures. Staff chose the most restrictive, which may apply in slightly more cases. Staff explained the proposed text amendments are not substantive in nature.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Commissioner Brown also suggested to staff that future text amendment initiations and votes be separated out across different hearings, rather than consolidated into one night. He stated this approach will increase transparency and help maintain public confidence. Vice Chair McMahon echoed that additional public outreach should be explored on future practical updates.

**PLANNING COMMISSION ACTION:** This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00003. The motion carried on a vote of 6-0.

On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00003, as amended by the staff memorandum dated September 9, 2021. The motion carried on a vote of 6-0.

**Reason:** The Planning Commission generally agreed with the staff analysis.

4. Development Special Use Permit #2021-10018  
4300 King Street, 3101 Park Center Drive, and 4401 Ford Avenue - Park Center  
Public Hearing and consideration of a request for a Development Special Use Permit with modifications to construct an outdoor amenity space, dog park, bus stops, and various pedestrian improvements (amending DSUP #2018-00004); zoned: CRMU-H/Commercial Residential Mixed Use (High).  
Applicant: Lowe Enterprises Real Estate Group, 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 Development Special Use Permit #2021-10018, as submitted. The motion carried on a vote of 6-0.

5. Special Use Permit #2021-00060  
Special Use Permit #2021-00061  
Encroachment #2021-00005  
2412 and 2514 Richmond Highway, and 2500 Oakville Street  
Public Hearing and consideration of requests for: (A) a Special Use Permit for increased mechanical penthouse height per Section 6-403(B)(3); (B) a Special Use Permit for a waiver of sign requirements per Section 9-103(D); and (C) Encroachments into the public right-of-way on Fannon Street for signs; zoned: CDD #24/Coordinated Development District #24.  
Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

NOTATION: Chair Macek recused himself from Item #5.

Speakers:

None.

On a motion by Commissioner Lyle, seconded by Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0, with Chair Macek recusing himself.

Discussion:

None.

**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 Special Use Permit #2021-00060, Special Use Permit #2021-00061, and Encroachment #2021-00005, with the following removal of Condition #1 (SUP2021-00060) and the removal of Condition #1 (SUP2021-00061). The motion carried on a vote of 5-0, with Chair Macek recusing himself.

SUP2021-00060

1. ~~The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)~~

SUP2021-00061

1. ~~The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)~~

Reason: The Planning Commission generally agreed with the staff analysis.

**NEW BUSINESS:**

---

6. Discussion Item: Draft Arlandria-Chirilagua Plan (Translation services from English to Spanish will be provided) Staff: City of Alexandria, Department of Planning & Zoning

Jeffrey Farner (P&Z), Carrie Beach (P&Z), Tamara Jovovic (Housing), and Jose Ayala (P&Z) gave the Planning Commission a presentation of the Draft Arlandria-Chirilagua Plan.

Speakers:

Olga Canales Moncada, 601 Four Mile Run Drive, spoke of her desire to see a plan that includes a higher percentage of new affordable housing being created for families earning

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

below 40% AMI, investments toward creating housing cooperative, and dedicated funding for the preservation on the current community.

Sindy Carballo, 3624 Edison Street, spoke of her desire to see the City utilize the proposed bonus density policy to only approve requests where Developers make 30% of their residential units available to families making 30%-40% AMI and publish detailed plans for the preservation and creation of affordable housing.

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

Discussion:

Chair Macek expressed his empathy for the concerns voiced by the public speakers and noted the difficulty often faced in working to balance new development and preservation in a plan. He noted his desire to see the plan specifically address this topic.

Vice Chair McMahon highlighted two concepts that the staff presentation brought to mind; preserving the existing cultural character of the neighborhood and what the City is committing to invest in the neighborhood to enable greater affordability for residents. She then noted her wish to see the plan better address these topics.

Commissioner Brown then endorsed the remarks made by Chair Macek and Vice Chair McMahon and those provided by Casa Chirilagua and Tenant and Workers Union. He encouraged staff to think outside the box in terms of what development tools and incentives are being used as part of the plan implementation.

Commissioner Koenig expressed his excitement at seeing the plan having developed this far along and echoed the desires expressed by the public speakers, Chair Macek, Vice Chair McMahon, and Commissioner Brown to see preservation of the existing community while simultaneously figuring out ways to implement additional housing affordability. He noted the challenge faced by Staff is to figure out a way to make these efforts viable and feasible. He also inquired of Staff what additional sustainability initiatives may be at play in the plan.

Staff noted that they are looking at advancing beyond the Environmental Plan to add some recommendations to make sure future development in the plan area would be as sustainable as possible.

**PLANNING COMMISSION ACTION: N/A**

7. Discussion Item: Discussion of the Co-living Policy Proposal Staff: City of Alexandria, Department of Planning & Zoning

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Alexa Powell (P&Z) gave the Planning Commission a presentation of the Co-living Policy Proposal.

Speakers:

None.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.

Discussion:

Chair Macek asked Staff to clarify at what point a living configuration would rise to the level of co-living as opposed to a dwelling with multiple unrelated people residing in it. Staff clarified that a co-living configuration would comprise of 6 or fewer housing suites, where each suite has access to a communal kitchen and living space, and the total occupancy is no more than 8 unrelated individuals.

Vice Chair McMahon wondered what is the likelihood that in a commercial, high to medium density, mixed-use, multifamily zone that there would be a project that only has two co-living units in it, which could then utilize the Administrative path to approval. In addition, she inquired if the feedback that co-living should not be permitted in single-family zones was received as part of the item public survey. Staff confirmed this feedback was received via the first survey that was released by staff. Vice Chair McMahon also wondered there could different avenues of approval for a co-living project depending on how many units it would include or where it is to be located.

**PLANNING COMMISSION ACTION:** N/A

8. Zoning Text Amendment #2021-00008  
Extension of Temporary Program for Business Relief and to Address Public Need Related to COVID-19 to April 1, 2022  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to extend the expiration of an existing temporary program for business relief from January 1, 2022 to April 1, 2022.  
Staff: City of Alexandria

Speakers:

None.

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



ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Discussion:

Chair Macek stated that he supported the extension of the temporary programs granting relief to businesses as a result of COVID-19. He looks forward to reviewing the proposals for permanency certain programs at the October public hearing.

Commissioner Brown requested that staff include the number of parking spaces used for on-street parking space dining and retail in the October proposals.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00008.

The motion carried on a vote of 6-0. On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00008, as submitted. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

9. Encroachment #2021-00004

421 Gibbon Street

Public Hearing and consideration of a request for an Encroachment into the public right-of-way along Gibbon Street; zoned: RM/Townhouse.

Applicants: Christine and Sam Thuot

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

Speakers:

Christine and Samuel Thuot, applicants, indicated that they were available to answer questions.

Steve Milone, 907 Prince Street, spoke in opposition of case. Mr. Milone indicated that sidewalks are critical for the community with the nearby school and parks. Maintaining and preserving landscaped green space would be better for mitigating flooding. In addition, Mr. Milone not only spoke in opposition of the encroachment but also concurred with staff in not supporting a vacation.

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

Discussion:

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Vice Chair McMahon illustrated that front yards in Old Town have evolved over time with various design features, contributing aesthetically to the neighborhood. She supported the proposed encroachment to allow for the wall as it followed a similar pattern of development.

Chair Macek concurred with the Vice Chair but noted a concern that the applicants sought permission for after-the-fact construction. He agreed with staff that the right course of action was for an encroachment and not a vacation of the public right-of-way to allow for future street or sidewalk improvements.

Commissioner Brown also recognized that this work was done before appropriate City approvals. He indicated that he met with the owners and understood that they were not trying to evade the requirements. Mr. Brown also concurred with City staff that the encroachment is the best course of action so that the City has access if it needs the right-of-way for future improvements.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2021-00004, as submitted. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

10. Master Plan Amendment #2021-00005  
Beauregard Small Area Plan Amendments  
Public Hearing and consideration of amendments to the Beauregard Small Area Plan chapter of the Master Plan to: add proposed land-use designations, consistent with existing uses as shown in the Plan, for all properties in the Small Area Plan currently without a proposed land-use designation; add proposed maximum height limitations, consistent with existing zoning height limitations, at all properties in the Small Area Plan currently without a proposed maximum height limitation; change the existing land-use designation for the property at 4880 Mark Center Drive from office to office/residential/commercial; and remove the property at 4880 Mark Center Drive from the existing and proposed office-only use maps in the Plan.  
Applicant: City of Alexandria, Department of Planning & Zoning

Speakers:  
None.

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

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Discussion:

None.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2021-00005. The motion carried on a vote of 6-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00005, as submitted. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

11. Development Special Use Permit #2021-10021  
220 South Union Street - Hotel Indigo  
Public Hearing and consideration of a request for a Development Special Use Permit with site plan to modify the conditions of approval to permit greater flexibility regarding access, use and valet-assisted management of the underground parking garage (amending DSUP #2012-00019); zoned: W-1/Waterfront Mixed Use.  
Applicant: Carr 220 South Union Street LLC, represented by Kenneth W. Wire, attorney

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

Speakers:

Ken Wire, representing the applicant, spoke in support of the project. Mr. Wire explained how the parking operation for the hotel has worked and how the hotel operator is strongly focused on maintaining hotel visitor and event parking while accommodating public parking and managing parking, including via valet service.

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

Discussion:

Chair Macek asked City staff why the conditions are prescriptive about the number of spaces the hotel must provide, noting that it artificially limits the number of spaces available to the public. He argued that the hotel is capable of managing its parking availability for its hotel guests, and that the 69 parking spaces (including valet spaces) in the garage well exceeds the minimum required for the hotel use and that a restriction on the use of those spaces is unnecessary and limits the parking resource. Chair Macek also noted that the inclusion of a parking management plan (PMP) requirement in the conditions of approval appears extraneous.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Commissioner Lyle agreed with Chair Macek’s discussion, noting that the approval does not need to be prescriptive on the use of the parking spaces, and that the hotel can reserve spaces for hotel guests if needed.

Staff responded to Chair Macek and Commissioner Lyle that conditions relating to the regulation of the Zoning Ordinance-related parking requirements are an administrative check on the development special use permit (DSUP) approval and that reducing the required parking below the minimum 24 parking spaces would require a parking reduction SUP, which was not included in the request. Staff added that the PMP is regularly included in the conditions of approval for DSUP applications and provides a means for staff to understand and document the parking garage operation, including how and when the valet service is employed.

Staff noted that the conditions also require the applicant to monitor parking occupancy counts per the installation of a parking access control system, which can demonstrate parking demand for the hotel and public parking. The applicant is also able to apply administratively per the conditions of approval to reduce the parking requirement for the hotel use if it can be demonstrated that 24 spaces were not needed for the hotel use. Staff clarified that the request to reduce the hotel parking requirement would be permanent and not for specific days. Chair Macek asked staff and the applicant to have the request to reduce the hotel parking requirement with accompanying data as part of the PMP to be reviewed as part of the Final Site Plan.

Vice Chair McMahon stated that she was comfortable with the conditions of approval that staff drafted, noting that they allow adequate flexibility to operate the garage as the hotel sees fit, and that staff will administer the conditions of approval to retain that flexibility.

Commissioner Brown noted that hotel operator is capable of managing both hotel and public parking, including with the valet service. He also noted that more regulatory involvement is needed because the garage is not entirely for self-parking and will require management from the hotel operator.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10021, as submitted. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

12. Development Special Use Permit #2021-10012

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

101 Duke Street - South Union Street Townhouses

Public Hearing and consideration of a request for a Development Special Use Permit with site plan to construct six four-story townhouses with attached two-car parking garages and modifications to the side yard setback requirements for Lots 3, 4 and 6, lot width requirements for Lots 1 and 6, crown coverage requirement for Lots 1, 2, 5 and 6, and vision clearance for Lot 1, and a Special Use Permit to increase the floor area ratio to 2.0; zoned: W-1/Waterfront Mixed Use.

Applicant: Eleventh Street Development, LLC, represented by Kenneth W. Wire, attorney

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

Speakers:

Barbara Saperstone, 100 ½ Duke St, expressed concerns about the design and layout of the project, the proposed height of the project relative to other buildings at that intersection and the modern style of the project. She said she liked the first design of the project rather than the current proposal.

Bridget Scanlan, 112 Duke St, noted her concerns about the loss of parking and requested denial of the project or a pause so that a traffic study could be performed. She said that the parking utilization survey was not representative.

Martha Peterson, 109 Duke St, located across from private alley, said that six townhouses was too many and that the project overcrowded and overshadowed the historic district. and that the project was creating a loss of river views and taking away parking. She said that they own half of the private alley adjacent to this site and that they would not support the applicant's request to use half of the alley. She said she expected the applicant to have a difficult time with the project due to the private alley ownership.

Steven Peterson, 109 Duke St, opposed to density of the project and the loss of views to the river.

Anna Gomez Acebo, 100 block of Duke Street, opposed the project due to the mass, height and style of the project.

Israel Magrone, 100 block of Duke Street, opposed the project due to the loss of parking. He said although there were private garages nearby many times people choose to park on the streets, even hotel residents, because it is more affordable. He asked the Planning Commission to put the project on hold.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Lindsey Redding, 224 S Lee St, said they she currently has a good view of the Potomac River but the proposed project would block that view. She also expressed concerns about the existing parking problems and felt that the project should look more like the surrounding buildings.

Gail Rothrock, 209 Duke St, spoke in opposition of all aspects of the project, saying that the size and massing and the architectural character was inconsistent with the neighborhood and this “gateway” corner. She said that the parking in the neighborhood was already very challenging and that this project would only acerbate that problem.

Ken Wire, project attorney, said that his review of the zoning and the Waterfront Plan does allow for off-site amenities in lieu of ground floor office or retail. He said that the proposal was not about parking and that the applicant was not owner of the garage, nor were they looking for a parking reduction for this project. He said that they worked with the BAR to develop a project that they determined the project had an appropriate style, mass, scale and height, and it was compatible with the historic district. He said the project meets all of the City requirements, including stormwater, and some of the modifications were required to comply with the two-building approach. He said that they did not think that the fiber cement condition suggested by staff was necessary and that the materials should be approved by the BAR.

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

Discussion:

Commissioner Brown questioned staff’s interpretation of Section 5-509 with respect to ground floor occupancy requirements and did not agree that funding an off-site project, or contributing to a fund, in the Waterfront Plan was permitted. He said he agreed with the neighbors that there are several problems with this project.

Commissioner McMahon said that she supported the project but agreed with many of the speakers about the Duke Street elevation being stark and suggested that the applicant restudy this façade. She asked staff what additional tools (beyond the RPP program and the pay-by-phone metered parking) might be available to regulate street parking to allow residents to park more easily. Ms. Oleynik noted that there are no current studies in the work plan to address available private parking or to look at implementing controls to street parking for non-residents. Commissioner McMahon noted that in addition to different street regulations it might be useful to look at existing private parking and incentivizing people to park in existing garages rather than on the street.

Commissioner Lyle said that she supported the project as well as additional City efforts to consider options for residential parking surrounding the project.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Chair Macek asked staff for an explanation as to why first-floor residential uses are acceptable in this location in light of Section 5-509. Catherine Miliaras and Karl Moritz both noted the transitional nature of the site, in close proximity to residential townhouses to the south and west, and commercial uses to the east and north, making townhouses acceptable in this location where successful commercial could be challenging. Staff also noted that due to the lack of waterfront access, satisfying the intent of 5-509 to provide waterfront related amenities could be achieved by either an in-kind project or a monetary contribution toward waterfront park improvements. With the anticipated flood control and park redesign, staff found that a monetary contribution toward those projects provided a greater public benefit rather than an interim amenity. He said he would prefer more active uses on the site but that he understood staff's support for residential in this location. He asked whether the 50-foot height was acceptable to which Stephanie Sample noted that it was given that a number of other nearby buildings are 50 feet and setbacks and material variety helps to break down the perceived height of the project. He noted that the closure of parking garage was not before the Commission and asked Ms. Oleynik if there were any current parking studies in this area, which she responded there were not and that the last parking study was completed in 2015. She said the City is soon contracting with a company to track and analyze private parking data but not preparing a separate study at this time. Chair Macek said that historicist façades were not the direction the applicant was encouraged to pursue by the BAR, as was also recommended by the Waterfront Plan, and that the design approach makes sense because historically there were warehouses on this site and, in the vicinity, though he noted that he was in support of refinements to the Duke Street elevation. He expressed his concern that the applicant went to three separate BAR concept reviews which did not result in a unilateral endorsement of the project. He thought that there might be ways to streamline the concept review process since the applicant must return to the BAR for approval Certificate of Approval of the project following approval by Planning Commission and City Council. He said the proposed townhouse widths were already quite generous so he did not think it made sense to reduce number of units which would result in even wider units. Townhouses will be an improvement over dead use of parking garage he said.

Commissioner Koenig said that he was in support of the project and that the BAR concept review process was necessary and useful, especially because the Planning Commission is not equipped to do a high level of design review and refinement. He said each body has their own responsibilities related to the review of mass and scale and found that the BAR provided useful feedback for this project during its evolution.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10012, with the following addition

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

of Condition #8a. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

*8a. **CONDITION ADDED BY PLANNING COMMISSION:** Final building materials shall be high-quality and include brick, natural stone, cast stone, slate, metal and glass. Fiber cement siding or panels are prohibited and naturally occurring materials which weather naturally are encouraged, subject to BAR approval. (P&Z) (PC)*

Reason: The Planning Commission agreed with the staff analysis finding the proposal consistent with the goals of the Old Town Small Area Plan and the Waterfront Plan and recommended that condition 8a be added which prohibits the use of fiber cement materials on the project.

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

Speakers:  
None.

Discussion:  
None.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt a resolution to set its meeting schedule and establish continuation dates for meetings. The motion carried on a vote of 6-0.

**OTHER BUSINESS:**

---

14. Commissioners' Reports, Comments, and Questions.

Vice Chair McMahon reported that the Transportation Commission is meeting on September 29<sup>th</sup> to discuss the draft Alexandria Mobility Plan.

Commissioner Brown reported that the City of Louisville, KY has reposted to their website a presentation which describes the City's Zoning History and encouraged his fellow Commissioners to watch the presentation, which he found to be informative.

**MINUTES:**

---

15. Reapproval and ratification of the meeting minutes of Planning Commission meetings from June 2, 2020 through June 1, 2021.



**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to reapprove and ratify the meeting minutes of Planning Commission meetings from June 2, 2020 through June 1, 2021, as submitted. The motion carried on a vote of 6-0.

16. Consideration of the minutes from the June 24, 2021 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of June 24, 2021, as submitted. The motion carried on a vote of 6-0.

17. **ADJOURNMENT**

---

The Planning Commission Public Hearing was adjourned at 11:56 p.m.

18. **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 #2021-00069

1005 Mount Vernon Avenue

Administrative Special Use Permit request for a New Use of trailers to be used as elementary school classrooms; zone: RB/Townhouse.

School Name: George Washington Middle School

Applicant: Alexandria City Public Schools

Planner: Abigail Harwell

Approved: 8/23/2021

Special Use Permit #2021-00068

3600 Commonwealth Avenue

Administrative Special Use Permit request for a New Use of trailers to be used as elementary school classrooms; zone: RB/Townhouse.

School Name: Cora Kelly Elementary School

Applicant: Alexandria City Public Schools

Planner: Abigail Harwell

Approved: 8/23/2021

Special Use Permit #2021-00067

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

2418 Grist Mill Place

Administrative Special Use Permit request for a Minor Amendment of a Day Care; zone: CDD #2/Coordinated Development District #2.

Current Business Name: Excel Preparatory Preschool Academy

Applicant: USGBF NSF, LLC

Planner: Rachel Drescher

Approved: 8/27/2021

Special Use Permit #2021-00065

111 North Pitt Street

Administrative Special Use Permit request for a Change of Ownership of a restaurant; zone: KR/King Street Urban Retail.

Proposed Business Name: Kismet Restaurant

Applicant: Kismet Healthy Foods, LLC

Planner: Kaliah Lewis

Approved: 8/12/2021

Special Use Permit #2021-00057

1015 West Glebe Road

Administrative Special Use Permit request for a Change of Ownership of an Automobile Service Station; zone: CG/Commercial General.

Current Business Name: Citgo

Applicant: 1015 W Glebe Road, LLC

Planner: Rachel Drescher

Approved: 8/6/2021

Special Use Permit #2021-00055

700 West Braddock Road

Administrative Special Use Permit request for a New Use of a Day Care Center in a church or school building; zone: R-8/Single Family.

Proposed Business Name: Matteo Place Montessori Bilingual Preschool

Applicant: Flor Brea

Planner: Rachel Drescher

Approved: 8/10/2021

Special Use Permit #2021-00054

207 Swamp Fox Road

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

Administrative Special Use Permit request for a Change of Ownership of a Restaurant;  
zone: CDD#2/Coordinated Development District #2.

Proposed Business Name: &pizza

Applicant: Adam Peck

Planner: Rachel Drescher

Approved: 7/27/2021

Special Use Permit #2021-00050

1743 King Street

Administrative Special Use Permit request for a Change of Ownership of a Restaurant;  
zone: KR/King Street Urban Retail.

Current Business Name: Ernie's Original Crab House

Proposed Business Name: Bob and Edith's Diner

Applicant: Bob and Edith's Diner VII, LLC

Planner: Rachel Drescher

Approved: 6/30/2021

Special Use Permit #2021-00049

1033 West Glebe Road

Administrative Special Use Permit request for a New Use of a Restaurant; zone: CG  
/Commercial General.

Applicant: 1033 W Glebe Road ALX LLC

Planner: Rachel Drescher

Approved: 7/6/2021

Special Use Permit #2021-00045

25 South Quaker Lane

Administrative Special Use Permit request for a Minor Amendment of a Restaurant;  
zone: CSL/Commercial Service Low.

Current Business Name: Rocklands Barbeque and Grilling Company

Applicant: Rocklands Barbeque and Grilling Company

Planner: Rachel Drescher

Approved: 7/23/2021

Special Use Permit #2021-00034

2472 Mandeville Lane

Administrative Special Use Permit request for a New Use of a Day Care Center; zone:

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 9, 2021

CDD#2/Coordinated Development District #2.  
Proposed Business Name: KinderCare Education  
Applicant: Mark Kuhn  
Planner: Rachel Drescher  
Approved: 7/28/2021

Special Use Permit #2021-00029  
5145-A Duke Street  
Administrative Special Use Permit request for a Change of Ownership of a restaurant;  
zone: CG/Commercial General.  
Current Business Name: Pizza Hut  
Applicant: Tasty Hut of VA LLC dba Pizza Hut #37435  
Planner: Ann Horowitz  
Approved: 7/7/2021

Special Use Permit #2021-00058  
2331 North Sibley Street  
Administrative Special Use Permit request for a New Use of childcare home; zone:  
RB/Townhouse.  
Applicant: Kenia Velasco Nava  
Planner: Rachel Drescher  
Approved: 8/27/2021