

Docket Item #10  
Planning Commission Public Hearing  
October 5, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of October 5, 2021.

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – OCTOBER 5, 2021

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

ALEXANDRIA PLANNING COMMISSION

October 5, 2021, 7:00 p.m.

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

Members Present:

Nathan Macek, Chair  
Melissa McMahon, Vice-Chair  
David Brown  
Mindy Lyle  
Vivian Ramirez  
Jody Manor

Members Absent:

Stephen Koenig

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
Maya Contreras	Department of Planning & Zoning
Katherine Carraway	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Stephanie Sample	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Rachel Drescher	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Margaret Curran	Department of Planning & Zoning
Bob Garbacz	Department of Transportation & Environmental Services
Jennifer Slesinger	Department of Transportation & Environmental Services
Megan Oleynik	Department of Transportation & Environmental Services
Christopher Ziemann	Department of Transportation & Environmental Services
Katie North	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services
Ryan Knight	Department of Transportation & Environmental Services
Alex Block	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
Lalit Sharma	Department of Transportation & Environmental Services

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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
Julia Santure	Office of Housing
Tamara Jovovic	Office of Housing

### 1. **Call to Order.**

The Planning Commission meeting was called to order at 7:02 p.m. Commissioner Koenig was excused. All other members were present at the Call to Order.

### **CONSENT CALENDAR:**

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Chair Macek inquired as to whether there were any changes to tonight's Docket. Staff responded stating they had received a deferral request from the applicant in Docket Item #2 on the Consent Calendar. In addition, Staff responded that a speaker had signed up to speak on Docket Item #4. Chair Macek inquired as to whether any members of the Planning Commission wished to pull any items from the Consent Calendar. Commissioner Lyle stated that she wished to pull Docket Item #3 from the Consent Calendar.

2. Special Use Permit #2021-00073 (308 South Pitt Street and 309 South Royal Street)  
Special Use Permit #2021-00080 (324 South Royal Street)  
Special Use Permit #2021-00081 (300 Duke Street, 307 and 309 South Fairfax Street)  
Public Hearing and consideration of a request for Special Use Permits for the intensification of the use of existing non-complying parking lots through the installation of light fixtures; zoned: RM/Townhouse.  
Applicant: Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his Successors in Office, represented by Anne Marie McKinnon, agent

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2021-00073, Special Use Permit #2021-00080, and Special Use Permit #2021-00081. The motion carried on a vote of 6-0.

3. Special Use Permit #2021-00079  
1630 King Street  
Public Hearing and consideration of a request for a Special Use Permit for a personal service establishment with more than 30 feet of frontage along King Street; zoned: KR/King Street urban retail.

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Applicant: Gregorio Colon

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.

Discussion:

Commissioner Lyle expressed the ordinance needed to be updated to help small businesses such as a barber shop should not be required to go through the public hearing process at this location. Commissioner Lyle asked that staff review the requirement for personal service establishments to require SUP approval for frontages over 40 feet.

Chair Macek concurred with Commissioner Lyle's comments, stating formerly personal service establishments of greater than 30 feet were not sought along the King Street retail corridor, but the market has changed, and the ordinance should be updated to be more relaxed to support small businesses.

Commissioner Manor agreed the City needs to encourage businesses to fill out the commercial core. There are many costs associated with going before boards, and it can be intimidating. City ordinances should be more welcoming of small businesses.

Director Karl Moritz stated staff has discussed this issue and will amend this ordinance requirement.

**PLANNING COMMISSION ACTION:** This item was removed from consent. On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00079, as submitted. The motion carried on a vote of 6-0.

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

4. Encroachment #2021-00003  
1321 Cameron Street  
Public Hearing and consideration of a request for an Encroachment into the public right-of-way along Cameron Street for an entry ramp to a day care center; zoned: CD/Commercial downtown.  
Applicant: Ben Adada

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

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### Speakers:

Stephen Milone, 907 Prince Street, signed up to speak virtually, which removed the case from the consent agenda, however, technical difficulties on his end kept him from speaking about the case.

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:

None.

**PLANNING COMMISSION ACTION:** This item was removed from consent. On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2021-00003, as submitted. The motion carried on a vote of 6-0.

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

## **NEW BUSINESS:**

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5. Discussion Item: Annual Report on the Status of Master Plan Implementation  
Staff: City of Alexandria, Department of Planning & Zoning

Jeffrey Farner (P&Z), Carrie Beach (P&Z), Tamara Jovovic (Housing), Jack Browand (RPCA), Christopher Ziemann (T&ES) and Katherine Carraway (P&Z) gave the Planning Commission a presentation on the Annual Report on the Status of Master Plan Implementation.

### Discussion:

Chair Macek noted that he always finds these reports helpful, as they serve as indicators for where the City is ahead or behind on its goals and objectives. He also noted in passing that, in relation to the Eisenhower East Small Area Plan, he found the bus loop configuration implemented at King Street Metro to be unnecessary and inefficient and cautioned Staff to keep this in mind when evaluating the implementation of this feature at the Eisenhower Metro and encouraged Staff to explore how it may be better designed.

Vice Chair McMahon inquired why the Environmental Action Plan (EAP) was not represented in the report. Staff responded that the report only covers topics that are included in the City's Master Plan and the EAP is not. Vice Chair McMahon then inquired, in relation to Housing goals, whether the new units mentioned as being in the

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pipeline in the report are expected to be online by 2025 and how likely the City is to hit its goal regarding new housing. Staff responded that the City is on track with its housing goals and hope to exceed their housing projections. Then, Vice Chair McMahon noted that, in general, she noted that a Small Area Plan's efficacy can be measured as a function of how well it continues to be implemented and if it continues to make sense.

### **PLANNING COMMISSION ACTION:** N/A

6. Master Plan Amendment #2021-00011  
(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of an amendment to the Transportation Master Plan Chapter of the Master Plan to replace the chapter with the Alexandria Mobility Plan Chapter which includes updates to transportation policies, goals and strategies.  
Staff: City of Alexandria, Department of Transportation & Environmental Services

### **Speakers:**

Judy Noritake, representing Braddock Metro Citizens Coalition, expressed support for the Mobility Plan particularly for promoting safer and more convenient non-vehicular travel options.

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 staff to address concerns expressed by several citizens' associations about community input on the implementation of the plan. Staff discussed how data will be used to identify areas with the highest needs to prioritize projects, but that there will be in-depth outreach and ample opportunities for feedback on proposed projects.

Vice Chair McMahon described her efforts on the Alexandria Mobility Plan Advisory Committee. She stated that she felt there were several strategies in the plan that addressed vehicular traffic and balancing needs of different modes. She highlighted that the plan is not a full update of the 2016 Bicycle and Pedestrian Plan, but that it incorporates the spirit and community input provided with that 2016 plan. She expressed that she felt there were some weaknesses in the plan in that some of the recommendations may be in conflict with each other and will need to be worked out with implementation. She expressed overall support and that she felt the plan was an improvement on past efforts.

Commissioner Ramirez expressed overall support for the plan and how it addresses the interconnectivity of transportation in the community and promotes more transportation options.

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Chair Macek expressed support of the plan and how it balanced mobility options and worked without existing transportation constraints in Alexandria.

Commissioner Lyle stated her support and expressed why she felt it was appropriate for Vice Chair McMahon to vote on this item after her efforts on the advisory committee.

Commissioners supported the addition of the following action in Transit Chapter Strategy 2 as proposed by Transportation Commission, “Explore connecting Alexandria’s transitways with high-capacity transit corridors in Fairfax to help create a more reliable and efficient regional bus network,” with the clarification that this strategy refers to “Fairfax County.”

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00011. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00011, as submitted. The motion carried on a vote of 6-0.

**Reason:** The Planning Commission agreed with the recommendations and policies set forth in the proposed amendment.

- 7&8. City Charter Section 9.06 Case #2021-00004  
100 Block of King Street (between Lee Street and Union Street)  
Public Hearing and consideration of a request for the Planning Commission to review whether the closure of the 100 block of King Street to vehicular traffic by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.  
Applicant: City of Alexandria

Zoning Text Amendment #2021-00006  
Outdoor Dining in On-Street Parking Spaces and Retail Sales on Sidewalks and On-Street Parking Spaces in Commercial Zones  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to allow outdoor dining in on-street parking spaces and retail sales on sidewalks and in on-street parking spaces in commercial zones.  
Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services

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Alex Block (T&ES) and Katye North (T&ES) presented Docket Item #7 and answered questions from the Planning Commission, while Ann Horowitz presented Docket Item #8 and answered questions from the Planning Commission.

### Speakers:

#### Docket Item #7:

Danny Smith, representing the Historic Alexandria Resources Commission, spoke in support of the proposal and of incorporating mitigation measures to protect Captain's Row, on the 100 block of Prince Street.

Ivy Whitlatch, 1117 Prince Street, spoke about the importance of preserving the 100 block of Prince Street as a part of the City's brand identity.

Cyrus Coleman, 10104 Carlington Valley, owner of The Wharf at 119 King Street, relayed concerns from several businesses about the City's five-foot clearance requirement but supports the overall closure of the 100 block as a unique feature for the City.

#### Docket Item #8:

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.

### Discussion:

#### Docket Item #7

Commissioner Lyle noted the concerns about Prince Street, but recognized that they were outside of the scope of the proposal. Commissioner Lyle asked T&ES to look into mitigation measures for the 100 block of Prince Street. Ms. Lyle also asked about retail businesses and their feedback about the design. Mr. Moritz noted the importance of having pedestrians stroll past shop windows. Commissioner Lyle also asked for creative solutions to the five foot clearance issue raised by Mr. Coleman, but was generally in favor of the proposal.

Vice Chair McMahon requested any design standards be narrowly tailored to safety and welfare, rather than design.

Commissioner Ramirez asked for clarification about the five foot clearance requirement. Ms. Horowitz confirmed that the requirement applies city-wide. Commissioner Ramirez noted that maintaining a clearance zone is a necessity. Ms. Horowitz also noted that the clearance requirements are balanced with Fire Department requirements, as well.



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Chair Macek expressed support for the concept, noting the history of planning for this block. Chair Macek noted the need for stronger barricades to prevent incursions from cars, but also noted that was beyond the scope of the Section 9.06 review. Chair Macek also noted the need to manage any impacts on neighboring streets, and would look to the Traffic and Parking Board and T&ES to monitor those impacts. Regarding the five foot clearance issue, Chair Macek expressed support for similar requirements across the City, and encouraged the Commission to think equitably, and thus support the staff recommendation. Chair Macek offered his enthusiastic support for the proposal.

Commissioner Brown noted the potential impacts on the 100 block of Prince Street, but noted that the issue before the Commission was narrowly focused on the 100 block of King Street alone.

### Docket Item #8:

Commissioner Lyle asked what the timeline would be for the application process. Staff replied that the process would be administrative and would allow business owners enough time to have the parklets in place by April 1, 2022. She recommended that fees for the applications are reasonable given the continuing financial challenges of businesses.

Commissioner Manor asked if staff received any negative responses to the closure of the 100 block of King Street or to the parklet program. Mr. Moritz responded that some residents of adjacent streets have reported increased traffic and residents of Captains Row stated that the traffic is impacting the historic integrity of the cobblestone street. Feedback opportunity results indicated strong support for the closure of the 100 block of King Street and dining in on-street parking spaces.

Vice Chair McMahon asked if options for public access parklets would be available given that reference to these are not included in the Zoning Ordinance Text Amendment. Staff replied that text amendments were not required to allow for public parklets and that the Department of Transportation and Environmental Services would support these through a separate process. Vice Chair McMahon also confirmed with staff that options existed in the text amendment for businesses to use parking spaces adjacent to their buildings with property owner and neighboring businesses' approval.

Chair Macek asked for staff interpretation of the business feedback responses indicating that 66% supported dining in parking spaces. Staff followed that not all responding businesses participated in the parking space program and, therefore, the responses did not necessarily reflect all businesses that availed themselves of the opportunity.

Commissioner Manor offered that potentially some businesses found that servicing parklet dining a management challenge due to staffing shortages. The Chair Macek expressed his support for the text amendment, believing it to be an important part of the

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economic recovery package as it allowed commercial parklets and retail on sidewalks throughout the City.

Commissioner Brown requested that a correction be made to move the colon appearing after “plan” to after “include” in Section 7-1500(B)(2)(b).

Commissioner Ramirez confirmed that commercial parklets were available for businesses throughout the City in zones permitting commercial uses.

### **PLANNING COMMISSION ACTION:**

#### **Docket Item #7:**

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to find the closure of the 100 Block of King Street to vehicular traffic by the City of Alexandria 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.

#### **Docket Item #8:**

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00006. 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 #2021-00006, as amended by the Staff Memorandum dated October 1, 2021. The motion carried on a vote of 6-0.

#### **Reason:**

#### **Docket Item #7:**

The Planning Commission agreed with the staff analysis that the proposed closure to vehicular traffic supports pedestrian access, activity along the street and is consistent with the City’s Master Plan.

#### **Docket Item #8:**

The Planning Commission agreed with the staff analysis.

9. Master Plan Amendment #2021-00003  
Rezoning #2021-00005  
Development Special Use Permit #2021-10020  
Transportation Management Plan Special Use Permit #2021-00056  
805, 809, 811, 815 and 823 North Columbus Street - Columbus Flats  
Public Hearing and consideration of requests for (A) amendment to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan through updates to the Land

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Use and Height maps; (B) amendment to the official zoning map to change the zone for the site from RB to CRMU-H; (C) a Development Special Use Permit and site plan with modifications to construct a 78-unit multifamily building, including special use permits to increase the floor area ratio to 2.5 in the CRMU-H zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for a parking reduction and a modification to the crown coverage requirement, (D) a Special Use Permit for a transportation management plan (tier one); zoned: RB/Townhouse.

Applicant: PT Blooms LLC, represented by Kenneth W. Wire, attorney

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

### Speakers:

Todd Kelly, 822 North Columbus Street, spoke in opposition to the project, saying that he did not support the increase in density, which resulted in a building inconsistent with the townhouses across the street. He said that the CRMU-H mixed-use zone was not appropriate in this location, and that he had concerns about the parking reduction and unbundled parking, which he thought would encourage residents to park on neighborhood streets.

Ken Wire, project attorney, gave some background on the evolution of the project from townhouses to a multifamily building, noting that over ten percent of the units were affordable. He said that building architecture was strongly supported by the Board of Architectural Review.

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 thanked staff for the detailed response to his memo disagreeing with the recommendation of support for the rezoning and master plan amendment. He said that he would be voting against the project and provided a memo (attached) to City Council expressing his general reservations with the project. Chair Macek responded that he appreciated Commissioner Brown's detailed analysis of the project and thoughtful explanation of his objections.

Vice Chair McMahon asked staff about the proposed single use (residential) in the mixed-use CRMU-H zone and Ms. Sample said that a multifamily building is a permitted use and is consistent with other nearby CRMU zoned single-use residential buildings like the Lineage. Vice Chair McMahon said she supported the project because it provided appropriate development on vacant lots and exemplified the City's goal of locating housing in a transit rich area.

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Commissioner Lyle said that she also supported the project, agreeing with the comments made by Vice Chair McMahon, and was pleased that the project was not for a small number of expensive townhouses, which would be an underutilization of this site.

Chair Macek commended staff for achieving a project that maximizes City benefits in a compatible building which provides more housing in an area with many transportation options. He noted that if the affordable units were more deeply affordable there would be a lower parking requirement and he was comfortable with the four-space parking reduction, noting it was required due to a technicality in how required parking is calculated for committed affordable units based on AMI.

Commissioner Brown noted that his vote for denial was consistent with his past positions regarding rezoning and master plan amendments.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2021-00003. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

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 #2021-00003, as submitted. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2021-00005, as submitted. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10020 and Transportation Management Plan Special Use Permit #2021-00056, as amended by the addition of Condition #15a. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

**Condition #15a:** *The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (PC)*

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Reason: The Planning Commission agreed with the staff analysis finding the proposal consistent with the goals of the Braddock Road Metro Station Small Area Plan and the Braddock Metro Neighborhood Plan and recommended that Condition #15a be added to allow for greater flexibility using sustainability strategies without requiring a return to Planning Commission and City Council.

10. Master Plan Amendment #2021-00006  
Zoning Text Amendment #2021-00005  
Coordinated Development District Conceptual Design Plan #2021-00001  
Subdivision #2020-00010  
5000 Seminary Road and 4880 Mark Center Drive - Hilton & IDA Sites  
Public Hearing and consideration of requests for: (A) amendments to the Beauregard Small Area Plan chapter of the Master Plan to amend the land-use designation for a portion of 5000 Seminary Road to add residential, commercial, office, and continuum of care facility uses in addition to hotel and to add hotel and continuum of care facility uses in addition to residential, commercial and office at 4880 Mark Center Drive; (B) amendments to the Zoning Ordinance to amend Section 5-602(A) to add allowable uses and to increase the maximum allowable floor area ratio in CDD#4; (C) amendments to the Coordinated Development District (CDD) Conceptual Design Plan to add residential, commercial, office, and continuum of care facility in addition to hotel as allowable uses in Area III-B; add hotel and continuum of care facility as allowable uses in addition to residential, commercial, and office at 4880 Mark Center Drive; increase the maximum floor area ratio (FAR) for Areas III-A and Area III-B; increase maximum allowable building area at 4880 Mark Center Drive; increase maximum building heights at Area III-B and 4880 Mark Center Drive; allow future development in the CDD Conceptual Design Plan area to proceed in separate phases; and extend the CDD Conceptual Design Plan expiration date, by which development plans must be submitted, from two to five years; (D) to subdivide the property at 5000 Seminary Road from one into two parcels; zoned: CDD#4 / Coordinated Development District #4.  
Applicant: CRP Mark Center Hotel, LLC, and Institute for Defense Analyses, represented by, Kenneth W. Wire, attorney; City of Alexandria, Department of Planning & Zoning (Zoning Text Amendment only)

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

Speakers:

Ken Wire, attorney for the applicants, spoke in support of the project. He answered questions from the Planning Commission and requested flexibility to allow above-ground parking to not count towards the required Beauregard developer contributions, consistent with the concerns raised in his October 5th, 2021 email.

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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 for clarification regarding Mark Center ownership and the applicant's position regarding the points raised in an email from Bill Keech dated October 5, 2021. Ken Wire, representing the applicants, noted that there are some connections and coordination for shared maintenance, but to a lesser degree than in, for instance, Carlyle. The Hilton site predates CDD#4 and so there are limited agreements associated with that property and the rest of the CDD. Mr. Wire stated that his client does not disagree with the points raised in the letter, but that they may be better addressed at the DSUP level.

Chair Macek asked whether participation in the Mark Center ownership/neighborhood group is a matter of City interest. Staff and the applicant agreed that the participation in the group appears to be a private matter covered under private covenants. Staff also noted that it has been working with Mr. Keech for the last few months regarding a variety of Mark Center-related matters and that the issues raised in his letter, as well as the one submitted from Bill Pugh, are better addressed at the DSUP level.

The Planning Commission also discussed the request from the applicant, in its letter dated October 5th, to add new subsection (d) to Condition #29 to allow above-grade garage parking to be exempt from the Beauregard Implementation Fund contribution calculation. Mr. Wire reiterated his request, stating his concern that the current calculation method would put his clients' project at a disadvantage. In response, staff noted that the referenced development project is located in a different CDD (CDD#21) that was approved prior to changes to the FAR definition in the Zoning Ordinance. Staff recommended maintaining consistency with more recent approvals, such as Greenhill and the Landmark neighborhoods, regarding the method of calculating the contribution. Commissioner Lyle noted that contribution changes are typically better left to City Council.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00006. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00006, as submitted. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2021-00005. The motion carried on a vote of 6-0.

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

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2021-00001, as submitted. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2020-00010, as submitted. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with the staff analysis.

### **OTHER BUSINESS:**

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#### 11. Commissioners' Reports, Comments, and Questions.

Chair Macek brought up the topic of vacant Planning Commission assignments on the Transportation Commission and the Four Mile Run Joint Task Force and requested that his fellow Commissioner consider whether or not they would be interested in filling these vacancies.

### **MINUTES:**

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#### 12. Consideration of the minutes from the September 9, 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 September 9, 2021, as submitted. The motion carried on a vote of 6-0.

#### 13. **ADJOURNMENT**

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The Planning Commission Public Hearing was adjourned at 10:53 p.m.

#### 14. **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 #2021-000076

322 North Alfred Street

Administrative Special Use Permit request for a Minor Amendment of a Daycare; zoned:

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RB/Townhouse.

Current Business Name: Bright Mind Preschool

Applicant: Bright Mind Daycare Inc

Planner: Rachel Drescher

Status: Approved 9/13/2021

Special Use Permit #2021-000066

4646 Seminary Road

Administrative Special Use Permit request for a New Use of trailers to be used as middle school classrooms; zoned: R-8/Single-Family. School Name: Francis C. Hammond Middle School

Applicant: Alexandria City Public Schools

Planner: Abigail Harwell

Status: Approved 9/7/2021