

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 7, 2023

7:00 PM

City Hall Council Chamber

Planning Commission

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

The March 7, 2023 Alexandria Planning Commission Public Hearing is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission and staff are participating in-person. The Planning Commission Public Hearing can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom Webinar by the following link:

Planning Commission (Public Hearing Webinar):

The Webinar will open at 6:30 p.m. to allow individuals to join, while the Planning Commission hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_Ksl9EYYpROu4VSWwBjDqkg

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 933 9205 8044

Password: 157659

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinar, please use the Dial-In number to access the meeting.

Public comment will be received at the meeting. The public may submit comments in advance to Department of Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission Hearing or make public comments on the day of the Hearing.

For reasonable disability accommodation for the Planning Commission Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made.

1 Call To Order

The Planning Commission meeting was called to order at 7:02 p.m. Commissioner Brown was participating remotely from his home in Alexandria due to health reasons. All other members were present at the Call to Order.

- 2 Election of Planning Commission Officers for Chair and Vice Chair.

The Planning Commission re-elected Nathan Macek as Chair and re-elected Melissa McMahon as Vice Chair.

Consent Calendar

- 3 Special Use Permit #2022-00109
625 Burnside Place
Public Hearing and consideration of a request for a Special Use Permit for a recycling and materials recovery facility, including a review and increase in the number of permitted vehicles per day (amending SUP #2007-00029, Condition #2).

Applicant: AWRF, Inc., represented by Duncan W. Blair, attorney

Attachments: [SUP2022-00109 Staff Report](#)
 [SUP2022-00109 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00109, as amended. The motion carried on a vote of 7-0.

New Business

- 4 **Staff has requested for deferral of this item.**
Zoning Text Amendment #2022-00012
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article XI, Section 11-700 related to Transportation Management Special Use Permits, to adopt a policy for Transportation Management Plans (TMPs) and to allow changes to existing TMPs administratively.

Staff: City of Alexandria, Department of Transportation & Environmental Services

Attachments: [ZTA2022-00012 Staff Report](#)
 [ZTA2022-00012 Memorandum](#)
 [ZTA2022-00012 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Zoning Text Amendment #2022-00012. The motion carried on a vote of 7-0.

- 5 Special Use Permit #2022-00106
3603, 3605, 3607, 3609 and 3701 Mount Vernon Ave - The Birchmere
Public Hearing and consideration of a request for a Special Use Permit to waive the

sign requirements of Article IX of the Zoning Ordinance; zoned: CDD #6, Coordinated Development District #6.

Applicant: Just a Honky Tonk, LC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2022-00106 Staff Report](#)
 [SUP2022-00106 Presentation](#)
 [SUP2022-00106 Additional Materials \(2.28.23\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00106, as amended. The motion carried on a vote of 7-0.

6

Development Special Use Permit #2022-10023

Transportation Management Plan Special Use Permit #2022-00112

Inova West End (Landmark) - 6001 Duke Street

Public Hearing and consideration of a request for a (A) Development Special Use Permit with modifications to construct an over one million square foot hospital campus consisting of a hospital, cancer center, specialty care center, Block Q of the Central Plaza, and above and below ground parking garages, including a Special Use Permit for a penthouse exceeding 15 feet in height on the hospital building and (B) a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29.

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

Attachments: [DSUP2022-10023 Staff Report](#)
 [DSUP2022-10023 Presentation](#)
 [DSUP2022-10023 Site Plan](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10023 and Transportation Management Plan Special Use Permit #2022-00112. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

7

Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its FY2024 meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Resolution Memorandum](#)
 [Resolution](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the resolution. The motion carried on a vote of 7-0.

Items Previously Deferred

- 8 **Public comment will not be taken for this item. This item is for Planning Commission discussion only.** Public comment on the Potomac River Generating Station - Coordinated Sustainability Strategy will be accepted at a later date.

Discussion Item: Potomac River Generating Station - Coordinated Sustainability Strategy

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Coordinated Sustainability Strategy](#)
[PRGS CSS Presentation \(3.7.23\)](#)

Dustin Smith, the Office of Climate Action, and Michael Swidrak and Rob Kerns, Planning & Zoning, gave a presentation on the Potomac River Generating Station Coordinated Sustainability Strategy; staff's presentation was preceded by one from the applicant, HILCO Redevelopment Partners (HRP)

Other Business

- 9 Commissioner's Reports, Comments & Questions

Minutes

- 10 Consideration of the minutes from the January 5, 2023 Planning Commission meeting.

Attachments: [January 5, 2023 Meeting Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of January 5, 2023 and February 7, 2023. The motion carried on a vote of 7-0.

- 11 Consideration of the minutes from the February 7, 2023 Planning Commission meeting.

Attachments: [February 7, 2023 Meeting Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of January 5, 2023 and February 7, 2023. The motion carried on a vote of 7-0.

12 Adjournment

The Planning Commission meeting was adjourned at 9:21 p.m.

13 Administrative Approvals

Special Use Permit #2022-00118

515 King Street Suite 102

Administrative Special Use Permit request for a New Use for a Restaurant; zoned: KR/King Street urban retail.

Applicant: Tatte Holdings, LLC

Proposed Business Name: Tatte Bakery & Cafe

Planner: Patrick Silva

Status: Approved - February 16, 2023

Special Use Permit #2022-00110

113, 115, & 117 King Street

Administrative Special Use Permit request for a minor amendment for a restaurant; zoned: KR/King Street Retail.

Applicant: Noe Landini

Business Name: Landini Brothers Restaurant

Planner: Patrick Silva

Status: Approved - January 28, 2023

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.