

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, March 30, 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 30, 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_taRMxjaBRuWM0uj8Gzk2fw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 995 1859 1136

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 7:03 p.m. Commissioner Manor arrived at 7:08 p.m. and Commissioner Lyle arrived at 7:31 p.m. Commissioner Ramirez was excused. All other members were

present at the call to order.

Consent Calendar

- 2** Zoning Text Amendment #2023-00002
(A) Initiation of a Text Amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend healthcare-related use definitions in Article II.

Staff: City of Alexandria, Department of Planning and Zoning

Attachments: [ZTA2023-00002 Staff Report](#)
 [ZTA2023-00002 Presentation](#)
 [ZTA2023-00002 Additional Materials \(3.29.23\)](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to initiate Zoning Text Amendment #2023-00002. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00002. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Lyle absent.

- 3** Rezoning #2023-00001
Public Hearing and consideration of a request for an amendment to the official zoning map to remove the King Street Outdoor Dining Overlay from the zoning ordinance.

Staff: City of Alexandria

Zoning Text Amendment #2023-00003
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to delete Section 6-800 (King Street outdoor dining overlay zone) and all other ordinance references to the King Street outdoor dining overlay; delete Section 7-1500 (Outdoor display, sales or storage of goods or merchandise and outdoor dining in a parklet); delete all other ordinance references to parklets, outdoor dining on sidewalks in the public right-of-way and outdoor retail display and sales in the public right-of-way; amend Section 8-300 to waive parking requirements for outdoor dining in the Central Business District; and amend Articles III, IV, V, VI, XI to specify requirements for outdoor dining on private property.

Staff: City of Alexandria

The removal of the overlay represents a technical change and will not suspend

outdoor dining along the King Street corridor. City staff has proposed that outdoor dining on the sidewalk now appear in City Code Section 5-2-29, which City Council will simultaneously review with this Rezoning on April 15, 2023.

Attachments: [REZ2023-00001 & ZTA2023-000013 Staff Report](#)
[REZ2023-00001 & ZTA2023-00003 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2023-00001, on the Consent Calendar. The motion carried on a vote of 4-0, with Commissioner Ramirez, Commissioner Manor, and Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to initiate Zoning Text Amendment #2023-00003, on the Consent Calendar. The motion carried on a vote of 4-0, with Commissioner Ramirez, Commissioner Manor, and Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00003, on the Consent Calendar. The motion carried on a vote of 4-0, with Commissioner Ramirez, Commissioner Manor, and Commissioner Lyle absent.

4

Special Use Permit #2023-00002

2435 Ridge Road Drive

Public Hearing and consideration of a request for a Special Use Permit, with front and side yard modifications, for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 8/ Single Family.

Applicant: James M. Rawlings

Attachments: [SUP2023-00002 Staff Report](#)
[SUP2023-00002 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2023-00002. The motion carried on a vote of 5-1, with Commissioner Ramirez absent.

5

Subdivision #2022-00008

1300, 1400 and 1500 North Royal Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots for consolidation into a third lot; zoned: UT/Utilities and Transportation and CDD#30/Coordinated Development District #30.

Applicants: HRP Potomac, LLC, and Potomac Electric Power Company, represented by Mary Catherine Gibbs, attorney

Attachments: [SUB2022-00008 Staff Report](#)
 [SUB2022-00008 Presentation](#)
 [SUB2022-00008 Additional Materials \(3.28.23\)](#)

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2022-00008. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Ramirez absent.

Items Previously Deferred

- 6** 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 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2022-00012. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00012. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

New Business

- 7** Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2024 Capital Improvement Program.
Staff: City of Alexandria, Office of Management & Budget (OMB)

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

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to find the advisory recommendations to the City Manager regarding the Fiscal Year 2024 Capital Improvement Program are consistent with Section 6.14 of the City Charter. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

- 8** Special Use Permit #2023-00006

110 South Pitt Street

Public Hearing and consideration of a request for a Special Use Permit for additional outdoor dining seats at an existing restaurant (amending SUP #2022-00073); zoned: CD/Commercial Downtown.

Applicant: Jahmond Quander

Attachments: [SUP2023-00006 Staff Report](#)
 [SUP2023-000006 Presentation](#)
 [SUP2023-00006 Additional Materials \(3.29.23\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2023-00006. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

9

Master Plan Amendment #2023-00001

Development Special Use Permit #2022-10021

Transportation Management Plan Special Use Permit #2023-00008

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St.; 806 & 816 N.

Fairfax St. - Montgomery Center

Public Hearing and consideration of requests for (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map; (B) a Development Special Use Permit and Site Plan with modifications to construct a multifamily building with a total of 327 units with an arts and culture anchor and ground floor retail, including special use permits for multifamily residential use and to increase the floor area to 2.5 in the CRMU-X zone, utilization of Section 7-700 for Bonus Height and Density for the provision of affordable housing, bonus height and density for the provision of an arts and cultural anchor in Old Town North, a live entertainment use, outdoor recreation and entertainment use, a parking reduction for the arts and cultural anchor, a loading space floor area exclusion; and modifications to the crown coverage requirement and height-to-setback ratio; (C) a Special Use Permit for a Transportation Management Plan; zoned CRMU-X/Commercial Residential Mixed Use.

Applicant: MC Property LLC c/o Carr City Centers, represented by Ken Wire, Attorney

Attachments: [DSUP2022-10021 Staff Report](#)
 [DSUP2022-10021 Site Plan](#)
 [DSUP2022-10021 Presentation](#)
 [DSUP2022-10021 Additional Materials \(3.29.23\)](#)

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of

Master Plan Amendment #2023-00001. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10021, as amended, and Transportation Management Plan Special Use Permit #2023-00008. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

Other Business

10 Commissioner’s Reports, Comments & Questions

Minutes

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

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

On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of March 7, 2023. The motion carried on a vote of 6-0.

12 Consideration of the minutes from the January 30, 2023 Environmental Policy Commission and Planning Commission joint meeting.

Attachments: [January 30, 2023 EPC-PC Minutes](#)

On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of the January 30, 2023 Environmental Policy Commission and Planning Commission joint meeting. The motion carried on a vote of 6-0.

13 Adjournment

The Planning Commission meeting was adjourned at 10:58 p.m.

14 Administrative Approvals

Special Use Permit #2022-00119
 725 North Henry Street
 Administrative Special Use Permit request for a Change of Ownership of an Automobile Sales and General Repair use; zoned: CSL/Commercial Service Low.
 Applicant: David Chamowitz
 Current Business Name: Euro Imports
 Proposed Business Name: Ben Nielsen’s Old Town Automotive, LLC

Planner: Mavis Stanfield

Status: Approved - February 6, 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.