

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Wednesday, November 1, 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](mailto:PlanComm@alexandriava.gov).

The November 1, 2023, Alexandria Planning Commission Special Public Hearing will be held in the Council Chamber (301 King Street, Room 2400 Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission and staff are participating in-person. The November 1 Planning Commission Special 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 links:

Translation Services in Amharic, Arabic and Spanish will be provided for the November 1 Special Planning Commission Public Hearing:

November 1 Planning Commission (Public Hearing Zoom Webinar Information):  
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\\_cgCjV2hIRsK0Jcx-KGsozQ](https://zoom.us/webinar/register/WN_cgCjV2hIRsK0Jcx-KGsozQ)

Webinar ID: 992 8131 8759

Webinar Passcode: 825210

Dial-in number: 301-715-8592

Individuals in need of Translation Services for the November 14 and November 18 City Council Public Hearings can contact the City Clerk, with 48-hour notice, at [gloria.sitton@alexandriava.gov](mailto:gloria.sitton@alexandriava.gov) or at 703.746.4550. Please specify the language for translation when you make the request.

November 14 and November 18 City Council (Public Hearing Zoom Webinar Information):

The November 14 and November 18, 2023 City Council Public Hearings are being held in the Council Chamber (301 King Street, Room 2400, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meetings can be accessed in the Council Chamber, by government Channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

November 14 City Council (Public Hearing Zoom Webinar Information):

Registration Link:

[https://zoom.us/webinar/register/WN\\_zV5y6XT2SEeBk-7ENT2yWw](https://zoom.us/webinar/register/WN_zV5y6XT2SEeBk-7ENT2yWw)

Webinar ID: 982 0732 5436

Webinar Passcode: 909489

Dial-in number: 301-715-8592

November 18 City Council (Public Hearing Zoom Webinar Information)

Registration Link:

[https://zoom.us/webinar/register/WN\\_quQPdJbZTFy7w7MUH1yFxA](https://zoom.us/webinar/register/WN_quQPdJbZTFy7w7MUH1yFxA)

Webinar ID: 950 5785 9463

Webinar Passcode: 295384

Dial-in number: 301-715-8592

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 meetings. The public may submit comments in advance to Department of Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission Hearing; to the City Clerk at CouncilComment@alexandriava.gov for the City Council Hearing; or make public comments on the day of the Public 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. For reasonable disability accommodation for the City Council Hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). 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., with Commissioner Ramirez participating remotely. All other members were present at the Call to Order.**

**New Business**

**2**

Master Plan Amendment #2023-00005

Zoning Text Amendment #2023-00007

2020-2021 Housing Policy Amendments

Zoning For Housing/Housing For All Initiatives

(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their

current density” to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: “References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood” and “Ensure race and social equity is ‘incorporated and centered in all planning’ per City Council’s Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character”; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (C) Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (D) Consideration of proposed amendments to update the 2020-2021 Housing Policy to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use.

Applicant: City of Alexandria, VA

**Attachments:**     [Staff Report](#)  
                                  [Additional Materials](#)

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 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2023-00005. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of a resolution to adopt Master Plan Amendment #2023-00005, as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend adoption of the 2020-2021 Housing Policy Updates to: (1) require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits; and (2) to require as City Policy for Commercial to Residential Conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to endorse the staff recommendation on the following reforms. The motion carried on a vote of 7-0.

- Bonus Height Zoning Reform staff recommendation to table this reform;
- The Historic Development Patterns Zoning Reform staff recommendation;
- The Residential Multi-Unit Analysis Zoning Reform staff recommendation;
- Industrial Zone Analysis Zoning Reform staff recommendation;
- The Coordinated Development District and Affordable Housing Zoning Reform staff recommendation;
- Transit Oriented Development staff recommendation; and
- The Commercial to Residential Conversion Zoning Reform staff recommendation.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the staff recommendation with respect to the parking elements of the Townhouse Zones Zoning Reform and Expanding Housing Opportunities within the Single-family Zones Zoning Reform as submitted. The motion carried on a vote of 5-2, with Commissioners Brown and Lyle voting no.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the

Planning Commission voted to endorse the staff recommendation to remove the definition of family from the Zoning Ordinance, as submitted. The motion carried on a vote of 5-2, with Commissioners Brown and Lyle voting no.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the remaining elements of the Townhouse Zones Zoning Reform. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the remaining elements of the Expanding Housing Opportunities within Single-family Zones Zoning Reform. The motion carried on a vote of 6-1, with Commissioner Lyle voting no.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2023-00005. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00007, as submitted. The motion carried on a vote of 7-0.

### **3 Adjourment**

The Planning Commission meeting was adjourned at 12:29 p.m.