

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, December 5, 2023

7:00 PM

City Hall Council Chambers

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.

A Public Hearing will be held by the Planning Commission on Tuesday, December 5, 2023 beginning at 7:00 p.m. in the City Hall Council Chamber, on the second floor of City Hall, 301 King Street, Alexandria, Virginia 22314. The hearing can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearing via the following registration link:

Planning Commission Public Hearing:

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_zSteQiLLSi2gVJh5cAJ6UQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 954 8758 0950

Password: 954374

Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission 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 7:01 p.m. All members were present at the Call to Order.

Consent Calendar

2

Special Use Permit #2023-00083

3205 Colvin Street and 3206 Duke Street

Public Hearing and consideration of a Special Use Permit for an automobile sales area; zoned I/Industrial and CG/Commercial General zones.

Applicant: Raymond Baskerville

Attachments: [SUP2023-00083 Staff Report](#)
 [SUP2023-00083 Presentation](#)
 [SUP2023-00083 Additional Materials](#)

On a Motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for Special Use Permit #2023-00083. The motion carried on a vote of 7-0 on the Consent Calendar.

3 Special Use Permit #2023-00084
 2307A Mt. Vernon Avenue (parcel address 2307 Mount Vernon Avenue)
 Public Hearing and consideration for a Special Use Permit for a temporary trailer;
 zoned CL/Commercial low zone.
 Applicant: Jaafar Ouardi

Attachments: [SUP2023-00084 Staff Report](#)
 [SUP2023-00084 Presentation](#)
 [SUP2023-00084 Additional Materials](#)

On a Motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for Special Use Permit #2023-00084. The motion carried on a vote of 7-0 on the Consent Calendar.

4 Special Use Permit #2023-00082
 4800 Fillmore Avenue
 Public Hearing and consideration of a request for a Special Use Permit to waive the
 sign requirements of Article IX of the Zoning Ordinance for the installation of a
 freestanding sign; zoned CDD #23/Coordinated Development District #23.
 Applicant: Goodwin House Incorporated, represented by M. Catharine Puskar,
 attorney

Attachments: [SUP2023-00082 Staff Report](#)
 [SUP2023-00082 Presentation](#)

On a Motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for Special Use Permit #2023-00082. The motion carried on a vote of 7-0 on the Consent Calendar.

5 Special Use Permit #2023-00080
 720 N. St. Asaph Street
 Public Hearing and consideration of a Special Use Permit for a parking reduction
 and for an increase in commercial Floor Area Ratio up to 2.5 with yard
 modifications; zoned CDX/Commercial Downtown Zone (Old Town North)
 Applicant: 720 St. Asaph Partners, LLC, represented by M. Catharine Puskar,
 Attorney

Attachments: [SUP2023-00080 Staff Report](#)
 [SUP2023-00080 Presentation](#)

On a Motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for Special Use Permit #2023-00080. The motion carried on a vote of 7-0 on the Consent Calendar.

New Business

6

Master Plan Amendment #2023-00002

Rezoning #2023-00003

Development Special Use Permit #2023-10009

301 N. Fairfax Street

Public Hearing and consideration of a request for (A) Amendment to the Old Town Small Area Plan Chapter of the Master Plan through updates to the Land Use map to designate the property as Residential High; (B) amendment to the official zoning map to change the zone for the site from CD/Commercial downtown zone to CRMU-H/Commercial residential mixed use (high); (C) a Development Special Use Permit and Site Plan to construct a 48-unit multifamily building, including a Special Use Permit to increase the floor area ratio to 2.5 in the CRMU-H zone and a modification to the crown coverage requirement; zoned CD/Commercial downtown zone.

Applicant: 301N Fairfax Project Owner LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2023-10009 Staff Report](#)
[MPA2023-00002 Resolution](#)
[DSUP2023-10009 Presentation](#)
[DSUP2023-10009 Memorandum](#)
[DSUP2023-10009 Additional Materials](#)

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 7-0

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to deny approval of Master Plan Amendment #2023-00002. The motion failed on a vote of 3-4.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt Master Plan Amendment #2023-00002. The motion carried on a vote of 4-3.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Rezoning #2023-00003. The motion carried on a vote of 4-3.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Development Special Use Permit #2023-10009. The motion carried on a vote of 4-3.

7 Discussion Item: Zoning For Housing/Housing For All Initiative

Attachments: [Zoning For Housing/Housing For All Presentation](#)

Other Business

8 Commissioners' Reports, Comments, & Questions

Minutes

9 Consideration of the minutes from the October 3, 2023, November 1, 2023, and November 6, 2023 Planning Commission meetings.

Attachments: [October 3, 2023 Minutes](#)
[November 1, 2023 Minutes](#)
[November 6, 2023 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer the minutes of October 3, 2023. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of November 1, 2023. The motion carried on a vote of 7-0.

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

10 Adjournment

The Planning Commission meeting was adjourned at 11:30 p.m.

11 Administrative Approvals

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.