

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, October 2, 2018

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](mailto:PlanComm@alexandriava.gov).

**1 Call To Order**

The Planning Commission meeting was called to order at 7:09 p.m. All members were present.

**Consent Calendar****2**

Special Use Permit #2018-0055  
700 North Patrick Street - Old Town Salon and Spa  
Public hearing and consideration of a request for a Special Use Permit extension for a non-conforming hair salon use; zoned: RB/Townhouse.  
Applicant: Sophea Nuth

**Attachments:** [SUP2018-0055 Staff Report](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0055, as submitted.**

**3**

Encroachment #2018-0007  
1620 Prince Street  
Public hearing and consideration of a request to permit an encroachment into the public right-of-way on Daingerfield Road for the installation of bollards; zoned OCH/Office Commercial High  
Applicant: Carr 1620 Prince Street, LLC, represented by M. Catherine Gibbs, attorney

**Attachments:** [ENC2018-0007 Staff Report](#)  
[ENC2018-0007 Additional Materials](#)

**By unanimous consent, the Planning Commission voted to recommend approval of Encroachment #2018-0007, as submitted.**

**Unfinished Business and Items Previously Deferred****4**

Development Special Use Permit #2018-0003 (Hotel Development)  
Special Use Permit #2018-0064 (Hotel, Restaurant, and Additional Mechanical Penthouse)  
Special Use Permit #2018-0063 (Restaurant)  
Special Use Permit #2018-0040 (Parking Reduction and Valet Parking)  
Transportation Management Plan Special Use Permit #2018-0041  
Encroachment #2018-0005  
114 South Washington Street & 699 Prince Street  
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street); (B) Special Use Permits for

a hotel with ground-level and rooftop restaurant and to allow an additional mechanical penthouse (699 Prince Street); (C) a Special Use Permit for a restaurant (114 S. Washington Street); (D) Special Use Permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street); (E) a Special Use Permit for a Transportation Management Plan (114 S. Washington Street); and (F) an Encroachment into the public right-of-way for a marquee sign on 699 Prince Street; zoned: CD/Commercial Downtown.

Applicant: J. River 699 Prince Street, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [DSUP2018-0003 Staff Report](#)  
                              [DSUP2018-0003 Site Plan](#)  
                              [DSUP2018-0003 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0003, Special Use Permit #2018-0064, Special Use Permit #2018-0063, Special Use Permit #2018-0040, Transportation Management Plan Special Use Permit #2018-0041 and Encroachment #2018-0005, as amended. The motion carried on a vote of 7 to 0.**

## New Business

5

Environmental Action Plan Phase 1 Update  
Public hearing and consideration of the Phase 1 updates to the Green Building and Land Use and Open Space chapters of the City's Environmental Action Plan.  
Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services, General Services, and Recreation, Parks, and Cultural Activities.

**Attachments:**     [EAP Phase I Update Staff Report](#)  
                              [EAP Phase I Update Additional Materials](#)

**October 4, 2018 - Continuation of Planning Commission October 2, 2018 Hearing**

**On a motion made by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of the Green Building and Land Use and Open Space chapters, as amended. The motion carried on a vote of 4-1, with Commissioner Lyle voting against, and Commissioners Koenig and Wasowski absent.**

6

Text Amendment #2018-0007  
Lighting for Congregate Recreational Facilities  
(A) Initiation of a text amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to: add new section 2-129.1 defining congregate recreational facilities; amend section 6-105 to delete the definition of

congregate recreational facilities in the POS/Public open space and community recreation zone; add a new subsection 6-105(K) to replace special uses in the POS/Public open space and community recreation zone not included in the proposed congregate recreational facilities definition; and add a new subsection 6-403(F) to add lighting for congregate recreational facilities as a special use in height districts.

Staff: City of Alexandria Department of Planning & Zoning

**Attachments:**    [TA2018-0007 Staff Report](#)  
                              [TA2018-0007 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2018-0007. The motion carried on a vote of 7-0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2018-0007, as submitted. The motion carried on a vote of 7-0.**

7

Development Special Use Permit #2017-0016

3330 King Street (Parcel Address 3300 King Street) - Parker-Gray Stadium Modernization at T.C. Williams High School

Public hearing and consideration of requests for: (A) a development special use permit amendment and site plan to demolish existing accessory buildings and construct new accessory buildings including restrooms, concessions, press box and ticket vending and construct associated site improvements including pedestrian access, track improvements, sound system upgrades, athletic field lighting and site lighting; (B) if Text Amendment #2018-0007 is approved, a special use permit to increase the height of athletic field light poles to 80 feet pursuant to proposed Zoning Ordinance Section 6-403(F) or if Text Amendment #2018-0007 is not approved, a special use permit to increase the height of athletic field light poles to 60 feet pursuant to Zoning Ordinance Section 7-2100; zoned R 20/Single family residential.

Applicant: Alexandria City Public Schools (ACPS)

**Attachments:**    [DSUP2017-0016 Staff Report](#)  
                              [DSUP2017-0016 Site Plan](#)  
                              [DSUP2017-0016 Additional Materials](#)

**On a motion made by Vice Chairman Macek, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0016, as amended. The motion carried on a vote of 5-2, with Commissioners McMahon and Koenig voting against.**

8

Development Special Use Permit #2018-0011

409 North Pitt Street (blocks bounded by North Pitt Street, North Royal Street, Princess Street, and Pendleton Street) - Chatham Square

Public hearing and consideration of a request for a Development Special Use Permit

to amend DSUP #2002-0029 to delete conditions prohibiting residents from obtaining residential parking permits; zoned CRMU/X/Commercial Residential Mixed Use.

Applicant: Chatham Square Homeowners Association

**Attachments:** [DSUP2018-0011 Staff Report](#)  
[DSUP2018-0011 Additional Materials](#)

**October 4, 2018 - Continuation of Planning Commission October 2, 2018 Hearing**

**On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0011, as submitted. The motion carried on a vote of 3-2, with Chairwoman Lyman and Commissioner Brown voting against, and Commissioners Koenig and Wasowski absent.**

9

Master Plan Amendment #2018-00005  
 Text Amendment #2018-00006  
 Coordinated Development District Concept Plan Amendment #2018-00004  
 Development Special Use Permit #2017-00019  
 Transportation Management Plan Special Use Permit #2018-00065  
 Special Use Permit #2018-00082  
 2000 North Beauregard Street - Monday Properties  
 Public hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the use to include residential uses at the site and to increase the height; (B) initiation of and an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the framework streets to remove the parallel road in the Adams Neighborhood; (C) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) for CDD #21 to change the height reference from the Beauregard Urban Design Standards and Guidelines to the Beauregard Small Area Plan; (D) an amendment to a previously approved (CDD #2012-0003) CDD #21 Concept Plan to amend the Adams Neighborhood Development Summary, Interim Transitway Plan and Proposed Transportation Improvements to reflect conversion of office to residential uses, revised street alignments and the removal of the parallel road in the Adams Neighborhood; (E) a development special use permit and site plan with modifications to construct a multi-family residential building, including a special use permit request for more than one mechanical penthouse (F) a special use permit for a transportation management plan for Tier 2 (multi-family building); and (G) a special use permit for a coordinated sign program; zoned: CDD #21/Coordinated Development District #21.  
 Applicants: City of Alexandria (Text Amendment, Master Plan amendment for

framework streets only). Monday Properties, represented by Jonathan Rak, attorney

**Attachments:**     [MPA2018-0005 Staff Report](#)  
                              [MPA2018-0005 Site Plan](#)  
                              [MPA2018-0005 CDD Concept Plan](#)  
                              [MPA2018-0005 Additional Materials](#)

**October 4, 2018 - Continuation of Planning Commission October 2, 2018 Hearing**

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0005. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Master Plan Amendment #2018-0005, as submitted. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2018-0006. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2018-0006, as submitted. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of CDD Concept Plan Amendment #2018-0004, Development Special Use Permit #2017-0019, Transportation Management Special Use Permit #2018-0065, and Special Use Permit #2018-0082, as submitted. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

**10**

Rezoning #2017-0003

1, 11, 44, 66 and 99 Canal Center Plaza - Canal Center Rezoning

Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 1, 11, 44, 66 and 99 Canal Center Plaza from W-1 to CRMU-H with proffers.

Applicant: Canal Center LL, LLC, represented by, Kenneth W. Wire, attorney.

Attachments:    [REZ2017-0003 Staff Report](#)  
[REZ2017-0003 Additional Materials](#)

October 4, 2018 - Continuation of Planning Commission October 2, 2018 Hearing

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2017-0003, as submitted. The motion carried on a vote of 5 to 0, with Commissioners Koenig and Wasowski absent.

**Other Business**

11                    Commissioner’s Reports, Comments, and Questions.

**Minutes**

12                    Consideration of the minutes from the June 5, 2018 Planning Commission meeting.

Attachments:    [June 5, 2018 Minutes](#)

The Planning Commission will consider the June 5, 2018 Minutes at the November Planning Commission meeting(s).

13                    Consideration of the minutes from the September 4, 2018 Planning Commission meeting.

Attachments:    [September 4, 2018 Minutes](#)

The Planning Commission will consider the September 4, 2018 Minutes at the November Planning Commission meeting(s).

14                    Consideration of the minutes from the September 6, 2018 Planning Commission meeting.

Attachments:    [September 6, 2018 Minutes](#)

The Planning Commission will consider the September 6, 2018 Minutes at the November Planning Commission meeting(s).

**15    Adjournment**

The Planning Commission meeting was adjourned at 2:00 a.m. to be continued on October 4.

**16    Administrative Approvals**

SUP #2018-0080  
814 North Fairfax Street  
Request for a new use of a restaurant

Applicant: Zongmin Li

Approved: 09/12/2018

SUP #2018-0081

2415 Eisenhower Avenue

Request for a new use of a child care

Applicant: Excel Preparatory Preschool Academy

Approved: 09/12/2018

SUP #2018-0083

720 Jefferson Street

Request for new use of a restaurant

Applicant: Asfaw Biadgeien

Approved: 09/12/2018