

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, January 3, 2019

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.

1 Call To Order

The Planning Commission meeting was called to order at 7:02 p.m. All members were present at the call to order.

Consent Calendar**2**

Special Use Permit #2018-0104

1011 Duke Street

Public hearing and consideration of a request for a special use permit for a parking reduction with lot modifications for a commercial to residential use conversion; zoned: CL/ Commercial low.

Applicant: Steven R. Saunders

Attachments: [SUP2018-0104 Staff Report](#)

By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0104, as submitted.

New Business**3**

Information/Discussion item: Draft FY 2020 Long Range Planning Interdepartmental Work Program, City of Alexandria Department of Planning and Zoning

Attachments: [FY2020 ILRPWP Report](#)

Carrie Beach (P&Z) and Hillary Orr (T&ES) gave the Planning Commission an update on the City's FY2020 Long Range Planning Interdepartmental Work Program.

4

Application withdrawn by applicant.

Special Use Permit #2018-0069

1 Cameron Street (Parcel Address: 5 Cameron Street) - Chart House

Public hearing and consideration of a request for a special use permit amendment for outdoor speakers at an existing restaurant; zoned: CD/ Commercial Downtown.

Applicant: Alexandria Waterfront Associates Limited Partnership

Without objection, the Planning Commission voted to approve the applicant's request to withdraw Special Use Permit #2018-0069.

5

Text Amendment #2018-0015

Zoning Ordinance Practical Updates

Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add Section 2-113.2 to define attic spaces,

Section 2-120.1 to define bay windows, and Section 2-200.1 to define trellises; to amend Section 4-300 to remove private school, commercial, from the list of special uses; to amend Section 7-100 to redefine the permitted location of accessory structures; to amend Section 7-2506 to remove duplicate language regarding driveway surface materials; to amend Section 7-200 to allow additional structures to be permitted in certain yards; and to amend Section 7-300 to add additional uses permitted as home occupations.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2018-0015 Staff Report](#)

On a motion by Vice Chair Macek, and seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2018-0015. The motion carried on a vote of 7-0.

On a motion by Vice Chair Macek, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2018-0015, as submitted. The motion carried on a vote of 7-0.

6

Rezoning #2018-0006

Development Special Use Permit #2017-0025

Transportation Management Plan Special Use Permit #2018-0078

1201 North Royal Street - Craddock Site Redevelopment

Public hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone at 1201 North Royal Street from CD-X to CRMU-X and the adjacent outparcel from UT to CRMU-X; (B) a development special use permit and site plan with modifications to construct multifamily dwellings, including special use permits to increase the floor area ratio from 1.5 to 2.5 in the CRMU-X zone, utilize the 30 percent density bonus including a height increase of 12 feet for an arts and cultural anchor in Old Town North and a reduction of the number of required loading spaces for the arts and cultural anchor; and (C) a special use permit for a transportation management plan; zoned: CD-X/Commercial Downtown (Old Town North) and UT/Utilities and Transportation.

Applicant: 1201 N. Royal LLC., represented by Kenneth W. Wire, attorney

Attachments: [DSUP2017-0025 Staff Report](#)
[DSUP2017-0025 Site Plan](#)
[DSUP2017-0025 Additional Materials](#)

On a motion by Commissioner Wasowski, and seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Rezoning #2018-0006, as submitted. The motion carried on a vote of 7-0.

On a motion by Commissioner Wasowski, and seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Development

Special Use Permit #2017-0025 and Transportation Management Plan Special Use Permit #2018-0078, as amended. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

- 7 Encroachment #2018-0013
901 and 901 A North Fairfax Street
Public hearing and consideration of a request for an encroachment into the public right-of-way on Montgomery Street and N. Lee Street (Mount Vernon Trail) for parking garage vents; zoned: CRMU-X/Commercial Residential Mixed-use (Old Town North).
Applicant: CP Alexandria Owner LLC., represented by Kenneth W. Wire, attorney

Attachments: [ENC2018-0013 Staff Report](#)
 [ENC2018-0013 Additional Materials](#)

On a motion by Vice Chair Macek, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2018-0013, as submitted. The motion carried on a vote of 7-0.

Other Business

- 8 Commissioner's Reports, Comments, and Questions.

Minutes

- 9 Consideration of the minutes from the December 4, 2018 Planning Commission meeting.

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

On a motion by Vice Chair Macek, seconded by Commissioner McMahon, the Planning Commission voted to approve the minutes of December 4, 2018, as submitted. The motion carried on a vote of 7-0.

- 10 Consideration of the minutes from the December 6, 2018 Planning Commission meeting.

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

On a motion by Vice Chair Macek, seconded by Commissioner McMahon, the Planning Commission voted to approve the minutes of December 6, 2018, as submitted. The motion carried on a vote of 7-0.

11 Adjournment

The Planning Commission meeting was adjourned at 9:56 p.m.

12 Administrative Approvals

Special Use Permit #2018-0095

3120 Colvin Street

Request for a minor amendment

Applicant: Behlooz Raiszadeh

Approved: 12/06/2018

Special Use Permit #2018-0105

611 King Street

Request for a change of ownership

Applicant: Java Grill

Approved: 12/06/2018

Special Use Permit #2018-0102

405 Fannon Street

Request for a new use for a daycare establishment

Applicant: Abderrahim Moussaif

Approved: 12/11/2018

Special Use Permit #2018-0101

1725 Duke Street

Request for a new use for valet service

Applicant: Richard Troy Thorpe

Approved: 12/12/2018