

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, February 5, 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 #2018-0110

605 Prince Street - The Prince Street Inn

Public hearing and consideration of a request for a special use permit for an apartment hotel; zoned: CD/ Commercial Downtown.

Applicant: Billy Klipstein, LLC., represented by M. Catharine Puskar, attorney

Attachments: [SUP2018-0110 Staff Report](#)

This item was removed from consent. On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2018-0110, as submitted. The motion carried on a vote of 7-0.

3

Development Special Use Permit #2018-0024

5740 Edsall Road - Edsall Shell

Public hearing and consideration of a request for an extension and update to conditions of previously-approved Development Special Use Permits #2011-0032 and #2015-0030 to construct a full-service gas station with a convenience store and a drive-through carwash facility; zoned: CG/ Commercial General.

Applicant: NOVA Petroleum Realty, LLC., represented by M. Catharine Puskar, attorney

Attachments: [DSUP2018-0024 Staff Report](#)

[DSUP2018-0024 Site Plan](#)

On a motion by Commissioner Brown, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0024, as submitted. The motion carried on a vote of 7-0.

New Business**4**

Discussion Item: Landmark Mall Re-Planning Process

Discuss the planning process, community input to date, and next steps.

Staff: City of Alexandria, Department of Planning & Zoning

Ashley Labadie (P&Z), Jeffery Farner (P&Z), and Helen McIlvaine (Office of Housing) presented the Planning Commission with an update on the Landmark Mall Re-planning Process, with Commissioner Goebel recusing himself.

- 5 Special Use Permit #2018-0111
105 and 107 North Union Street - Outdoor Food and Crafts Market
Public hearing and consideration of a request for a special use permit for an outdoor food and crafts market; zoned: CD/Commercial Downtown and WPR/Waterfront Park and Recreation.
Applicant: ARP Waterfront, LLC.

Attachments: [SUP2018-0111 Staff Report](#)
 [SUP2018-0111 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2018-0111, as submitted. The motion carried on a vote of 7-0.

- 6 Text Amendment #2018-0013
Creation of the RMF/Residential Multifamily Zone to Incentivize Provision of Affordable Housing
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-400(B)(3) for purposes of calculating floor area and density for the RMF zone, add Section 2-128.1 to define committed affordable housing, and add Section 3-1400 to create the RMF/Residential Multifamily zone which provides land areas for multifamily residential development with limited neighborhood serving commercial uses and allows increased floor area in exchange for the provision of affordable housing.
Staff: City of Alexandria Department of Planning and Zoning

Attachments: [TA2018-0013 Staff Report](#)
 [TA2018-0013 Additional Materials](#)

On a motion by Commissioner Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2018-0013. The motion carried on a vote of 7-0.

On a motion by Commissioner Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Text Amendment #2018-0013, as amended. The motion carried on a vote of 7-0.

- 7 Text Amendment #2018-0011
Proposed Changes to Height and Front Setback Regulations
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the following definitions sections 2-119 (average finished grade), 2-119.1 (average pre-construction grade), 2-154 (height of building), 2-193 (setback ratio), 2-204 (yard), and 2-205 (front

yard); amend sections 3-106, 3-206, 3-306, 3-406, 3-506, 3-606 and 3-706 related to front yard, height and threshold height regulations; amend section 6-403 related to roof decks and penthouses; delete sections 7-2502 and 7-2503 related to infill regulations for single and two-family residential zones; amend portions of section 11-1302 related to special exceptions; and to add new sections 2-122.1 to define contextual block face, 2-154.1 to define threshold height, 2-170.1 to define lot frontage, and 2-170.2 to define lot width.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2018-0011 Staff Report](#)
 [TA2018-0011 Additional Materials](#)

On a motion by Commissioner Wasowski, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2018-0011. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Commissioner Wasowski, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2018-0011, as amended. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

Other Business

8 Commissioner’s Reports, Comments, and Questions.

Minutes

9 Consideration of the minutes from the January 3, 2019 Planning Commission meeting.

Attachments: [January 3, 2019 Minutes](#)

Without objection, the Planning Commission voted to approve the minutes of January 3, 2019, as submitted. The motion carried on a vote of 7-0.

10 Adjournment

The Planning Commission meeting was adjourned at 9:33 p.m.

11 Administrative Approvals

Special Use Permit #2018-0115
 1605 King Street
 Request for a new use for a restaurant
 Applicant: Fresh Eats, LLC

Approved: 01/14/2019

Special Use Permit #2018-0013

207 King Street

Request for a minor amendment for additional operating hours

Applicant: Elizabeth Myllenbeck

Approved: 12/31/2018

Special Use Permit #2018-0019

530 First Street

Request for a change of ownership

Applicant: FASM Fitness, LLC

Approved: 01/22/2019

**For reasonable disability accommodation, contact
Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.**