

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, June 25, 2019

7:00 PM

Sister Cities Conference Room (Room 1101)

## 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 7:04 PM. All members were present at the call to order.

**Consent Calendar****2**

Special Use Permit #2019-0034  
3830 Seminary Road - Hahu Language Center  
Public hearing and consideration of a request for a special use permit to operate a commercial private school; zoned: R-20/ Single-family.  
Applicant: Eyoel Tesfaye

**Attachments:** [SUP 2019-0034 Staff Report](#)

**On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0034, as submitted. The motion carried on a vote of 7-0.**

**3**

Special Use Permit #2019-0035  
413 West Windsor Avenue - Single-Family Residence  
Public hearing and consideration of a request for a special use permit to construct a single-family dwelling on a developed substandard lot; zoned: R-8/ Single-family.  
Applicant: Daryl and Carolyn Andrews, represented by Gaver Nichols, architect

**Attachments:** [SUP2019-0035 Staff Report](#)  
[SUP2019-0035 Additional Materials](#)

**This item was removed from consent. On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0035, as amended. The motion carried on a vote of 7-0.**

**4**

Special Use Permit #2019-0038  
1 Cameron Street (Parcel Address: 5 Cameron Street) - Chart House  
Public hearing and consideration of a request for a special use permit for outdoor speakers at an existing restaurant (amending SUP #1944); zoned: CD/ Commercial Downtown.  
Applicant: Alexandria Waterfront Associates Limited Partnership, represented by Duncan W. Blair, attorney

**Attachments:** [SUP2019-0038 Staff Report](#)

**On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0038, as submitted. The motion carried on a vote of 7-0.**

- 5** Special Use Permit #2019-0040  
3540 Wheeler Avenue - ACPS School Bus Facility  
Public hearing and consideration of a request for a special use permit to expand a breakroom at the existing noncomplying use for general automotive repair and motor vehicle storage uses; zoned: I/ Industrial and POS/ Public Open Space and Community Recreation.  
Applicant: Alexandria City Public Schools, represented by H. (Skip) Maginniss, architect
- Attachments:** [SUP2019-0040 Staff Report](#)
- On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0040, as submitted. The motion carried on a vote of 7-0.**
- 6** Special Use Permit #2019-0041  
200 Stovall Street - Stovall Street Food Hall  
Public hearing and consideration of a request for a special use permit to operate a restaurant with live entertainment; zoned: CDD #2/ Coordinated Development District #2.  
Applicant: Scott Shaw
- Attachments:** [SUP2019-0041 Staff Report](#)
- On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0041, as submitted. The motion carried on a vote of 7-0.**
- 7** Encroachment #2019-0001  
500 Wolfe Street - Encroachment  
Public hearing and consideration of a request for an encroachment into the public right-of-way to install a fence; zoned: RM/ Townhouse.  
Applicant: Elena and Amanda Delle Donne
- Attachments:** [ENC2019-0001 Staff Report](#)  
[ENC2019-0001 Additional Materials](#)
- This item was removed from consent. On a motion by Commissioner McMahon, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Encroachment #2019-0001, as amended. The motion carried on a vote of 7-0.**
- 8** Subdivision #2019-0003  
2911 and 2915 Holly Street  
Public hearing and consideration of a request for a subdivision with a variation to subdivide four existing lots into three lots; zoned: R-8/Single-family.

Applicant: Christian Cerria, represented by Kenneth W. Wire, attorney

**Attachments:**     [SUB2019-0003 Staff Report](#)  
                              [SUB2019-0003 Additional Materials](#)

**This item was removed from consent. On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2019-0003, as submitted. The motion carried on a vote of 5-1, with Commissioner Brown voting against and Commissioner McMahon absent.**

9

Development Site Plan #2019-0010

1709 Russell Road - First Church of Christ, Scientist

Public hearing and consideration of a request for a development site plan to construct a 5 space parking lot; zoned: R-5/ Single-family.

Applicant: First Church of Christ, Scientist, represented by David F. Maune

**Attachments:**     [DSP2019-0010 Staff Report](#)  
                              [DSP2019-0010 Site Plan](#)  
                              [DSP2019-0010 Additional Materials](#)

**On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve of Development Site Plan #2019-0010, as submitted. The motion carried on a vote of 7-0.**

10

Development Special Use Permit #2019-0018

Encroachment #2019-0002

2410 and 2460 Mill Road - Hoffman Blocks 4 & 5 Amendment

Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to reduce the height of the West Tower Building of the mixed-use retail and residential complex approved in DSUP#2017-0023, including special use permit requests to increase the height of mechanical penthouses and the number of penthouses requested; and (B) an encroachment into the public right-of-way for residential balconies and architectural projections; zoned: CDD #2/Coordinated Development District #2.

Applicant: HTC 4/5 Project Owner LLC, represented by Duncan W. Blair, attorney

**Attachments:**     [DSUP2019-0018 Staff Report](#)  
                              [DSUP2019-0018 Site Plan](#)

**On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0010, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.**

**On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Encroachment #2019-0002. The motion**

carried on a vote of 7-0.

### Unfinished Business and Items Previously Deferred

- 11 Environmental Action Plan Phase 2 Update  
Public hearing and consideration of the Phase 2 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 2 Update Staff Report](#)  
[EAP Phase 2 Update Additional Materials](#)

**On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of the Environmental Action Phase 2 Update, as amended. The motion carried on a vote of 6-1, with Commissioner Lyle voting against.**

### New Business

- 12 City Charter Section 9.06 Case #2019-0001  
1201 & 1203 Janney's Lane  
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: Alexandria City Public Schools

**Attachments:**     [Section 9.06 Case #2019-0001 Staff Report](#)

**On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed purchase of the property consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7-0.**

- 13 **The applicant has requested a deferral for this item.**

Special Use Permit #2019-0039  
Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion  
Public hearing and consideration of a request for a special use permit to replace and expand a facility used for the docking or berthing of boats or ships; zoned: W-1/ Waterfront mixed use.

Applicant: Old Dominion Boat Club (ODBC), represented by Duncan W. Blair, attorney

**Attachments:** [SUP2019-0039 Application Materials](#)

**On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use Permit #2019-0039. The motion carried on a vote of 7-0.**

14

Text Amendment #2019-0004

Rezoning #2019-0005

Coordinated Development District Conceptual Design Plan #2019-0002

600 South Pickett Street - Greenhill South CDD

Public hearing and consideration of requests for: (A) the initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish Coordinated Development District (CDD) #28; (B) an amendment to the official zoning map to change the zone from I/ Industrial zone to CDD#28/ Coordinated Development District #28; and (C) a request for a Coordinated Development District Conceptual Design Plan; zoned I/ Industrial .

Applicants: City of Alexandria (Text Amendment only) and Greenhill Capital Corp., represented by Mary Catherine Gibbs, attorney

**Attachments:** [CDD2019-0002 Staff Report](#)  
[CDD2019-0002 Site Plan](#)

**On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2019-0004. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.**

**On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Text Amendment #2019-0004, Rezoning #2019-0005, and Coordinated Development District Conceptual Design Plan #2019-0002, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.**

15

Development Special Use Permit #2018-0020

100 Madison Street, 501 North Union Street, 100 Jones Point Drive, 1460 & 1500 Duke Street, 370, 500, 590, 600, & 800 Holland Lane, and 1500 & 1600

Eisenhower Avenue- RiverRenew Combined Sewer Remediation Project

Public hearing and consideration of a request for a development special use permit and site plan for a utility consisting of three outfall locations that include construction for above-grade development and equipment access points for the combined sewer outfall project; zoned: W-1/ Waterfront Mixed Use, WPR/ Waterfront Park and Recreation, CDD #1/ Coordinated Development District #1, RB/ Townhouse, UT/ Utilities and Transportation, OCH/ Office Commercial High, CD/ Commercial

Downtown, OCM(100)/ Office Commercial Medium (100).

Applicant: Alexandria Renew Enterprises, represented by Jonathan P. Rak, attorney

**Attachments:**     [DSUP2018-0020 Staff Report](#)  
                              [DSUP2018-0020 Site Plan](#)  
                              [DSUP2018-0020 Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to find Development Special Use Permit #2018-0020 in conformance with the City of Alexandria Master Plan. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0020, as submitted. The motion carried on a vote of 7-0.**

16

Master Plan Amendment #2019-0002

Rezoning #2019-0003

Coordinated Development District Conceptual Design Plan #2019-0003

Development Special Use Permit #2018-0028

Transportation Management Plan Special Use Permit #2019-0033

2393, 2395, 2403, 2415, and 2421 Mill Road - Eisenhower East Small Area Plan Amendment and WMATA Office Building - Block 15A

Public hearing and consideration of requests for: (A) Initiation of a Master Plan Amendment; (B) Public hearing and consideration of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan to divide Block 15 into Blocks 15 and 15A; (C) amendments to the official zoning map to change the zoning for a portion of 2393 Mill Road from UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2, for 2395 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100) /Office Commercial Medium (100) zone and UT/ Utilities and Transportation to CDD #2/Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2, and for a portion of 2421 Mill Road from OCM(100)/ Office Commercial Medium and UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation; (D) an amendment to Coordinated Development District #2 to add Block 15A; (E) a Development Special Use Permit and site plan to construct a new office building with above-grade parking; (F) a Transportation Management Plan Special Use Permit for the proposed construction; zoned:

OCM(100)/ Office Commercial Medium (100) & UT/Utilities and Transportation.  
Applicant: City of Alexandria (Master Plan Amendment only) and Washington Metropolitan Area Transit Authority (WMATA), represented by Jonathan P. Rak, attorney

**Attachments:**     [DSUP2018-0028 Staff Report](#)  
                                  [DSUP2018-0028 Site Plan](#)  
                                  [DSUP2018-0028 Additional Materials](#)

**On a motion by Commissioner McMahon, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2019-0002. The motion carried on a vote of 4-0, with Chair Macek, Commissioner Lyle, and Commissioner Goebel recusing themselves.**

**On a motion by Commissioner McMahon, and seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2019-0002, as submitted. The motion carried on a vote of 4-0, with Chair Macek, Commissioner Lyle, and Commissioner Goebel recusing themselves.**

**On a motion by Commissioner McMahon, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2019-0003, as submitted. The motion carried on a vote of 4-0, with Chair Macek, Commissioner Lyle, and Commissioner Goebel recusing themselves.**

**On a motion by Commissioner McMahon, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2019-0003, Development Special Use Permit #2018-0028, and Transportation Management Plan Special Use Permit #2019-0033, as amended. The motion carried on a vote of 4-0, with Chair Macek, Commissioner Lyle, and Commissioner Goebel recusing themselves.**

## **17 Other Business**

Commissioner's Reports, Comments, and Questions.

### **Minutes**

**18**                                    Consideration of the minutes from the June 4, 2019 Planning Commission meeting.

**The Planning Commission will consider the June 4, 2019 Minutes at the September 3, 2019 Planning Commission meeting.**

## **19 Adjournment**

**The Planning Commission meeting was adjourned at 12:33 AM.**

## **20 Administrative Approvals**



Special Use Permit #2019-0037  
102 S. Patrick Street  
Request for change of ownership for a restaurant  
Applicant: Sarah Moore  
Approved: 05/09/2019

Special Use Permit #2019-0044  
1800 Diagonal Road  
Request for new use for a restaurant  
Applicant: For Five Alexandria LLC  
Approved: 06/07/2019

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