

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, February 7, 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](mailto:PlanComm@alexandriava.gov).

**1 Call To Order**

The Planning Commission meeting was called to order at 7:03 p.m. All members were present at the call to order.

**New Business**

**2**

Discussion Item: Open Space in Private Development  
 Open Space Definitions, Requirements, and Compliance  
 Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [Open Space Session 1 Presentation](#)

**Nathan Imm (P&Z), Sara Brandt-Vorel (P&Z), and Robert Kerns (P&Z) presented the Planning Commission with and answered questions regarding Open Space in Private Development.**

**3**

Discussion Item: City of Alexandria’s Landscape Guidelines  
 Update of the Landscape Guidelines, last revised in 2007, which establish the minimum standards for landscaping in new developments, as designated in the City of Alexandria’s Zoning Ordinance (Section 11-410 (CC)).  
 Staff: City of Alexandria, Department of Planning & Zoning and Department of Recreation Parks, & Cultural Activities

**Attachments:** [Landscape Guidelines Staff Report](#)  
[2019 Draft Landscape Guidelines Update](#)  
[Landscape Guidelines Additional Materials](#)

**On a motion by Commissioner Brown, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of the 2019 Landscape Guidelines Update, as amended. The motion carried on a vote of 7-0.**

**4**

Rezoning #2018-0009  
 Development Special Use Permit #2018-0014  
 Transportation Management Plan Special Use Permit #2018-0103  
 600 North Royal Street - Bus Barn  
 Public hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RM to CRMU-X; (B) a Development Special Use Permit and site plan to construct a multifamily residential building including special use permits to increase the floor area ratio to 2.5 and to increase the density in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; and (C) a Transportation Management Special Use Permit; zoned RM/Townhouse zone.  
 Applicant: Maple Multi-Family Land SE, L.P. d/b/a Trammel Crow Residential;

represented by M. Catharine Puskar, attorney

**Attachments:**    [DSUP2018-0014 Staff Report](#)  
                              [DSUP2018-0014 Site Plan](#)  
                              [DSUP2018-0014 Additional Materials](#)

On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2018-0009, as submitted. The motion carried on a vote of 7-0.

On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0014 and Transportation Management Plan Special Use Permit #2018-0103, as amended. The motion carried on a vote of 7-0.

### Other Business

- 5    **Commissioner's Reports, Comments, and Questions.**
  
- 6    **Adjournment**

The Planning Commission meeting was adjourned at 10:19 p.m.

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