

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, September 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 PM. All members were present at the call to order.

Consent Calendar

2

Special Use Permit #2019-0042
 607 & 609 North Alfred Street (Parcel Address: 607 North Alfred Street) -
 Parking Reduction and Lot Modifications
 Public hearing and consideration of a request for a special use permit for a parking reduction and lot modifications for the construction of two single-family dwellings; zoned: RB/Townhouse.
 Applicant: Deyi Awadallah

Attachments: [SUP2019-0042 Staff Report](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0042, as submitted. The motion carried on a vote of 7-0.

3

Special Use Permit #2019-0061
 1400 Duke Street - Executive Diner
 Public hearing and consideration of a request for additional outdoor seating at an existing restaurant (amending SUP #2018-0116); zoned: OCM (50)/Office commercial medium (50).
 Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney

Attachments: [SUP2019-0061 Staff Report](#)

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 #2019-0061, as amended. The motion carried on a vote of 6-0, with Commissioner McMahan absent.

Unfinished Business and Items Previously Deferred

4

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

New Business

5 Informational Item: A Discussion of regional housing initiatives and the City’s commitment to increasing the production of all housing, including affordable housing, over the next decade.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Regional Housing Memo to the Planning Commission](#)
[Regional Housing Initiative Presentation](#)

Karl Moritz (P&Z) and Helen McIlvaine (Office of Housing) gave the Planning Commission an update on the City’s Regional Housing Initiatives.

6 Discussion Item: FY 2020 Interdepartmental Long-Range Work Program Updates: Housing and Small Business Zoning

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [LRPWP Memo to the Planning Commission](#)

Karl Moritz (P&Z) and Helen McIlvaine (Office of Housing) gave the Planning Commission an update on the Housing and Small Business Zoning components of the City’s FY2020 Interdepartmental Long-Range Planning Work Program.

7 Text Amendment #2019-0005
 Fall 2019 Zoning Ordinance Practical Updates
 Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add definitions for public school (Section 2-187.2) and solar energy system (Sections 2-194.1); to amend the definition of structure, subordinate (Section 2-197.3) and floor area (Section 2-145); to amend Section 4-1203 to add public school as a special use in the I/Industrial zone; to amend Section 7-101 to permit solar energy systems as an accessory use; to amend Section 7-202 to permit open stairs within required yards; to amend Section 7-300 to permit a certain number of customers and employees within home occupations; to amend Section 8-200 to add parking standards for private, academic and public collegiate school uses and to reference section VIII.

Applicant: City of Alexandria, Department of Planning & Zoning

Attachments: [TA2019-0005 Staff Report](#)

On a motion by Commissioner Brown, and seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2019-0005. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2019-0005, as amended. The motion carried on a vote of 7-0.

8

Special Use Permit #2019-0063

3601 Richmond Highway - Virginia Polytechnic Institute and State University
Public hearing and consideration of a request for a special use permit to operate a public school; zoned: CDD #19/ Coordinated Development District #19.
Applicants: Virginia Tech Foundation, Inc. and CPYR Shopping Center, LLC., represented by M. Catharine Puskar, attorney

Attachments: [SUP2019-0063 Staff Report](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0063, as submitted. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

9

Development Special Use Permit #2019-0001

Special Use Permit #2019-0062

Transportation Management Plan Special Use Permit #2019-0046

1300 & 1310 King Street

Public hearing and consideration of a request for (a) a development special use permit and site plan with modifications to construct a 31-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic townhouses for commercial use, including special use permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to allow for more than 75 percent compact spaces and a reduction of the number of required loading spaces for the commercial uses; (b) a special use permit for a restaurant; and (c) a special use permit for a transportation management plan; zoned: KR/ King Street Urban Retail.

Applicant: 1300 King, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2019-0001 Staff Report](#)

[DSUP2019-0001 Site Plan](#)

[DSUP2019-0001 Additional Materials](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0001, Special Use Permit #2019-0062, and Transportation Management Plan Special Use Permit #2019-0046, as amended.

The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

10

Master Plan Amendment #2019-0005
 Coordinated Development District Conceptual Design Plan #2019-0004
 Development Special Use Permit #2019-0019
 200 Stovall Street - Hoffman Town Center Block 6A
 Public hearing and consideration of requests for: (A) Initiation of a master plan amendment; (B) a Coordinated Development District conceptual design plan (amending CDD Concept Plan #2019-0003); and (C) a development special use Permit with site plan (amending DSUP #2017-0015) to allow coworking offices in ground floor retail areas; zoned: CDD #2/Coordinated Development District #2.
 Applicant: Perseus Realty, LLC, represented by Kenneth W. Wire, attorney

Attachments: [DSUP2019-0019 Staff Report](#)
 [DSUP2019-0019 Floor Plan](#)

On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2019-0005. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.

On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2019-0005, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.

On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2019-0004 and Development Special Use Permit #2018-0019, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.

11

Development Special Use Permit #2019-0013
 1500 Eisenhower Avenue - Alexandria Renew Enterprises
 Public hearing and consideration of a request for a development special use permit with site plan (amending DSUP #2009-0017) to construct a Tunnel Dewatering Pumping Station for the RiverRenew Combined Sewer Remediation Project including special use permits for an increase in building height and a parking reduction; zoned: UT/ Utilities and Transportation.
 Applicant: Alexandria Renew Enterprises, represented by Caitlin Feehan

Attachments: [DSUP2019-0013 Staff Report](#)
 [DSUP2019-0013 Site Plan \(Updated\)](#)
 [DSUP2019-0013 Additional Materials](#)

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special

Use Permit #2019-0013, as amended. The motion carried on a vote of 7-0.

12 Other Business

Commissioner’s Reports, Comments, and Questions.

Minutes

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

Attachments: [June 4, 2019 Minutes](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of June 4, 2019, as submitted. The motion carried on a vote of 6-0-1, with Vice Chair Wasowski abstaining.

14 Consideration of the minutes from the June 25, 2019 Planning Commission meeting.

Attachments: [June 25, 2019 Minutes](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of June 25, 2019, as submitted. The motion carried on a vote of 7-0.

15 Adjournment

The Planning Commission meeting was adjourned at 10:29 PM.

16 Administrative Approvals

Special Use Permit #2019-0065
2607 Mount Vernon Avenue
Request for a change of ownership for a restaurant
Applicant: Sanjjav Oyuntsetseg
Approved: 8/16/2019

Special Use Permit #2019-0064
710 King Street
Request for a minor amendment for additional operating hours
Applicant: William Gross
Approved: 8/2/2019

Special Use Permit #2019-0060
110 South Pitt Street

Request for a minor amendment for a change of ownership for a restaurant

Applicant: WS 110 Pitt LLC

Approved: 8/5/2019

Special Use Permit #2019-0058

225 Reinekers Lane

Request for a minor amendment to increase outdoor and indoor seating

Applicant: Seok Yoon Chang

Approved: 8/2/2019

Special Use Permit #2019-0056

322 North Alfred Street

Request for a minor amendment to increase the number of students

Applicant: Bright Mind Daycare

Approved: 7/18/2019

Special Use Permit #2019-0055

5107 Sutton Place

Request for a new use for a childcare

Applicant: Vanessa Gutierrez

Approved: 7/17/2019

Special Use Permit #2019-0054

1472 North Beauregard Street

Request for a new use for outdoor dining

Applicant: Thomas R Voskuil

Approved: 7/25/2019

Special Use Permit #2019-0053

515 A Braddock Road

Request for a new use for a restaurant

Applicant: No No LLC

Approved: 07/16/2019

Special Use Permit #2019-0052

5412 Eisenhower Ave

Request for a minor amendment for on premises alcohol sales

Applicant: Amusement Enterprise

Approved: 07/16/2019

Special Use Permit #2019-0051

215 South Union Street

Request for a minor amendment for on premises alcohol sales

Applicant: American Real Estate and Investment, LLC

Approved: 7/31/2019

Special Use Permit #2019-0050

605 Prince Street

Request for a minor amendment to minimal enlarge the building for the apartment/hotel use

Applicant: Billy Klipstein LLC

Approved: 7/19/2019

Special Use Permit #2019-0045

530 First Street

Request for a minor amendment to a previously approved coordinated sign program special use permit (SUP2015-0115)

Applicant: CG First Street LP

Approved: 08/02/2019

Special Use Permit #2019-0020

305 South Washington Street

Request for a minor amendment for additional hours of operation and additional outdoor seating for a restaurant

Applicant: Michael Strutton

Approved: 7/12/2019

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