

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, October 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 7:00 PM. All members were present at the call to order.

Consent Calendar**2**

Special Use Permit #2019-0043
2500 North Van Dorn Street - Our First Steps Day Care Center
Public Hearing and consideration of a request for a Special Use Permit to operate a day care center; zoned: RC/High density apartment.
Applicant: Zuleima L. Villa

Attachments: [SUP2019-0043 Staff Report](#)
 [SUP2019-0043 Additional Materials \(updated 10.2.2019\)](#)

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 #2019-0043, as submitted. The motion carried on a vote of 7-0.

3

Special Use Permit #2019-0066
417 North Washington Street - Parking Reduction for a Single-Family Dwelling
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction; zoned: CL/Commercial low.
Applicant: Brian Fowler, represented by James Palmer, agent

Attachments: [SUP2019-0066 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2019-0066, as submitted. The motion carried on a vote of 7-0.

4

Special Use Permit #2019-0067
805 King Street - Apartment Hotel and Parking Reduction
Public Hearing and consideration of a request for a Special Use Permit to operate an apartment hotel with a parking reduction; zoned: KR/ King Street urban retail.
Applicant: Old Town 1, LLC, represented by Robert Brant, attorney

Attachments: [SUP2019-0067 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2019-0067, as submitted. The motion carried on a vote of 7-0.

5

Development Special Use Permit #2018-0012
1101 and 1102 Finley Lane - Pickett's Ridge Phase II - Fourth Extension

Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update standard conditions under Development Special Use Permit #2015-0017; zoned: R-20/ Single-Family.

Applicant: Sutton Building Corporation

Attachments: [DSUP2018-0012 Staff Report](#)
 [DSUP2018-0012 Site Plan](#)
 [DSUP2018-0012 Additional Materials \(updated 10.3.2019\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to defer Development Special Use Permit #2018-0012. The motion carried on a vote of 7-0.

6

Development Site Plan #2018-0026

2300 Richmond Highway and 300 Block of East Raymond Avenue - Mount Jefferson Park Improvements

Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance of Development Site Plan #2015-0025 to improve Mount Jefferson Park; zoned: POS/ Public Open Space and Community Recreation.

Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities

Attachments: [DSP2018-0026 Staff Report](#)
 [DSP2018-0026 Site Plan](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve of Development Site Plan #2018-0026, as submitted. The motion carried on a vote of 7-0.

New Business

7

City Charter Section 9.06 Case #2019-0002

912, 916 and 920 King Street and 116 South Henry Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed sale of property by the City of Alexandria to Galena Capital Partners, LLC 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: City of Alexandria

Attachments: [City Charter Section 9.06 Case #2019-0002 Staff Report](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to find the proposed sale of 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 6-0, with Commissioner Lyle recusing herself.

- 8 Small Business Practical Updates
Discussion item to consider for amendments to the Zoning Ordinance regarding business uses.
Staff: City of Alexandria, Department of Planning & Zoning

Ann Horowitz (P&Z) and Tony LaColla (P&Z) gave the Planning Commission an update on the proposed Small Business Practical Updates.

- 9 Text Amendment #2019-0006
Fences on Corner lots, Fences with Zone Transition, Height of Accessory Structures in Required Yards, and Sheds and Other Small Accessory Buildings in the Historic District
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II (Definitions) to address arbors, pergolas, and trellises; amend Section 7-202(A)(1) to increase the height of open fences in required yards; amend Section 7-202(A)(5) to set an allowable height for arbors and trellises and to allow -pergola- in all required yards; amend Section 7-202(B)(4)(c) to allow on properties located in the historic district accessory structures within the five foot setback for structures facing a shared property line with windows lower than eight feet; amend Section 7-202(D) to correct citation to the Zoning Ordinance ; amend Section 7-801 to change how vision clearance is calculated; amend Section 7-902(C) to allow fences and accessory private walls within 100 feet of a residential zone line; and amend Section 7-1700 to add a section allowing fences on through lots and clarifying language and images for fences on corner lots.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [TA2019-0006 Staff Report](#)
 [TA2019-0006 Additional Materials \(updated 10.3.2019\)](#)

On a motion by Vice Chair Wasowski, and seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2019-0006. The motion carried on a vote of 7-0.

On a motion by Vice Chair Wasowski, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2019-0006, as amended. The motion carried on a vote of 7-0.

- 10 Subdivision #2019-0005
502 North Quaker Lane

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned: R-20/ Single-Family.

Applicant: Charles R. Hooff, III, represented by M. Catharine Puskar, attorney

Attachments: [SUB2019-0005 Staff Report](#)
[SUB2019-0005 Additional Materials \(10.3.2019\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve of Subdivision #2019-0005, as submitted. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

11

Special Use Permit #2017-0097

Encroachment #2019-0004

5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street - Virginia Paving Company Review

Public Hearing and consideration of (A) a review of a previously approved Special Use Permit (amending SUP #2010-0014) regarding the continued operation of an asphalt plant pursuant to Condition #75 of said Special Use Permit and (B) a request for various Encroachments into the public right-of-way on Courtney Avenue.; zoned: I/ Industrial.

Applicants: City of Alexandria, Department of Planning & Zoning (SUP Review) and Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney (Encroachment)

Attachments: [SUP2017-0097 Staff Report](#)
[SUP2017-0097 Additional Materials \(updated 10.3.2019\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to defer Encroachment #2019-0004. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2017-0097, as amended. The motion carried on a vote of 7-0.

12 Other Business

Minutes

13

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

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

The Planning Commission will consider the September 3, 2019 minutes at their November 7, 2019 hearing.

14 Adjournment

The Planning Commission meeting was adjourned at 10:38 PM.

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