

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, February 4, 2020

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. Vice Chair Wasowski was excused. All other members were present at the call to order.

Consent Calendar

2

Special Use Permit #2019-00093
 109 South Alfred Street - Mount Purnon Cat Cafe
 Public Hearing and consideration of a request for a Special Use Permit to operate a restaurant and animal care facility with overnight accommodation; zoned: CD/Commercial downtown.
 Applicant: Kristin Cowan

Attachments: [SUP2019-00093 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-00093, as submitted. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

3

Encroachment #2019-00007
 219 King Street - Two Nineteen Restaurant Encroachment
 Public Hearing and consideration of a request for an Encroachment into the public right-of-way at the rear of the restaurant for the enclosure of a trash storage area, restaurant equipment and stairs; zoned: KR/King Street urban retail.
 Applicant: Yupaporn Charoentra, represented by Paul Solon, architect

Attachments: [ENC2019-00007 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2019-00007, as submitted. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

4

Special Use Permit #2019-00104
 1022 Pendleton Street and 521 North Henry Street - Roominghouse
 Public Hearing and consideration of a Special Use Permit request for a five-year review and for a change of ownership of a roominghouse; zoned: CSL/Commercial service low.
 Applicant: Janice Lee Howard

Attachments: [SUP2019-00104 Staff Report](#)
[SUP2019-00104 Additional Materials](#)

This item was removed from consent. On a motion by Commissioner Lyle,

seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-00104, as submitted. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

New Business

5 Planning Commission Statement of Recognition of William “Al” Cox

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to present William "Al" Cox with a Statement of Recognition. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

6 Informational Item: Small Business Practical Updates
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Small Business Practical Updates Presentation](#)
 [Small Business Practical Updates Additional Materials](#)

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

7 Informational Item: Arlandria and Del Ray Plans Update Fall Engagement
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Arlandria and Del Ray Plans Update Memorandum](#)

Radhika Mohan (P&Z) and Carrie Beach (P&Z) gave the Planning Commission an update on the Arlandria and Del Ray Plans Fall Engagement process.

8 **Members of the public are invited to sign up to speak on this item.**

 Discussion Item: Draft FY 2021 Long Range Planning Interdepartmental Work Program
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [FY21 ILRPWP Memorandum \(Revised 1.27.2020\)](#)

Carrie Beach (P&Z), Nancy Williams (P&Z), Jack Browand (RPCA), and Tamara Jovovic (Office of Housing) gave the Planning Commission an update on the Draft FY 2021 Long Range Planning Interdepartmental Work Program.

9 City Charter Section 9.06 Case #2019-00004
 1315 Duke Street and 225A South Payne Street
 Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria 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 #2019-00004 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, 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 Vice Chair Wasowski absent.

10

Special Use Permit #2019-00094

3202 Old Dominion Boulevard - Substandard Lot

Public Hearing and consideration of a request for a Special Use Permit for the development of a single-family dwelling on a developed substandard lot; zoned: R-8/Single-family

Applicant: Karina Vera-Lopez, represented by Frank Durkin, designer

Attachments: [SUP2019-00094 Staff Report](#)

[SUP2019-00094 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2019-00094, as submitted. The motion carried on a vote of 5-1, with Commissioner Brown voting against and Vice Chair Wasowski absent.

11

Staff has requested a deferral for this item.

Special Use Permit #2010-00021

3402 Mount Vernon Avenue - Popeye's Special Use Permit Review

Public hearing and consideration of suspension or revocation of Special Use Permit #2010-00021; zoned: CG/Commercial general.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [SUP2010-00021 Staff Report](#)

On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use Permit #2010-00021. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

12

Text Amendment #2019-00008

Wireless Facilities

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to Sections 6-403 and 7-1200 of the Zoning Ordinance to amend provisions relating to telecommunications and wireless facility regulations.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [TA2019-00008 Staff Report](#)

On a motion by Commissioner Lyle, and seconded by Commissioner Goebel, the Planning Commission voted to initiate Text Amendment #2019-00008. The motion carried on a vote of 5-0, with Commissioner Koenig and Vice Chair

Wasowski absent.

On a motion by Commissioner Lyle, and seconded by Commissioner Goebel, the Planning Commission voted to recommend approval of Text Amendment #2019-00008, as submitted. The motion carried on a vote of 5-0, with Commissioner Koenig and Vice Chair Wasowski absent.

13

Newport Village Resource Protection Area (RPA) Exception Request
4898 West Braddock Road

Public Hearing and consideration of a request for an exception, pursuant to Zoning Ordinance Section 13-119, to allow a new encroachment of up to 4,791 square feet of impervious surface in a Resource Protection Area (RPA) in connection with the future redevelopment of a multifamily residential property; zoned: RA/Multifamily.

Applicant: UDR Newport Village LLC, represented by Ken Wire, attorney

Attachments: [Newport Village RPA Exception Request Staff Report](#)
[Newport Village RPA Exception Request Additional Materials](#)

On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer the Newport Village Resource Protections Area (RPA) Exception Request. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

14

Development Special Use Permit #2019-00007

Special Use Permit #2019-00109

Special Use Permit #2019-00110

Transportation Management Plan Special Use Permit #2019-00108

1112 First Street - Aspire Alexandria

Public Hearing and consideration of a request for a Development Special Use Permit and Preliminary Site Plan to construct an age-restricted six-story multifamily building, including Special Use Permits to allow a restaurant use, for a parking reduction for both proposed uses and loading, for an increase in the floor area ratio up to 2.5, for an increase in density for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and for a transportation management plan; and a modification of the open space requirement; zoned:

CRMU-H/Commercial residential mixed use (high).

Applicant: BRG Tony's Gulf, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2019-00007 Staff Report](#)
[DSUP2019-00007 Site Plan](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00007, Special Use Permit #2019-00109, Special Use Permit

#2019-00110, and Transportation Management Plan Special Use Permit #2019-00108, as amended. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

15

Master Plan Amendment #2019-00004
 Eisenhower East Small Area Plan Amendment
 (A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan, to replace the chapter approved in 2003.
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [MPA2019-00004 Staff Report](#)
 [MPA2019-00004 Additional Materials](#)

On a motion by Commissioner McMahon, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2019-00004. The motion carried on a vote of 5-0, with Commissioner Goebel recusing himself and Vice Chair Wasowski absent.

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 #2019-00004, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel recusing himself and Vice Chair Wasowski absent.

16

Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its meeting schedule and establish continuation dates for meetings.
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Resolution](#)
 [Resolution Memo](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to adopt the resolution, as submitted. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

Other Business

17

Commissioner’s Reports, Comments & Questions

Minutes

18

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

Attachments: [December 3 2019 Minutes](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to approve the minutes of December 3, 2019, as

amended. The motion carried on a vote of 6-0, with Vice Chair Wasowski absent.

19 Adjournment

The Planning Commission meeting was adjourned at 11:29 PM.

20 Administrative Approvals

Special Use Permit #2019-00086

5101 Seminary Road

Administrative Special Use Permit request for a new use for a restaurant

Applicant: Alemseged B. Gebreyesus

Status: Approved 11/21/2019

Special Use Permit #2019-00092

529 Montgomery Street

Administrative Special Use Permit request for a change of ownership for a restaurant

Applicant: Old Town Coffee LLC

Status: Approved 11/22/2019

Special Use Permit #2019-00095

1800 Diagonal Road

Administrative Special Use Permit request for a new use for valet parking

Applicant: Charlotte A. Hall

Status: Approved 12/3/2019

Special Use Permit #2019-00081

150 South Pickett Street

Administrative Special Use Permit request for a minor amendment to SUP #2001-0006 to enlarge an automobile sales area less than 33%; zoned: CG/Commercial General

Applicant: Passport Motorcars, Inc.

Status: Approved 1/2/2020

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