

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 3, 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 7:03 PM. All members were present at the call to order.

2 Election of Planning Commission Officers for Chair and Vice Chair

The Planning Commission re-elected Nathan Macek as Chair and re-elected Maria Wasowski as Vice Chair.

Consent Calendar

- 3** Encroachment #2019-00011
430 South Pickett Street - Encroachment
Public Hearing and consideration of a request for an Encroachment into the public right-of-way on South Pickett Street for a seat wall and trench drain; zoned: CDD #17a/Coordinated Development District #17a.
Applicant: NGI-MDG Alexandria, LLC., represented by Nixon Jefferson, agent

Attachments: [ENC2019-00011 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2019-00011, as submitted. The motion carried on a vote of 7-0.

- 4** Street Name Case #2019-00001
Redevelopment Site at 880 and 890 South Pickett Street and 620 Burnside Place - Construction of New Streets Named Azalea Avenue and Willow Alley
Public Hearing and consideration of a request for a Street Name Case to name two new streets; zoned: CDD #26/Coordinated Development District #26.
Applicant: PS Southeast One, Inc., represented by Mark M. Viani, agent

Attachments: [SNC2019-00001 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve of Street Name Case #2019-00001, as submitted. The motion carried on a vote of 7-0.

- 5** Zoning Text Amendment #2020-00002
Day Care Center Uses in the Mount Vernon Overlay Zone
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to allow day care centers as a permitted use on the ground floor of properties located within the Mount Vernon Overlay provided that the use shall occupy no more than 30 feet frontage, and provided further that additional frontage space may be permitted with a special use permit.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2020-00002 Staff Report](#)

On a motion by Commissioner Lyle, and seconded by Vice Chair Wasowski, the Planning Commission voted to initiate Zoning Text Amendment #2020-00002. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00002, as submitted. The motion carried on a vote of 7-0.

6

Development Special Use Permit #2019-00040

1701 and 1705 North Beauregard Street - Ferdinand T. Day School Gymnasium Addition

Public Hearing and consideration of a request for a Special Use Permit and a Site Plan to construct an elevated gymnasium between the existing public school building and parking structure (amending DSUP #2016-0039); zoned: CDD

#4/Coordinated Development District #4

Applicant: Alexandria City Public Schools (ACPS)

Attachments: [DSUP2019-00040 Staff Report](#)

[DSUP2019-00040 Site Plan](#)

This item was removed from consent. On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00040, as submitted. The motion carried on a vote of 7-0.

Unfinished Business and Items Previously Deferred

7

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 Kenneth W. Wire, attorney

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

[Newport Village RPA Exception Request Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve of the Newport Village Resource Protection Area (RPA) Exception Request, as submitted. The motion carried on a vote of 5-2, with Commissioner Brown and Commissioner Koenig voting

against.

New Business

- 8** **Members of the public are invited to sign up to speak on this item.**
Discussion Item: Update on Initiatives to Support Production of Market and Affordable Housing
Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing

Attachments: [Memorandum](#)
 [Additional Materials](#)
- Nancy Williams (P&Z), Stephanie Sample (P&Z), and Eric Keeler (Office of Housing) gave the Planning Commission an update on the proposed Initiatives to Support Production of Market and Affordable Housing.**
- 9** Special Use Permit #2019-00113
Riparian Area Adjacent to 1A Prince Street - Tall Ship Providence Pier
Public Hearing and consideration of a request for a Special Use Permit for facilities used for the docking and berthing of watercraft and privately owned public use buildings; zoned: WPR/Waterfront Park and Recreation.
Applicant: Tall Ship Providence Foundation, represented by M. Catharine Puskar, attorney

Attachments: [SUP2019-00113 Staff Report](#)
 [SUP2019-00113 Additional Materials](#)
- On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-00113, as amended. The motion carried on a vote of 7-0.**
- 10** Special Use Permit #2019-00118
105 and 107 North Union Street - Riverside Taco
Public Hearing and consideration of a request to amend SUP #2018-00111 to permit outdoor speakers and live acoustic entertainment; zoned: CD/Commercial downtown and WPR/Waterfront Park and Recreation zones.
Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2019-00118 Staff Report](#)
- On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2019-00118, as amended. The motion carried on a vote of 7-0.**
- 11** Subdivision #2019-00022
1300 North Royal Street- Subdivision

Public Hearing and consideration of a request for a Subdivision with a variation to subdivide one existing lot into three lots; zoned UT/Utilities and Transportation. Applicant: Potomac Electric Power Company, represented by Duncan W. Blair, attorney

Attachments: [SUB2019-00022 Staff Report](#)
 [SUB2019-00022 Additional Materials](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve of Subdivision #2019-00022, as amended. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

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Development Special Use Permit #2019-00016
226 and 228 West Glebe Road - Le Glebe
Public Hearing and consideration of a request for a Development Special Use Permit with modifications to construct a mixed-use building with four (4) residential units, ground floor retail, and associated site improvements, including a Special Use Permit for an increase in height; zoned: CL/Commercial Low.
Applicant: West Glebe Rd LLC, represented by Kenneth W. Wire, attorney

Attachments: [DSUP2019-00016 Staff Report](#)
 [DSUP2019-00016 Site Plan](#)
 [DSUP2019-00016 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00016, as amended. The motion carried on a vote of 7-0.

13 &
14

Master Plan Amendment #2019-00008
Subdivision #2019-00021
3601 Potomac Avenue and 3601 Richmond Highway - North Potomac Yard
Public Hearing and consideration of requests for: (A) an amendment to the North Potomac Yard Small Area Plan chapter of the Master Plan to facilitate the Virginia Tech Innovation Campus including an increase to heights; an amendment to square footages and locations of proposed uses; an amendment to the framework streets and location of pedestrian connections; and an amendment to the North Potomac Yard Urban Design Standards and Guidelines to add the North Potomac Yard Design Excellence addendum, and (B) a Subdivision to subdivide one existing lot into two lots; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan)
Applicants: City of Alexandria (Design Guidelines only); CPYR Theater, LLC and CPYR Shopping Center LLC, represented by M. Catharine Puskar, attorney

- Attachments:** [MPA2019-00008 Staff Report](#)
 [SUB2019-00021 Staff Report](#)
 [MPA2019-00008 Additional Materials](#)

On a motion by Commissioner Koenig, and seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2019-00008. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

On a motion by Commissioner Koenig, and seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2019-00008, as submitted. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to approve of Subdivision #2019-00021, as submitted. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

Other Business

- 15 Commissioner’s Reports, Comments & Questions

Minutes

- 16 Consideration of the minutes from the February 4, 2020 Planning Commission meeting.

 The Planning Commission will consider the February 4, 2020 Minutes at the April 7, 2020 Planning Commission meeting.

17 **Adjournment**

The Planning Commission meeting was adjourned at 12:01 AM.

18 **Administrative Approvals**

Special Use Permit #2019-00115
 2900 Potomac Avenue
 Administrative Special Use Permit request for a new use for a temporary parking lot greater than 20 vehicles; zone CDD #10/Coordinated Development District #10.
 Applicant: Jim D'Agostino
 Status: Approved 2/19/2020

Special Use Permit #2019-00114
 834 North Washington Street

Administrative Special Use Permit request for a change of ownership of an automobile service station; zoned: CDX/Commercial Downtown (Old Town North).

Applicant: Gasim Ali

Status: Approved 2/19/2020

Special Use Permit #2019-00106

5418 Duke Street

Administrative Special Use Permit request for a change of ownership of a restaurant; zoned CG/Commercial General.

Applicant: Long Gate, LLC

Status: Approved 1/29/2020

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

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.