

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, June 2, 2020

7:00 PM

Electronic Public Hearing

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.

Due to the COVID-19 Pandemic emergency, the June 2, 2020 meeting of the Planning Commission and the June 20, 2020 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on April 18, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: Zoom hyperlink (below), broadcasted live on the government channel 70, and streaming on the City's website.

Planning Commission:

URL: https://zoom.us/webinar/register/WN_4mf1idQYRy6mPdX1bbNM6g

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 997 2337 1606

Password: 746451

City Council:

URL: https://zoom.us/webinar/register/WN_alGle1mASha-Zat1stIQsQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 912 9205 7858

Password: 364964

Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission hearing, to the City Clerk at Gloria.Sitton@alexandriava.gov for the City Council hearing, or make public comments through the conference call on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at jackie.cato@alexandriava.gov or 703.746.3810, Virginia

Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

1 Call To Order

The Planning Commission meeting was called to order at 7:00 PM. Commissioner Goebel was excused. All other members were present at the call to order.

2 Electronic Participation Policy for Planning Commission Hearings

Attachments: [Electronic Participation Policy \(Revised - 6.02.20\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the Electronic Participation Policy, as amended. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

Consent Calendar

- 3** Special Use Permit #2020-00004
919 Prince Street - The Joey Pizzano Memorial Fund BEST Center
Public Hearing and consideration of a request for a Special Use Permit for a social service use and a parking reduction for two accessory apartments; zoned: CL/Commercial low.
Applicant: The Joey Pizzano Memorial Fund, Inc., represented by Robert D. Brant, attorney

Attachments: [SUP2020-00004 Staff Report](#)
 [SUP2020-00004 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00004, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

- 4** Special Use Permit #2020-00013
3500 and 3540 Wheeler Avenue (Parcel Address: 3540 Wheeler Avenue) -
Lockett Field and Schuyler Hamilton Jones Skateboard Park Improvements
Public Hearing and consideration of a request for a Special Use Permit to permit the installation of ball field netting over 15 feet in height at Lockett Field and to add lighting at the Schuyler Hamilton Jones Skate Park (amending SUP #2002-0070); zoned: POS/Public open space and community recreation.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural

Activities

Attachments: [SUP2020-00013 Staff Report](#)
[SUP2020-00013 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00013, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

5

Special Use Permit #2020-00014

3700 Commonwealth Avenue - Temporary Trailer at Four Mile Run Park

Public Hearing and consideration of a request for a Special Use Permit to permit a temporary trailer for a summer recreation program; zoned: POS/Public open space and community recreation.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural

Activities

Attachments: [SUP2020-00014 Staff Report](#)
[SUP2020-00014 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00014, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

6

Special Use Permit #2020-00016

1721 King Street - Two Birds Co-working and Child Care Center

Public Hearing and consideration of a request for a Special Use Permit for a change in a noncomplying use to allow a day care center on the ground floor; zoned: KR/King Street urban retail.

Applicant: Hatch Workspace LLC, represented by Robert D. Brant, attorney

Attachments: [SUP2020-00016 Staff Report](#)
[SUP2020-00016 Additional Materials](#)
[SUP2020-00016 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00016, as amended. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

7 & 8

Subdivision #2019-00023

Special Use Permit #2019-00117

1217 Colonial Avenue

Public Hearing and consideration of requests for (A) a Subdivision with a variation

to subdivide an existing lot into two lots; and (B) a Special Use Permit for a parking reduction and lot modifications at a residential property; zoned: RB/Townhouse.

Applicant: John D. Bullington, represented by Minturn Wright, attorney

Attachments: [SUB2019-00023 Staff Report](#)
 [SUP2019-00117 Staff Report](#)
 [SUB2019-00023 Presentation](#)
 [SUP2019-00117 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to approve Subdivision #2020-00023, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-00117, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

9

Master Plan Amendment #2020-00001

Zoning Text Amendment #2020-00004

Coordinated Development District Conceptual Design Plan #2020-00001

Development Special Use Permit #2020-00003

2602 Main Line Boulevard - Potomac Yard Landbay H West - Silverstone

Public Hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum dwelling units for a Continuum of Care Facility in CDD#10/Coordinated Development District #10; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the maximum dwelling units for a Continuum of Care Facility in CDD#10/Coordinated Development District #10; (C) a Coordinated Development District conceptual design plan to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum dwelling units for a Continuum of Care Facility in Landbay H (amending CDD Concept Plan #2018-0006); and (D) a Development Special Use Permit with site plan with modifications to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum number of independent living units in a Continuum of Care Facility, including Special Use Permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for penthouses in excess of 15 feet in height, and for a parking increase (amending DSUP #2018-0002); zoned: CDD#10/Coordinated Development District #10.

Applicant: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP,

represented by M. Catharine Puskar, attorney

Attachments: [DSUP2020-00003 Staff Report](#)
 [DSUP2020-00003 Site Plan](#)
 [DSUP2020-00003 Presentation](#)

On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00001. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00001, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2020-00004. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00004, Coordinated Development District Conceptual Design Plan #2020-00001, and Development Special Use Permit #2020-00003, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

New Business

10

Zoning Text Amendment #2020-00001
 Coordinated Development District Conceptual Design Plan #2019-00008
 Development Special Use Permit #2020-00008
 Development Site Plan #2019-00043
 3601 Potomac Avenue & 3601 Richmond Highway- North Potomac Yard
 Public Hearing and consideration of requests for: (A) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to modify the Maximum Height reference and Uses in Coordinated Development District #19; (B) a Coordinated Development District Conceptual Design Plan to change the North Potomac Yard Neighborhood Development Summary, Height Diagram, and Phasing Plan (amending CDD #2009-00001); (C) a Development Special Use Permit with site plan for the construction of a pump station per section 7-1202 of the Zoning Ordinance (D) a preliminary Development Site Plan for the construction of sitewide infrastructure for Phase One redevelopment; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan)

Applicants: City of Alexandria (Text Amendment only); CPYR Theater, LLC and CPYR Shopping Center LLC, represented by M. Catharine Puskar, attorney; Virginia Tech Foundation, Inc, represented by Kenneth W. Wire, attorney

- Attachments:** [CDD2019-00008 Staff Report](#)
 [CDD2019-00008 Additional Materials](#)
 [CDD2019-00008 Site Plan](#)
 [DSUP2020-00008 Site Plan](#)
 [DSP2019-00043 Site Plan](#)
 [CDD2019-00008 Presentation](#)

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2020-00001. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to approve Development Site Plan #2019-00043, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00001 and Development Special Use Permit #2020-00008, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2019-00008, as amended. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

11

The applicant has requested a deferral for this item.

Master Plan Amendment #2020-00002
 Rezoning #2020-00001
 Development Special Use Permit #2019-00028
 Transportation Management Plan Special Use Permit #2020-00009
 701 North Henry Street
 Public Hearing and consideration of a request for: (A) an amendment to the Braddock Road Metro Station Small Area Plan chapter of the Master Plan to amend the Braddock Metro Neighborhood Plan (BMNP) to update the Development Table to reflect the proposed rezoning and increase in density; (B) an amendment to the official zoning map to change the zone from CSL/Commercial service low to CRMU-M/Commercial residential mixed use (medium); (C) a

Development Special Use Permit and Site Plan with modifications to construct a 94-unit multifamily residential building with below grade parking and ground floor retail, including Special Use Permits for an increase in the floor area ratio to 2.0, for an increase in density in exchange for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and a modification to the street tree spacing requirements in the Landscape Guidelines; and (D) a Transportation Management Plan Special Use Permit; zoned: CSL/Commercial Service Low. Applicant: AVANTI HG 701 LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2019-00028 Application Materials](#)
 [DSUP2019-00028 Site Plan](#)

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to defer Master Plan Amendment #2020-00002, Rezoning #2020-00001, Development Special Use Permit #2019-00028, and Transportation Management Plan Special Use Permit #2020-00009. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

12

Development Special Use Permit #2020-00001
Transportation Management Plan Special Use Permit #2020-00006
Encroachment #2020-00002
1200 & 1230 North Henry Street - Amendment
Public Hearing and consideration of request for a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground-floor daycare and retail, including Special Use Permits for an increase in the floor area ratio up to 2.5 and for an increase in density and height for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and modifications to the open space requirements and for the required height to setback ratio on North Fayette Street; for a Transportation Management Plan Special Use Permit; and an Encroachment for a first floor canopy on the southern side of the building (amending DSUP #2017-00020); zoned: CRMU-H/Commercial residential mixed use (high).
Applicant: 1200 North Henry Venture, LLC, represented by, M. Catharine Puskar, attorney

Attachments: [DSUP2020-00001 Staff Report](#)
 [DSUP2020-00001 Additional Materials](#)
 [DSUP2020-00001 Site Plan](#)
 [DSUP2020-00001 Presentation](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00001, Transportation Management Plan Special Use Permit #2020-00006, and Encroachment #2020-00002, as submitted. The motion carried

on a vote of 6-0, with Commissioner Goebel absent.

Other Business

13 Commissioner’s Reports, Comments & Questions

Minutes

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

Attachments: [February 4, 2020 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of February 4, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

15 Consideration of the minutes from the March 3, 2020 Planning Commission meeting.

Attachments: [March 3, 2020 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of March 3, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

16 Adjournment

The Planning Commission meeting was adjourned at 9:35 PM.

17 Administrative Approvals

Special Use Permit #2020-00002
 4800 Brenman Park Drive
 Administrative Special Use Permit request for a minor amendment to allow for an increase in approved light pole height for solar panel installation; zoned: CDD #9/Coordinated Development District #9.
 Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities
 Planner: Max Ewart
 Status: Approved 2/27/2020

Special Use Permit #2020-00008
 1112 First Street

Administrative Special Use Permit request for a change of ownership of a light automobile repair shop; zoned: CRMU-H/ Commercial Residential Mixed Use High.

Applicant: Rampadarat Seenath

Planner: Anna Kohlbrenner

Approved: 4/16/2020

Special Use Permit #2020-00003

529 East Howell Avenue

Administrative Special Use Permit request for a change of ownership of a restaurant and a minor amendment to increase the number of indoor and outdoor seats, and allow for additional hours of operation; zoned: CDD #24/Coordinated Development District #24.

Applicant: Alexander Benbassat

Planner: Ann Horowitz

Approved: 4/23/2020

Special Use Permit #2020-00028

531 Montgomery Street

Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CDD #25/Coordinated Development District #25.

Applicant: Minwoo Ahn

Planner: Anna Kohlbrenner

Approved: 5/19/2020

Special Use Permit #2020-00023

921 North Saint Asaph Street (Parcel Address: 525 Montgomery Street)

Administrative Special Use Permit request for a Change of Ownership of a private commercial school; zoned: CDD #25/Coordinated Development District #25.

Applicant: CorePower Yoga LLC

Planner: Anna Kohlbrenner

Approved: 5/19/2020

Special Use Permit #2020-00011

814 King Street

Administrative Special Use Permit request for a minor amendment to allow for additional hours of operation; zoned: KR/King Street Urban Retail.

Applicant: Escape Room Live LLC

Planner: Ann Horowitz

Approved: 5/7/2020

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.