

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, June 25, 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 25, 2020 meeting of the Planning Commission and the July 7, 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 June 20, 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_0Bmg5zUiSeqcq4y77qeOiQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 928 8155 9777

Password: 805943

City Council:

URL: https://zoom.us/webinar/register/WN_9JXGyjT8SN6llT83IB6hmA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 910 9478 8732

Password: 787389

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 703.746.4550

(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. All members were present at the call to order.

Consent Calendar

2

City Charter Section 9.06 Case #2020-00001
4850 Mark Center Drive (Parcel Address: 5110 Mark Center Drive)
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 #2020-00001 Staff Report](#)
 [City Charter Section 9.06 Case #2020-00001 Presentation](#)

On a motion by Commissioner McMahon, seconded by Commissioner Lyle, 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 7-0.

3

Special Use Permit #2020-00031
3109 Circle Hill Road
Public Hearing and consideration of a request for a Special Use Permit to construct a single-family dwelling on a developed, substandard lot; zoned: R-8/Single-family.
Applicants: Jeff Seibel and Nicole Mayer

Attachments: [SUP2020-00031 Staff Report](#)
 [SUP2020-00031 Presentation](#)

On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00031, as submitted. The motion carried on a vote of 7-0.

4

Special Use Permit #2020-00029
801 North Fairfax Street
Public Hearing and consideration of a request for a Special Use Permit for an increase in building height to 77 feet in the OCM(50) zone, per Section 4-905(D) of the Zoning Ordinance; zoned: OCM(50)/Office commercial medium (50).
Applicant: A & A Limited Partnership, a Virginia Limited Partnership, represented

by Duncan W. Blair, attorney

Attachments: [SUP2020-00029 Staff Report](#)
 [SUP2020-00029 Presentation](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00029, as submitted. The motion carried on a vote of 7-0.

Unfinished Business and Items Previously Deferred

5

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 Staff Report](#)
 [DSUP2019-00028 Site Plan](#)
 [DSUP2019-00028 Additional Materials](#)
 [DSUP2019-00028 Presentation](#)

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00002. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00002, as submitted. The motion

carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Rezoning #2020-00001, Transportation Management Plan Special Use Permit #2020-00009, and Development Special Use Permit #2019-00028, as amended. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

6 **The applicant has requested a deferral for this item.**

Encroachment #2019-00004

5601 Courtney Avenue - Virginia Paving Company Encroachment

Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.

Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [ENC2019-00004 Application Materials](#)

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to defer Encroachment #2019-00004. The motion carried on a vote of 7-0.

New Business

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

Attachments: [FY 2021 LRPIWP Memorandum](#)
 [FY 2021 LRPIWP Additional Materials](#)
 [FY 2021 LRPIWP Presentation](#)

On a motion by Commissioner McMahon, seconded by Commissioner Brown, the Planning Commission voted to endorse Staff's recommendation for the FY 2021 Long Range Planning Interdepartmental Work Program. The motion carried on a vote of 7-0.

Other Business

8 Commissioner's Reports, Comments & Questions

Minutes

9 Consideration of the minutes from the June 2, 2020 Planning Commission meeting.

Attachments: [June 2, 2020 Minutes](#)

On a motion by Commissioner McMahon, seconded by Vice Chair Wasowski,

the Planning Commission voted to approve the minutes of June 2, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel abstaining.

10 Adjournment

The Planning Commission meeting was adjourned at 9:49 PM.

11 Administrative Approvals

Special Use Permit #2020-00032

Administrative Special Use Permit request for a Change of Ownership of a private school; zone: R-8/Single Family.

Proposed Business Name: The Classical Christian

Applicant: Allison Morgan

Planner: Ann Horowitz

Status: Approved 6/5/2020

Special Use Permit #2020-00026

2419 Mount Vernon Avenue

Current Business Name: Catch/Snack Bar

Administrative Special Use Permit request for a Change of Ownership of a restaurant; Zone: CL/Commercial Low.

Proposed Business Name: Piece Out

Applicant: Piece Out LLC

Planner: Ray Roakes

Status: Approved 6/3/2020

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.