

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, November 5, 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](mailto:PlanComm@alexandriava.gov).

## Public Participation

Due to the COVID-19 Pandemic emergency, the November 5, 2020 meeting of the Planning Commission and the November 14, 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 Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), 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 Public Hearing:

The Webinar will open at 6:30 PM to allow individuals to join while the Planning Commission hearing will begin at approximately 7:00 PM.

URL: [https://zoom.us/webinar/register/WN\\_CYSx8aDQTeaBALTIIOy4XA](https://zoom.us/webinar/register/WN_CYSx8aDQTeaBALTIIOy4XA)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 912 8663 0683

Password: 272814

City Council Public Hearing:

URL: [https://zoom.us/webinar/register/WN\\_HVJcaVX9SGGqYPj4P\\_AERQ](https://zoom.us/webinar/register/WN_HVJcaVX9SGGqYPj4P_AERQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 914 7914 4164

Password: 847105

Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) for the Planning Commission hearing, to the City Clerk at [Gloria.Sitton@alexandriava.gov](mailto: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 7:03 p.m. All members were present at the call to order.**

## Consent Calendar

2

Special Use Permit #2019-00039

Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion

Public Hearing and consideration of a request for a Special Use Permit to replace and expand a facility used for the docking or berthing of boats or ships; zoned: W-1/Waterfront Mixed Use.

Applicant: Old Dominion Boat Club (ODBC), represented by Duncan W. Blair, attorney

**Attachments:**     [SUP2019-00039 Staff Report](#)  
[SUP2019-00039 Presentation](#)

**This item was removed from consent. On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-00039, as submitted. The motion carried on a vote of 7-0.**

3

Subdivision #2020-00002

4901 Eisenhower Avenue - Victory Center Subdivision

Public Hearing and consideration of a request for a Subdivision to subdivide an existing lot into two lots; zoned: CRMU-H/Commercial Residential Mixed Use (high) with proffers.

Applicant: 5001 Eisenhower Residential Owner, LLC represented by, Kenneth W. Wire, attorney

**Attachments:**     [SUB2020-00002 Staff Report](#)  
[SUB2020-00002 Presentation](#)

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

seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2020-00002, as submitted. The motion carried on a vote of 4-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves and Commissioner Brown absent.

4

Development Special Use Permit #2020-10022  
 5001 Eisenhower Avenue - Victory Center Retail Building  
 Public Hearing and consideration of a request for a Development Special Use Permit (with site plan) to construct a new retail building with a drive-through facility; zoned: OCM(100) / Office Commercial Medium (100).  
 Applicant: 5001 Eisenhower Office Owner, LLC, represented by, Kenneth W. Wire, attorney

- Attachments:**    [DSUP2020-10022 Staff Report](#)  
                                  [DSUP2020-10022 Site Plan](#)  
                                  [DSUP2020-10022 Additional Materials](#)  
                                  [DSUP2020-10022 Presentation](#)

**This item was removed from consent. On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10022, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.**

**New Business**

5

Zoning Text Amendment #2020-00008  
 Temporary Program for Business Relief and to Address Public Need Related to COVID-19  
 (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to establish a temporary program for business relief and to address public need related to COVID-19.  
 Staff: City of Alexandria, Department of Planning & Zoning

- Attachments:**    [ZTA2020-00008 Staff Report](#)  
                                  [ZTA2020-00008 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to initiate Zoning Text Amendment #2020-00008. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00008, as amended. The motion carried on a vote of 7-0.**

6

Special Use Permit #2020-00063

515 Mount Vernon Avenue - Lena’s Restaurant  
 Public Hearing and consideration of a request for a Special Use Permit amending SUP #2014-00100 to permit live entertainment; zoned: CSL/Commercial Service Low.

Applicant: Yates Restaurant Group LLC, a Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

- Attachments:**     [SUP2020-00063 Staff Report](#)  
                                  [SUP2020-00063 Additional Materials](#)  
                                  [SUP2020-00063 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00063, as submitted. The motion carried on a vote of 7-0.**

7

Development Special Use Permit #2020-10020  
 2401 and 3251 Potomac Avenue- Potomac Yard Metro Station - South Pavilion  
 Public Hearing and consideration of a request for a Development Special Use Permit and site plan, with Subdivision to amend the previously approved Metro Station (DSUP #2018-0017) to add a south pavilion entrance at the end of Glebe Road, a bridge connecting the pavilion to the approved bridge system, and emergency egress stairs at the bridge knuckle; zoned: UT/Utilities and Transportation.

Applicants: City of Alexandria and Washington Metropolitan Area Transit Authority (WMATA)

- Attachments:**     [DSUP2020-10020 Staff Report](#)  
                                  [DSUP2020-10020 Site Plan](#)  
                                  [DSUP2020-10020 Presentation](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10020, as submitted. The motion carried on a vote of 6-0, with Chair Macek recusing himself.**

8

Special Use Permit #2020-00065  
 765 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P Special Use Permit  
 Public Hearing and consideration of a request for a Special Use Permit to change the use from office and retail to residential, increase the gross square footage allowable for Block P within the allowed maximum for the Carlyle District, and to amend the Design guidelines for Block P which includes an increase in height from 200’ to 210’ (amending SUP#2018-0039) (Carlyle Block P); zoned: CDD

#1/Coordinated Development District #1.

Applicant: Carlyle Plaza, LLC, represented by Jonathan P. Rak, attorney

- Attachments:**    [SUP2020-00065 Staff Report](#)  
                               [SUP2020-00065 Additional Materials](#)  
                               [SUP2020-00065 Presentation](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2020-00065, as submitted. The motion carried on a vote of 7-0.**

9

Master Plan Amendment #2020-00004

Development Special Use Permit #2020-00009

3425 North Beauregard Street - Benchmark at West Alex

Public Hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan Chapter of the Master Plan to change the height map to increase the maximum allowable height from 100’ to 120’; and (B) a Development Special Use Permit and site plan to change the use at an existing pad site from office to continuum of care (amending DSUP #2013-00001); zoned: CRMU-H/Commercial Residential Mixed Use (high).

Applicant: Orr-BSL King, LLC, represented by Duncan W. Blair, attorney

- Attachments:**    [DSUP2020-00009 Staff Report](#)  
                               [DSUP2020-00009 Site Plan](#)  
                               [DSUP2020-00009 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2020-00004. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00004, as submitted. The motion carried on a vote of 7-0.**

**On a motion by Vice-Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00009, as submitted. The motion carried on a vote of 7-0.**

**Other Business**

10

Commissioner’s Reports, Comments & Questions

**Minutes**

11

Consideration for reapproval of the minutes from the June 2, 2020 Planning

Commission meeting.

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

**The Planning Commission will consider the June 2, 2020 Minutes at its next in-person Public Hearing.**

**12**                    Consideration of the minutes from the June 25, 2020 Planning Commission meeting.

**Attachments:**     [June 25, 2020 Minutes](#)

**The Planning Commission will consider the June 25, 2020 Minutes at its next in-person Public Hearing.**

**13**                    Consideration of the minutes from the September 1, 2020 Planning Commission meeting.

**Attachments:**     [September 1, 2020 Minutes](#)

**The Planning Commission will consider the September 1, 2020 Minutes at its next in-person Public Hearing.**

**14**                    Consideration of the minutes from the October 6, 2020 Planning Commission meeting.

**Attachments:**     [October 6, 2020 Minutes](#)

**The Planning Commission will consider the October 6, 2020 Minutes at its next in-person Public Hearing.**

**15     Adjournment**

**The Planning Commission meeting was adjourned at 9:33 p.m.**

**16     Administrative Approvals**

Special Use Permit #2020-00054  
529 Montgomery Street  
Administrative Special Use Permit request for a Minor Amendment of a restaurant;  
zoned: CDD #25/Coordinated Development District #25.  
Applicant: Old Town Coffee LLC d/b/a St. Elmo’s Coffee Pub  
Planner: Anna Kohlbrenner  
Status: Approved 9/28/2020

**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.**