

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, January 5, 2021

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) .

Due to the COVID-19 Pandemic emergency, the January 5, 2021 meeting of the Planning Commission and the January 23, 2021 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\\_hKE1LbFQODOesWOYs1i8Kg](https://zoom.us/webinar/register/WN_hKE1LbFQODOesWOYs1i8Kg)

Zoom Audio Conference:  
Dial in: 301-715-8592

Webinar ID: 929 0455 9682  
Password: 022300

City Council Public Hearing:

URL: [https://zoom.us/webinar/register/WN\\_SN-RVTIsQdSeF7Y05erFJQ](https://zoom.us/webinar/register/WN_SN-RVTIsQdSeF7Y05erFJQ)

Zoom Audio Conference:  
Dial in: 301-715-8592

Webinar ID: 993 4403 9768  
Password: 664124

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.

**The Planning Commission meeting was called to order at 7:00 p.m. All members were present at the call to order.**

**1 Call To Order**

**Consent Calendar**

**2**

Special Use Permit #2020-00086  
 222 East Monroe Avenue  
 Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the construction of a single-family dwelling on a developed substandard lot; zoned: R-2-5/Single and Two Family.  
 Applicant: Metro Fine Properties LLC.

**Attachments:**     [SUP2020-00086 Staff Report](#)  
                               [SUP2020-00086 Presentation](#)

**On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00086, as submitted. The motion carried on a vote of 7-0.**

**3**

Development Special Use Permit #2019-00026  
 1200 North Quaker Lane and 4200 West Braddock Road - Episcopal High School Dorms and Wellness Center  
 Public Hearing and consideration of a request for a Development Special Use Permit and site plan to permit the expansion of a private school for the construction of two dormitories, a health center and an internal roadway connection with surface parking (amending DSUP #2018-00019); zoned: R-20/Single-Family.  
 Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney

**Attachments:**     [DSUP2019-00026 Staff Report](#)  
                               [DSUP2019-00026 Site Plan](#)  
                               [DSUP2019-00026 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00026, as submitted. The motion carried on a vote of 7-0.**

4

Development Site Plan #2020-00010  
 Subdivision #2020-00001  
 845 North Howard Street and 1021 North Gaillard Street - St. Andrew’s United Methodist Church  
 Public Hearing and consideration of a request for a Development Site Plan and a Subdivision with variation to subdivide the property into two lots, to demolish the existing facility and construct a new church with surface parking; zoned: R-12/Single-Family.  
 Applicant: Trustees of St. Andrews United Methodist Church, represented by Duncan W. Blair, attorney

- Attachments:**     [DSP2020-00010 Staff Report](#)  
                                  [DSP2020-00010 Site Plan](#)  
                                  [DSP2020-00010 Additional Materials](#)  
                                  [DSP2020-00010 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Development Site Plan #2020-00010 and Subdivision #2020-00001, as submitted. The motion carried on a vote of 7-0.**

**New Business**

5

Information Item: Discussion of the Draft FY 2022 Long Range Planning Interdepartmental Work Program  
 Staff: City of Alexandria, Department of Planning & Zoning

- Attachments:**     [Draft FY 2022 LRPIWP Memorandum](#)  
                                  [Draft FY 2022 LRPIWP Presentation](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to accept the Draft FY 2022 Long Range Planning Interdepartmental Work Program, with comments, including a recommendation to accelerate work on Alexandria West planning to the extent feasible. The motion carried on a vote of 7-0.**

6

Zoning Text Amendment #2020-00007  
 Accessory Dwelling Units  
 (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define accessory dwellings and to establish floor area exclusions for accessory dwellings; amend Article VII to permit accessory dwellings and to establish use limitations, bulk,

height, setback, compatibility, and parking requirements for accessory dwellings and amend Article XI to establish a special exception process for accessory dwellings.

Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing

**Attachments:**     [ZTA2020-00007 Staff Report](#)  
                                 [ZTA2020-00007 Additional Materials](#)  
                                 [ZTA2020-00007 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2020-00007. 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 Zoning Text Amendment #2020-00007, as submitted. The motion carried on a vote of 7-0.**

7

Zoning Text Amendment #2020-00010

RT Zone Setbacks

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 3-1306 to change the rear yard and side yard setback requirement in the RT zone.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**     [ZTA2020-00010 Staff Report](#)  
                                 [ZTA2020-00010 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00010. The motion carried on a vote of 6-0, with Commissioner Koenig absent.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00010, as submitted. The motion carried on a vote of 6-0, with Commissioner Koenig absent.**

8

Street Name Case #2020-00005

Change of Street Name - Swamp Fox Road

Public Hearing and consideration of a request for a Street Name Change, from Swamp Fox Road to Hoffman Drive; zoned: CDD #2/Coordinated Development District #2.

Applicant: Hoffman Company, represented by Kenneth W. Wire, attorney

**Attachments:**     [SNC2020-00005 Staff Report](#)  
                                 [SNC2020-00005 Additional Materials](#)  
                                 [SNC2020-00005 Presentation](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Street Name Case**

**#2020-00005, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.**

9

Development Site Plan #2020-00031

Subdivision #2020-00007

Vacation #2020-00005

2412, 2514, and 2610 Richmond Highway, 2500 Oakville Street, 400 Fannon Street, 400 Calvert Avenue, 300, 403, 405, and 420 Swann Avenue - Oakville Triangle Infrastructure Plan

Public Hearing and consideration of requests for (A) a Development Site Plan with Subdivision for the construction of sitewide infrastructure for Oakville Triangle and to subdivide the parcels for each block; and (B) a Vacation of a portion of Public Right of Way on Oakville Street; zoned: CDD #24/Coordinated Development District #24.

Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, attorney

- Attachments:**     [DSP2020-00031 Staff Report](#)  
                                  [DSP2020-00031 Site Plan](#)  
                                  [DSP2020-00031 Additional Materials](#)  
                                  [DSP2020-00031 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2020-00031, as amended. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.**

**On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2020-00007, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.**

**On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to find Vacation #2020-00005 consistent with the City's Master Plan, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.**

10

Development Special Use Permit #2020-10031

Transportation Management Plan Special Use Permit #2020-00079

Encroachment #2020-00006

2412 and 2514 Richmond Highway and 2500 Oakville Street - Oakville Triangle A2 (Inova Healthplex)

Public Hearing and consideration requests for (A) a Development Special Use Permit with site plan for the construction of a medical care facility (Healthplex) with accessory valet parking, including Special Use Permits for a parking reduction and an illuminated sign higher than 35 feet above grade per Section 9-104(B)(10) and

modifications to tree canopy coverage requirement and to the height-to-setback ratio requirement of Section 6-403(A); (B) a Special Use Permit for a Tier 1 Transportation Management Plan; and (C) an Encroachment into the public rights of way for building canopies; zoned: CDD #24/Coordinated Development District #24.

Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

- Attachments:**     [DSUP2020-10031 Staff Report](#)  
                                  [DSUP2020-10031 Site Plan](#)  
                                  [DSUP2020-10031 Additional Materials](#)  
                                  [DSUP2020-10031 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10031, Transportation Management Plan Special Use Permit #2020-00079, and Encroachment #2020-00006, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.**

11

- Development Special Use Permit #2020-10028 (Block A1)
- Development Special Use Permit #2020-10030 (Block B)
- Encroachment #2020-00007 (Block B)
- Encroachment #2020-00008 (Block A1)
- Transportation Management Plan Special Use Permit #2020-00089 (Block A1)
- Transportation Management Plan Special Use Permit #2020-00090 (Block B)
- 2500 Oakville Street, 2412, 2514, 2610 Richmond Highway, and 420 Swann Avenue

Public Hearing and consideration of requests for (A) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to tree canopy coverage requirement to the landscape guidelines and to the to the height-to-setback ratio requirement of Section 6-403(A) (Block A1); (B) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to the vision clearance requirement and to the to the height-to-setback ratio requirement of Section 6-403(A) (Block B); (C) an Encroachment into the public right of way for building canopies (Block B); (D) an Encroachment into the public right of way for building canopies (Block A1); (E) a Special Use Permit for a Tier 2 Transportation Management Plan (Block A1); and (F) a Special Use Permit for a Tier 2 Transportation Management Plan (Block B);

zoned: CDD #24/Coordinated Development District #24.

Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, attorney

- Attachments:**     [DSUP2020-10028 Staff Report](#)  
                               [DSUP2020-10028 Site Plan](#)  
                               [DSUP2020-10030 Site Plan](#)  
                               [DSUP2020-10028 Additional Materials](#)  
                               [DSUP2020-10028 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10028 and Development Special Use Permit #2020-10030, as amended. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.**

**On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2020-00007, Encroachment #2020-00008, Transportation Management Plan Special Use Permit #2020-00089, and Transportation Management Plan Special Use Permit #2020-00090, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.**

12

Development Special Use Permit #2020-10019

Coordinated Sign Program Special Use Permit #2020-00051

Transportation Management Plan Special Use Permit #2020-00052

1511 North Quaker Lane, 1707 Osage Street, and 1525 Kenwood Avenue - Lindsay Company Campus

Public Hearing and consideration of requests for (A) a Development Special Use Permit and site plan for a Volvo automobile sales/service facility building, a Lexus sales facility building, a Lexus service facility, including a Special Use Permit for a loading space reduction and modification of the 25' setback at the line of zone change per Section 7-902 and modifications to the Landscape Guidelines; (B) a Special Use Permit for a Coordinated Sign Plan; and (C) a Special Use Permit for a Transportation Management Plan; zoned: CG/Commercial General and CSL/Commercial Service Low.

Applicant: Lindsay Motor Car Company, represented by M. Catharine Puskar, attorney

- Attachments:**     [DSUP2020-10019 Staff Report](#)  
                               [DSUP2020-10019 Site Plan](#)  
                               [DSUP2020-10019 Additional Materials](#)  
                               [DSUP2020-10019 Presentation](#)

**On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special**



Use Permit #2020-10019, Coordinated Sign Program Special Use Permit #2020-00051, and Transportation Management Plan Special Use Permit #2020-00052, as amended. The motion carried on a vote of 7-0.

**Other Business**

13 Commissioner’s Reports, Comments & Questions

**Minutes**

14 Consideration of the minutes from the December 1, 2020 Planning Commission meeting.

Attachments: [December 1, 2020 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of December 1, 2020, as submitted. The motion carried on a vote of 7-0.

**15 Adjournment**

The Planning Commission meeting was adjourned at 12:41 a.m.

**16 Administrative Approvals**

Special Use Permit #2020-00092  
 1501 Mount Vernon Avenue  
 Administrative Special Use Permit request for a Minor Amendment and a Change of Ownership of a restaurant; zoned: CL/Commercial Low.  
 Current Business Name: Charlie’s On The Avenue  
 Proposed Business Name: Joe's Kitchen  
 Applicant: ARP 1501 Mt Vernon, LLC  
 Planner: Anna Kohlbrenner  
 Status: Approved - 12/10/2020

**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.**