

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, February 2, 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.

Due to the COVID-19 Pandemic emergency, the February 2, 2021 meeting of the Planning Commission and the February 20, 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_U4kqIfxzSHK8IUAJUiE7jw

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

Webinar ID: 936 7632 8486
Password: 898545

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_zJ1vnfD6RSGk4mIrVZxngQ

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

Webinar ID: 944 7918 4066
Password: 771787

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.

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 #2020-00080
300 North Fayette Street (Parcel Address: 1201 Queen Street) - Rooming House
Public Hearing and consideration of a request for a Special Use Permit to operate a Rooming House; zoned: CL/Commercial Low.
Applicant: Hazel Barksdale

Attachments: [SUP2020-00080 Staff Report](#)
 [SUP2020-00080 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00080, as submitted. The motion carried on a vote of 7-0.

- 3** Subdivision #2020-00003
4300 King Street, 3101 Park Center Drive, and 4401 Ford Avenue - Park Center
Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned CRMU-H/Commercial Residential Mixed Use (High).
Applicant: US Park Center Owner, LLC, c/o Lowe Enterprises Real Estate Group, represented by Kenneth W. Wire, attorney

Attachments: [SUB2020-00003 Staff Report](#)
 [SUB2020-00003 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2020-00003, as submitted. The motion carried on a vote of 7-0.

- 4** Special Use Permit #2020-00097

428 North Pitt Street - Parking Reduction and Lot Modifications
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction for two compact parking spaces and for modifications to the rear yard setback, open space, parking in a required yard, and vision clearance for the construction of a townhouse dwelling; zoned RB/Townhouse.

Applicant: Stephen A. Bannister, represented by Robert D. Brant, attorney

- Attachments:** [SUP2020-00097 Staff Report](#)
- [SUP2020-00097 Additional Materials](#)
- [SUP2020-00097 Presentation](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2020-00097, as amended. The motion carried on a vote of 7-0.

New Business

5

Special Use Permit #2020-00091
3541 West Braddock Road - Office Building Monument Sign
Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance for the installation of a monument sign; zoned: CG/Commercial General.

Applicant: Mohammed Omari

- Attachments:** [SUP2020-00091 Staff Report](#)
- [SUP2020-00091 Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend denial of Special Use Permit #2020-00091, as submitted. The motion carried on a vote of 7-0.

6

Amharic Translator will be provided for this item
To access the Amharic language translation service, please dial-in to the meeting using the following:

Dial-in: 703.746.3009
Collaboration Code: 381099#

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የመደወያ ቁጥር: 703.746.3009

Collaboration h.g: 381099#

Rezoning #2020-00006

Development Special Use Permit #2020-10032

Transportation Management Plan Special Use Permit 2020-00084

416 South Alfred Street, 431 South Columbus Street, 901 Gibbon Street, 450 and 510 South Patrick Street, and 900 Wolfe Street - Heritage at Old Town

Public Hearing and consideration of a request for (a) amendment to the official zoning map to change the zone for the site from RB/Townhouse zone and RC/High density apartment zone to RMF/Residential multifamily zone; (b) a Development Special Use Permit and site plan with modifications to construct three mixed-income multifamily buildings on three blocks with 750 units, including Special Use Permits to increase the floor area ratio to 3.0 in the RMF zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing, (c) a Special Use Permit for a Transportation Management Plan (tier three); zoned: RB/Townhouse (Blocks 1 and 4) and RC/High Density Apartment (Block 2). Applicant: Heritage at Old Town PropCo LLC, represented by M. Catharine Puskar, attorney

- Attachments:** [DSUP2020-10032 Staff Report](#)
[DSUP2020-10032 Site Plan](#)
[DSUP2020-10032 Additional Materials](#)
[DSUP2020-10032 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2020-00006, 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 #2020-10032 and Transportation Management Plan Special Use Permit #2020-00084, as submitted. The motion carried on a vote of 7-0.

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Development Special Use Permit #2018-00030

1000 Saint Stephen’s Road - St. Stephen’s and St. Agnes School Upper School Expansion

Public Hearing and consideration of a request for: (A) a Development Special Use Permit with Site Plan to expand an existing private school by constructing a building addition, additional parking and other site improvements, including Special Use Permits to increase enrollment to 520 students and to allow temporary classroom trailers (amending SUP#2016-0103): zoned; R-8/Single-Family and R-12/Single-Family.

Applicant: Church Schools in the Diocese of Virginia d/b/a St. Stephen’s and St. Agnes School, represented by Duncan W. Blair, attorney

- Attachments:** [DSUP2018-00030 Staff Report](#)
 [DSUP2018-00030 Site Plan](#)
 [DSUP2018-00030 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-00030, as submitted. The motion carried on a vote of 7-0.

8

Master Plan Amendment #2020-00007
 Rezoning #2020-00003
 Development Special Use Permit #2020-10026
 Transportation Management Plan Special Use Permit #2020-00082
 Coordinated Sign Permit Special Use Permit #2020-00083
 4898 West Braddock Road - Newport Village
 Public Hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan chapter of the Master Plan to amend the land use designation for a portion of the property from residential medium-density to CRMU-H/Commercial residential mixed use (high) and to amend the height map for a portion of the property from 45 feet to 92 feet; (B) an amendment to the official zoning map to change the zoning designation for a portion of the property from RA/Multifamily zone to CRMU-H/Commercial residential mixed use (high) zone; (C) a Development Special Use Permit with site plan to construct a new multifamily residential building with modifications and Special Use Permits to increase the maximum allowable floor area ratio to 2.3, for a parking reduction, and for more than three mechanical rooftop penthouses; (D) a Special Use Permit for a Transportation Management Plan; and (E) a Special Use Permit for a Coordinated Sign Plan; zoned: RA/Multifamily.

Applicant: UDR Newport Village, LLC, represented by Kenneth W Wire, attorney

- Attachments:** [DSUP2020-10026 Staff Report](#)
 [DSUP2020-10026 Site Plan](#)
 [DSUP2020-10026 Additional Materials](#)
 [DSUP2020-10026 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00007, as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2020-00003,

as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10026, Transportation Management Plan Special Use Permit #2020-00082, and Coordinated Sign Plan Special Use Permit #2020-00083, as amended. The motion carried on a vote of 7-0.

Other Business

9 Commissioner’s Reports, Comments & Questions

Minutes

10 Consideration of the minutes from the January 5, 2021 Planning Commission meeting.

Attachments: [January 5, 2021 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of January 5, 2021, as submitted. The motion carried on a vote of 7-0.

11 Adjournment

The Planning Commission meeting was adjourned at 1:40 a.m.

12 Administrative Approvals

Special Use Permit #2020-00094
 3100 Richmond Highway
 Administrative Special Use Permit request for a Change of Ownership of a restaurant; zoned: CDD #24/Coordinated Development District #24.
 Proposed Business Name: Marinos Pizza & Subs
 Applicant: Mohammad Ali Subzwari
 Planner: Anna Kohlbrenner
 Status: Approved - 12/28/2020

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.