

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, April 8, 2021

6:00 PM

Work Session - 6:00 PM; Public Hearing - 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 April 8, 2021 meeting of the Planning Commission and the April 17, 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 (Work Session & Public Hearing):

The Webinar will open at 5:30 PM to allow individuals to join, while the Work Session will begin at 6:00 PM. The Planning Commission hearing will begin at approximately 7:00 PM.

URL: https://zoom.us/webinar/register/WN_XVaoKN6cSIqST4wuxFB9pw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 952 3683 1152

Password: 372116

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_qr1F8U00RuK_7giyUUpHAQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 944 4159 8494

Password: 971241

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.

Work Session

The Planning Commission will hold a Work Session prior to the Public Hearing to discuss the following item:

- a) Arlandria-Chirilagua Planning Process Update and Draft Housing Affordability Recommendations

The session will begin at 6:00 PM and go until approximately 7:00 PM.

Attachments: [Work Session Presentation](#)

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

Special Use Permit #2020-00107

5101 Seminary Road

Public Hearing and consideration of a request for a Special Use Permit for the operation of a temporary trailer; zoned: CDD #21/Coordinated Development District #21.

Applicants: Bashar Mehiar and Ramzi Haifawi

Attachments: [SUP2020-00107 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to defer Special Use Permit #2020-00107. The motion carried on a vote of 7-0.

3 Special Use Permit #2021-00008

1310 Braddock Place

Public Hearing and consideration of a request for a Special Use Permits for two illuminated wall signs higher than 35 feet and for the installation of a monument sign; zoned: CRMU-H/ Commercial residential mixed use (high).

Applicant: United States Senate Federal Credit Union, represented by Robert D. Brant, attorney

Attachments: [SUP2021-00008 Staff Report](#)
 [SUP2021-00008 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2021-00008, as submitted. The motion carried on a vote of 7-0.

Unfinished Business and Items Previously Deferred

4

Special Use Permit #2020-00108

7 West Walnut Street

Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot with lot modifications; zoned: R-5/Single-family.

Applicant: Edgardo Maravi

Attachments: [SUP2020-00108 Staff Report](#)
 [SUP2020-00108 Additional Materials](#)
 [SUP2020-00108 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00108, as submitted. The motion carried on a vote of 7-0.

5

Subdivision #2020-00009

506 North Overlook Drive

Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned; R-8/Single-family.

Applicant: Brian Thomas, represented by Zachary Williams, attorney

Attachments: [SUB2020-00009 Staff Report](#)
 [SUB2020-00009 Additional Materials](#)
 [SUB2020-00009 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2020-00009, as amended. The motion carried on a vote of 7-0.

New Business

- 6 Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program.
Staff: City of Alexandria, Office of Management & Budget (OMB)

Attachments: [P&Z Memorandum](#)
 [OMB Memorandum](#)
 [Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission determined that the Capital Improvement Plan is consistent with the City's Master Plan. The motion carried on a vote of 7-0.

- 7 Development Special Use Permit #2019-00004
400 and 400A Green Street - Basilica School of Saint Mary Addition and Site Improvements
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct an addition connecting two existing school buildings and associated site improvements, including a Special Use Permit for parking in excess of the requirement and modifications to the minimum landscape island requirement and the street tree placement requirement; zoned: RM/Townhouse.
Applicant: Catholic Diocese of Arlington, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2019-00004 Staff Report](#)
 [DSUP2019-00004 Site Plan](#)
 [DSUP2019-00004 Additional Materials](#)
 [DSUP2019-00004 Presentation](#)

On a motion by Commissioner Lyle , seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00004, as amended. The motion carried on a vote of 7-0.

- 8 Special Use Permit #2019-00057
2424 Mill Road (Formerly: 2410 and 2460 Mill Road) - Carlyle Crossing - Coordinated Sign Program SUP
Public Hearing and consideration for a request for Special Use Permits for a Coordinated Sign Program for the residential and retail mixed use project Carlyle Crossing (Development Special Use Permit #2017-00023), and for the installation of multiple illuminated building mounted signs above 35-feet; zoned: CDD

#2/Coordinated Development District #2.

Applicant: HTC 4/5 Project Owner LLC., a Delaware Limited liability company, represented by Duncan W. Blair, attorney

Attachments: [SUP2019-00057 Staff Report](#)
[SUP2019-00057 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-00057, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

9

Encroachment #2019-00003

2424 Mill Road (Formerly: 2410 and 2460 Mill Road) - Carlyle Crossing
 Public Hearing and consideration of a request for Encroachments into the public-right-of-way for 2 projecting signs to extend more than 4' over Stovall Street and for architectural projections on Mandeville Lane, and Mill Road; zoned: CDD #2/Coordinated Development District #2.

Applicant: HTC 4/5 Project Owner LLC., a Delaware Limited liability company, represented by Duncan W. Blair, attorney

Attachments: [ENC2019-00003 Staff Report](#)
[ENC2019-00003 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2019-00003, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

10

Discussion Item: Continuation of COVID-19 Business Recovery Programs
 Staff: City of Alexandria, Department of Planning & Zoning and Transportation & Environmental Services

Attachments: [Discussion Item Presentation](#)

Ann Horowitz (P&Z), Karl Moritz (P&Z), and Megan Oleynik (T&ES) gave the Planning Commission an update on the proposed Continuation of COVID-19 Business Recovery Programs.

Other Business

11

Commissioner’s Reports, Comments & Questions

Minutes

12

Consideration of the minutes from the March 2, 2021 Planning Commission meeting.

Attachments: [March 2, 2021 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of March 2, 2021, as amended. The motion carried on a vote of 7-0.

13 **Adjournment**

The Planning Commission meeting was adjourned at 10:57 p.m.

14 **Administrative Approvals**

Special Use Permit #2020-00074

5101 Seminary Road

Administrative Special Use Permit request for a Change of Ownership of a restaurant with outdoor dining; zoned: CDD #21/Coordinated Development District #21.

Applicant: Ramzi Haifawi

Current Business Name: Double Apple Lounge

Planner: Ann Horowitz

Status: Approved 3/26/2021

Special Use Permit #2021-00002

1049 West Glebe

Administrative Special Use Permit request for a Change of Ownership of a restaurant; zoned: CG/Commercial General.

Current Business Name: Pizza Hut

Applicant: Tasty Hut of VA LLC dba Pizza Hut #37423

Planner: Kaliah Lewis

Status: Approved 2/25/2021

Special Use Permit #2021-00003

225 Reinekers Lane

Administrative Special Use Permit request for a Change of Ownership of a restaurant; zoned: OCH/Office Commercial High.

Current Business Name: June Coffee

Applicant: Kinfe Demissie

Planner: Anna Kohlbrenner

Status: Approved 2/23/2021

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.