

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, May 4, 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 May 4, 2021 meeting of the Planning Commission and the May 15, 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_1BUOX4kiTvCFoKRLHgZS1Q

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

Webinar ID: 965 1319 2256
Password: 665371

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_aJ5tAvWhSCSX6FaC4Uyc_Q

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

Webinar ID: 965 4991 8451
Password: 843567

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 p.m. All members were present at the call to order.

2 Resolution Finding Need to Conduct the Planning Commission Electronically

Attachments: [Resolution](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the resolution. The motion carried on a vote of 7-0.

Consent Calendar

3 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](#)
 [SUP2020-00107 Presentation](#)

This item was removed from the Consent Calendar. On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2020-00107, as amended. The motion carried on a vote of 7-0.

4 Special Use Permit #2021-00011

3649 Wheeler Avenue - Heritage Montessori Day & Preschool

Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CSL/Commercial Service Low.

Applicant: Heritage Montessori Day & Preschool, LLC.

Attachments: [SUP2021-00011 Staff Report](#)
 [SUP2021-00011 Additional Materials](#)
 [SUP2021-00011 Presentation](#)

This item was removed from the Consent Calendar. On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00011, as amended. The motion carried on a vote of 6-0-1, with Commissioner Brown abstaining.

5

Special Use Permit #2021-00013

1737 King Street

Public Hearing and consideration of a request for a Special Use Permit for additional square footage for projecting signs; zoned: KR/ King Street Urban Retail.

Applicant: DREF King Street Metroplace, LLC, represented by Clay Bryan

Attachments: [SUP2021-00013 Staff Report](#)
 [SUP2021-00013 Sign Plan](#)
 [SUP2021-00013 Presentation](#)

This item was removed from the Consent Calendar. On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2021-00013, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

6

Encroachment #2021-00001

2800 Hope Way - The Spire & Episcopal Church of the Resurrection

Public Hearing and consideration of a request for an Encroachment into the public right-of-way on North Beauregard Street for steps; zoned: CDD #23/Coordinated Development District #23.

Applicants: AHC, Inc., a Virginia Nonstock Corporation and Episcopal Church of the Resurrection, represented by Haley Norris, agent

Attachments: [ENC2021-00001 Staff Report](#)
 [ENC2021-00001 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2021-00001, as submitted. The motion carried on a vote of 7-0.

New Business

7

This item has been postponed in order to be included as part of the full Plan update anticipated for Fall public hearing.

Consideration of the draft Housing Affordability Recommendations of the Arlandria-Chirilagua Plan Update

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

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer consideration of the draft Housing Affordability Recommendations of the Arlandria-Chirilagua Plan Update. The motion carried on a vote of 7-0.

8

Public Hearing and consideration of the FY 2022 Long Range Planning Interdepartmental Work Program

Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks, & Cultural Activities

Attachments: [FY2022 LRPIWP Memorandum](#)
 [FY2022 LRPIWP Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to endorse Staff's recommendation for the FY 2022 Long Range Planning Interdepartmental Work Program. The motion carried on a vote of 7-0.

9

Zoning Text Amendment #2021-00001

Permitted and Administrative Uses in CDD/Coordinated Development District Zones

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602 to allow certain uses in CDD zones to be permitted or administrative uses.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2021-00001 Staff Report](#)
 [ZTA2021-00001 Additional Materials](#)
 [ZTA2021-00001 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2021-00001. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00001, as submitted. The motion carried on a vote of 7-0.

10

Special Use Permit #2020-00106

1015 Duke Street

Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications for the conversion of a commercial use to a residential use; zoned: CL/Commercial Low.

Applicant: Patrick Jansen

Attachments: [SUP2020-00106 Staff Report](#)
 [SUP2020-00106 Additional Materials](#)
 [SUP2020-00106 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2020-00106, as submitted. The motion carried on a vote of 5-2, with Commissioner Brown and Commissioner Lyle voting against.

11

Special Use Permit #2021-00017
 1503 and 1505 Mount Vernon Avenue - The Garden
 Public Hearing and consideration of a request for a Special Use Permit for an increase in outdoor seats; an increase in outdoor hours of operation; a parking reduction; and a zone transition setback modification (amending SUP2019-00004); zoned: CL/Commercial Low
 Applicant: Del Ray Gardens LLC., represented by M. Catharine Puskar, attorney

Attachments: [SUP2021-00017 Staff Report](#)
 [SUP2021-00017 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00017, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

12

Subdivision #2021-00002
 1010 Duke Street
 Public Hearing and consideration of a request to re-subdivide an existing lot into two lots; zoned; CD/Commercial Downtown.
 Applicant:1010 Duke St LC., represented by Michael L. Albrittain

Attachments: [SUB2021-00002 Staff Report](#)
 [SUB2021-00002 Additional Materials](#)
 [SUB2021-00002 Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2021-00002, as submitted. The motion carried on a vote of 7-0.

13

Development Site Plan #2021-00001
 114 North Alfred Street - Mechanics Hall
 Public Hearing and consideration of a request for a Development Site Plan with modifications to construct a rear addition that is more than a third of the commercial building’s existing gross square footage, with modifications to the street tree planting

requirement and required setbacks; zoned: CD/Commercial Downtown.
 Applicants: Eric and Theresa Olson, represented by William Cromley, agent

- Attachments:** [DSP2021-00001 Staff Report](#)
 [DSP2021-00001 Site Plan](#)
 [DSP2021-00001 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2021-00001, as submitted. The motion carried on a vote of 7-0.

Other Business

14 Commissioner’s Reports, Comments & Questions

Minutes

15 Consideration of the minutes from the April 8, 2021 Planning Commission meeting.

- Attachments:** [April 8, 2021 Minutes](#)

On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of April 8, 2021, as amended. The motion carried on a vote of 7-0.

16 Adjournment

17 Administrative Approvals

Special Use Permit #2021-00023
 4936 B Eisenhower Avenue
 Administrative Special Use Permit request for a New Use for a light auto repair establishment; zoned: OCM(100)/Office Commercial Medium (100).
 Proposed Business Name: Van Dorn Auto Repair
 Applicant: Vijay Laxmi LLC
 Planner: Anna Kohlbrenner
 Status: Approved 4/9/2021

Special Use Permit #2021-00015
 416 Hume Avenue
 Administrative Special Use Permit request for a Change of Ownership of a Light Automobile Repair establishment; zoned: CDD #24/Coordinated Development District #24.
 Current Business Name: Legends Motorworks, LLC

Applicant: ADG Auto, LLC

Planner: Anna Kohlbrenner

Status: Approved 4/8/2021

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.