

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, June 1, 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 June 1, 2021 meeting of the Planning Commission and the June 19, 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_HtjH2JX2R96-cgiHOzx24A

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

Webinar ID: 936 4394 6060
Password: 562560

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_17TiMde5QwGFjRMJSAYSyG

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

Webinar ID: 919 4462 4663
Password: 799147

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 7:01 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 Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the resolution. The motion carried on a vote of 7-0.

Consent Calendar

- 3 Special Use Permit #2021-00016
203 Strand Street and a Portion of Gilpin Alley (Parcel Addresses: 225 Strand Street and Tax Map Reference ID 075.03-03-04.R (pt.) for Gilpin Alley) - Chadwicks
Public Hearing and consideration of a request for a Special Use Permit for outdoor dining with more than 40 seats; zoned: W-1/Waterfront mixed use.
Applicant: Chadwicks on the Strand Inc., represented by Robert D. Brant, attorney

Attachments: [SUP2021-00016 Staff Report](#)
 [SUP2021-00016 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00016, as submitted. The motion carried on a vote of 7-0.

- 4 Special Use Permit #2021-00022
2050 Ballenger Avenue - Carlyle SUP Amendment, Block J
Public Hearing and consideration of a request for a Special Use Permit for business and professional offices, a private school, and a restaurant on the ground floor on Block J (amending SUP #2020-00065); zoned: CDD #1/Coordinated Development District #1.

Applicant: Catholic Charities USA, represented by Robert D. Brant, attorney

Attachments: [SUP2021-00022 Staff Report](#)
 [SUP2021-00022 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00022, as submitted. The motion carried on a vote of 7-0.

New Business

- 5** Special Use Permit #2021-00027
214 and 216 South Payne Street
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications; zoned: CL/Commercial low.
Applicant: 214 & 216 S. Payne LLC, represented by Mark Yoo, architect
- Attachments:** [SUP2021-00027 Staff Report](#)
 [SUP2021-00027 Additional Materials](#)
 [SUP2021-00027 Presentation](#)
- On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00027, as submitted. The motion carried on a vote of 7-0.**
- 6** Special Use Permit #2021-00028
601, 607, and 609 South Washington Street; 710 Gibbon Street - The Linder Academy
Public Hearing and consideration of a request for a Special Use Permit for a private academic school with more than 20 students; zoned: CL/Commercial low.
Applicant: The Linder Academy, represented by Mary Catherine Gibbs, attorney
- Attachments:** [SUP2021-00028 Staff Report](#)
 [SUP2021-00028 Additional Materials](#)
 [SUP2021-00028 Presentation](#)
- On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2021-00028, as amended. The motion carried on a vote of 7-0.**
- 7** Master Plan Amendment #2021-00002
Rezoning #2021-00001
4250 and 4320 Seminary Road - Inova Hospital
Public Hearing and consideration of requests for: (A) an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan to change the land use designation from Institutional to Residential Medium and change

the allowable height limits from 35’ to 30’ for single and two-family dwellings and 45’ for other structures (consistent with the RB/Townhouse zone); and (B) an amendment to the official zoning map to change the zoning designation for the properties from R-20/Single-family with proffer and R-8/Single-family with proffer to RB/Townhouse; zoned: R-20/Single-family with proffer and R-8/Single-family with proffer.

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

- Attachments:** [MPA2021-00002 Staff Report](#)
- [MPA2021-00002 Additional Materials](#)
- [MPA2021-00002 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2021-00002. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00002, as submitted. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2021-00001, as amended. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

Other Business

- 8 Commissioner’s Reports, Comments & Questions

Minutes

- 9 Consideration of the minutes from the May 4, 2021 Planning Commission meeting.

Attachments: [May 4, 2021 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of May 4, 2021, as submitted. The motion carried on a vote of 7-0.

10 Adjournment

The Planning Commission meeting was adjourned at 10:23 p.m.

11 Administrative Approvals

Special Use Permit #2021-00020

3807 Mount Vernon Ave

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zoned: CDD #6/Coordinated Development District #6.

Current Business Name: Royal Nepal Restaurant

Applicant: Subash Rai

Planner: Rachel Drescher

Status: Approved 5/11/2021

Special Use Permit #2021-00026

2391 Dove Street

Administrative Special Use Permit request for a New Use for an Animal Care Facility with Overnight Accommodations; zoned: OCM (50)/Office Commercial Medium (50).

Proposed Business Name: Happy Cat Hotel

Applicant: Leanne McRoberts

Planner: Rachel Drescher

Status: Approved 4/26 /2021

Special Use Permit #2021-00030

107 West Glebe Road

Administrative Special Use Permit request for a Minor Amendment of an Automobile and Trailer Rental and Sales Area; zoned: CG/Commercial General.

Current Business Name: Alexandria Volkswagen

Applicant: Alexandria Volkswagen

Planner: Rachel Drescher

Status: Approved 5/11/2021

Special Use Permit #2021-00031

619 Burnside Place

Administrative Special Use Permit request for a Change of Ownership of a General Automobile Repair facility; zoned: I/Industrial.

Current Business Name: Minh Nguyen d/b/a Professional Auto Body

Proposed Business Name: Caliber Collision Auto Body Paint and Repair Shop

Applicant: Bret Flory

Planner: Rachel Drescher

Status: Approved 5/14/2021

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.