

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, June 24, 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 24, 2021 meeting of the Planning Commission and the July 6, 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_tfEpFnPVQliydFAF1ukNmg

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

Webinar ID: 955 8773 0712
Password: 601269

City Council Public Hearing:

URL: https://zoom.us/webinar/register/WN_mYxZ_XPRFaZai9qhx_BXA

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

Webinar ID: 976 0202 5815
Password: 656479

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 7:01 p.m. All members were present at the call to order.

1 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.

3 Electronic Participation Policy for Planning Commission Hearings

Attachments: [Electronic Participation Policy](#)

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

Consent Calendar

4 Special Use Permit #2021-00040

4817 Peacock Avenue

Public Hearing and consideration of a request for a Special Use Permit, with modifications, for the construction of a single-family dwelling on a developed substandard lot; zoned: R-20/Single-family.

Applicants: Jason R. Miller and Katherine R. Miller, represented by Duncan W. Blair, attorney

Attachments: [SUP2021-00040 Staff Report](#)
 [SUP2021-00040 Additional Materials](#)
 [SUP2021-00040 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 #2021-00040, as submitted. The motion carried on a vote of 7-0.

- 5 Special Use Permit #2021-00044
212 & 216 South Washington Street
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CD/Commercial downtown.
Applicant: Potomac Crescent Waldorf School

Attachments: [SUP2021-00044 Staff Report](#)
 [SUP2021-00044 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00044, as submitted. The motion carried on a vote of 7-0.

- 6 City Charter Section 9.06 Case #2021-00002
731 South Pickett Street
Public Hearing and consideration of a request for Planning Commission to review whether a recommendation of support of the dissolution of a private covenant agreement associated with a parcel owned by the City of Alexandria is consistent with the City of Alexandria Master Plan, pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria

Attachments: [SEC2021-00002 Staff Report](#)
 [SEC2021-00002 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed dissolution of a private covenant agreement associated with a parcel owned by the City of Alexandria consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7-0.

- 7 Armistead Boothe Park Resource Protection Area (RPA) Exception Request
520 Cameron Station Boulevard
Public Hearing and consideration of a request for an exception, pursuant to Zoning Ordinance Section 13-119, to allow a new Encroachment of 0.36 acres impervious area in the form of synthetic turf surface in a Resource Protection Area (RPA) associated with the improvement of a municipal park; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities

Attachments: [Armistead Boothe Park RPA Exception Staff Report](#)
 [Armistead Boothe Park RPA Exception Additional Materials](#)
 [Armistead Boothe Park RPA Exception Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve of the Armistead Boothe Park Resource Protection Area (RPA) Exception Request, as submitted. The motion carried on a vote of 7-0.

New Business

8

Master Plan Amendment #2020-00009

Zoning Text Amendment #2021-00002

Rezoning #2021-00003

Coordinated Development District Conceptual Design Plan #2020-00007

Subdivision #2021-00003

5701, 5701B, 5801, 5815, 5901 Duke Street - Landmark Neighborhood CDD

Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Landmark Van Dorn Plan chapter of the Master Plan through the Landmark Van Dorn Corridor Plan overlay to facilitate redevelopment of the Landmark site with a mix of uses and the Inova hospital campus including various amendments to the figures and text related to framework streets, open space, pedestrian and bicycle facilities, the connection to/from I-395, the existing parking garage, the transit hub, active retail streets and ground floor heights, streetwall, gateway and placemaking locations, screening of above grade parking structures, and building heights; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #29/Coordinated Development District #29; (C) an amendment to the official zoning map to change the zones from CR/Commercial Regional (5701, 5701B, a portion of 5815, and 5901 Duke Street) and CRMU-M/Commercial Residential Mixed Use (Medium) (5801 and a portion of 5815 Duke Street) to CDD #29; (D) a Coordinated Development District conceptual design plan to redevelop the former Landmark Mall site into a mixed-use neighborhood and; (E) a Subdivision to re-subdivide five existing lots into two lots with a variance for minimum lot size for proposed Lot 1; zoned CR/Commercial Regional and CRMU-M/Commercial Residential Mixed Use (Medium)

Applicants: City of Alexandria (Text Amendment and portions of the Master Plan); Landmark Land Holdings, LLC c/o Foulger-Pratt, represented by Jonathan P. Rak, attorney (Master Plan Amendment, Rezoning, and Coordinated Development District Conceptual Design Plan); Landmark Mall LLC and Seritage SRC Finance LLC (Subdivision)

Attachments: [MPA2020-00009 Staff Report](#)
[SUB2021-00003 Staff Report](#)
[CDD2020-00007 Conceptual Design Plan](#)
[MPA2020-00009 Additional Materials](#)
[MPA2020-00009 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00009. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00009, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00002. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00002, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2021-00003, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2020-00007, as amended. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2021-00003, as amended. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

9

Special Use Permit #2021-00035

32 North Donelson 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; zoned: R-8/Single-family.

Applicant: Z Don LLC

Attachments: [SUP2021-00035 Staff Report](#)
 [SUP2021-00035 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00035, as submitted. The motion carried on a vote of 7-0.

10

Encroachment #2021-00002

214 & 216 South Payne Street

Public Hearing and consideration of a request for an Encroachment into the public right-of-way along South Payne Street for a front porch; zoned: CL/Commercial low.

Applicant: 214 & 216 S. Payne LLC, represented by Mark R. Yoo, architect

Attachments: [ENC2021-00002 Staff Report](#)
 [ENC2021-00002 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2021-00002, as submitted. The motion carried on a vote of 7-0.

11

Coordinated Development District Conceptual Design Plan #2021-00002

Development Special Use Permit #2021-10019

Transportation Management Plan Special Use Permit #2021-00042

760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Eisenhower East Block 32 / Carlyle Plaza Two Amendment

Public Hearing and consideration of request for A) a CDD Concept Plan (amending CDD #2012-00001); B) a Development Special Use Permit and site plan with modifications from Section 6-403(A) (height to setback), from Section 7-801 (vision clearance), and from the landscape guidelines to allow residential uses in all tower buildings, ground floor retail along Eisenhower Avenue, and changes to the site plan and open space design, with a Special Use Permit for a parking reduction (amending DSUP #2019-00022); and C) a Transportation Management Plan (amending TMP SUP #2019-00087); zoned: CDD #11/ Coordinated Development District #11.

Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney

Attachments: [DSUP2021-10019 Staff Report](#)
 [DSUP2021-10019 Site Plan](#)
 [CDD2021-00002 Concept Plan](#)
 [DSUP2021-10019 Additional Materials](#)
 [DSUP2021-10019 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the

Planning Commission voted to recommend approval of Development Special Use Permit #2020-10019, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2021-00002 and Transportation Management Plan Special Use Permit #2021-00042, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Other Business

- 12 Commissioner’s Reports, Comments & Questions

Minutes

- 13 Consideration of the minutes from the June 1, 2021 Planning Commission meeting.

Attachments: [June 1, 2021 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of June 1, 2021, as amended. The motion carried on a vote of 7-0.

14 Adjournment

The Planning Commission meeting was adjourned at 11:23 p.m.

15 Administrative Approvals

Special Use Permit #2021-00032
 207 Swamp Fox Road
 Administrative Special Use Permit request for a New Use of a restaurant; zoned: CDD#2/Coordinated Development District #2.
 Proposed Business Name: &pizza
 Applicant: Josh Hopkins
 Planner: Rachel Drescher
 Approved 5/24/2021

Special Use Permit #2021-00033
 106 Hume Avenue
 Administrative Special Use Permit request for a Change of Ownership and a Minor Amendment of a restaurant; zoned: CL/Commercial Low.
 Current Business Name: Nectar
 Proposed Business Name: Stracci Pizza

Applicant: Stracci Pizza
Planner: Rachel Drescher
Approved 5/27/2021

Special Use Permit #2021-00036
3021 Colvin Street
Administrative Special Use Permit request for a Change of Ownership of General Automobile Repair and Automobile Sales; zoned: I/Industrial.
Current Business Name: Kera Auto Care
Proposed Business Name: Ben Nielsen's Alexandria Automotive
Applicant: Ben Nielsen's Alexandria Automotive, LLC
Planner: Rachel Drescher
Approved 6/10/2021

Special Use Permit #2021-00039
26 Dove Street
Administrative Special Use Permit request for a Change of Ownership of an Automobile Sales and Repair establishment; zoned: OCM(50)/Office Commercial Medium (50).
Applicant: OBSDN Motors, LLC
Planner: Rachel Drescher
Status: Approved 6/10/2021

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.