

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, September 9, 2021

7:00 PM

City Hall Council Chambers

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.

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar):

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.

Registration Link:

https://zoom.us/webinar/register/WN_LRu6ncrgQPCWMX5Fp0581w

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 989 1325 0274

Password: 421484

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_ZKDq8Jb2QViSnkR8RR8qxw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 962 6490 0151

Password: 470146

Public comment will be received at the meetings. 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 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 7:04 p.m. All members were present at the call to order.

Consent Calendar

2

City Charter Section 9.06 Case #2021-00003
1703 North Beauregard Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: Alexandria City Public Schools

Attachments: [SEC2021-00003 Staff Report](#)
 [SEC2021-00003 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0.

3

Zoning Text Amendment #2021-00003
Zoning Ordinance Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend sections 1-400, 7-203, 7-2501 and 11-1302 to correct technical errors; to amend various sections of Article II to correct technical errors in definitions, define accessory building and clarify definitions related to accessory uses and structures, floor area, open space and trellises; to amend various sections of Articles IV to clarify lot requirements and

bulk and open space regulations for mixed use buildings; to amend section 6-403 to allow solar energy systems as mechanical equipment not subject to maximum height limits; to amend various sections of Article VII to clarify language related to accessory uses and structures and home occupations, to allow electric vehicle charging structures in required yards, to allow permeable driveways to access accessory buildings containing accessory dwellings, to repeal limitations on aesthetic guidelines governing wireless facilities and to prohibit the use of tall trellises as fences; to amend section 8-200 to allow tandem parking for small multifamily dwellings; to amend various sections of Article XI, Division C to establish procedures for the Board of Zoning Appeals to extend zones for split-zoned properties and to amend section 13-114 to reflect recommendations by the Virginia Department of Environmental Quality, as part of the 2020 Chesapeake Bay Audit and required under the Virginia Administrative Code.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2021-00003 Staff Report](#)
 [ZTA2021-00003 Additional Materials](#)
 [ZTA2021-00003 Presentation](#)

This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00003. The motion carried on a vote of 6-0.

On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00003, as amended. The motion carried on a vote of 6-0.

4

Development Special Use Permit #2021-10018

4300 King Street, 3101 Park Center Drive, and 4401 Ford Avenue - Park Center Public Hearing and consideration of a request for a Development Special Use Permit with modifications to construct an outdoor amenity space, dog park, bus stops, and various pedestrian improvements (amending DSUP #2018-00004); zoned: CRMU-H/Commercial Residential Mixed Use (High).

Applicant: Lowe Enterprises Real Estate Group, represented by Kenneth W. Wire, attorney

Attachments: [DSUP2021-10018 Staff Report](#)
 [DSUP2021-10018 Site Plan](#)
 [DSUP2021-10018 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10018, as submitted. The motion carried on a vote of 6-0.

5 Special Use Permit #2021-00060
 Special Use Permit #2021-00061
 Encroachment #2021-00005
 2412 and 2514 Richmond Highway, and 2500 Oakville Street
 Public Hearing and consideration of requests for: (A) a Special Use Permit for increased mechanical penthouse height per Section 6-403(B)(3); (B) a Special Use Permit for a waiver of sign requirements per Section 9-103(D); and (C) Encroachments into the public right-of-way on Fannon Street for signs; zoned: CDD #24/Coordinated Development District #24.
 Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

- Attachments:** [SUP2021-00060 Staff Report](#)
 [SUP2021-00061 Staff Report](#)
 [ENC2021-00005 Staff Report](#)
 [SUP2021-00060.SUP2021-00061 Additional Materials](#)
 [SUP2021-00060 Presentation](#)
 [SUP2021-00061 Presentation](#)
 [ENC2021-00005 Presentation](#)

This item was removed from consent. On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2021-00060, Special Use Permit #2021-00061, and Encroachment #2021-00005, as amended. The motion carried on a vote of 5-0, with Chair Macek recusing himself.

New Business

6 Discussion Item: Draft Arlandria-Chirilagua Plan (Translation services from English to Spanish will be provided)
 Staff: City of Alexandria, Department of Planning & Zoning

- Attachments:** [Memorandum](#)
 [Additional Materials](#)
 [Presentation \(English\)](#)
 [Presentation \(Spanish\)](#)

Jeffrey Farner (P&Z), Carrie Beach (P&Z), Tamara Jovovic (Housing), and Jose Ayala (P&Z) gave the Planning Commission a presentation of the Draft Arlandria-Chirilagua Plan.

7 Discussion Item: Discussion of the Co-living Policy Proposal
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Fact Sheet](#)
 [Presentation](#)

Alexa Powell (P&Z) gave the Planning Commission a presentation of the Co-living Policy Proposal.

8 Zoning Text Amendment #2021-00008
 Extension of Temporary Program for Business Relief and to Address Public Need Related to COVID-19 to April 1, 2022
 (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to extend the expiration of an existing temporary program for business relief from January 1, 2022 to April 1, 2022.

Staff: City of Alexandria

Attachments: [ZTA2021-00008 Staff Report](#)
 [ZTA2021-00008 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00008. The motion carried on a vote of 6-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00008, as submitted. The motion carried on a vote of 6-0.

9 Encroachment #2021-00004
 421 Gibbon Street
 Public Hearing and consideration of a request for an Encroachment into the public right-of-way along Gibbon Street; zoned: RM/Townhouse.

Applicants: Christine and Sam Thuot

Attachments: [ENC2021-00004 Staff Report](#)
 [ENC2021-00004 Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2021-00004, as submitted. The motion carried on a vote of 6-0.

10 Master Plan Amendment #2021-00005
 Beauregard Small Area Plan Amendments
 Public Hearing and consideration of amendments to the Beauregard Small Area Plan chapter of the Master Plan to: add proposed land-use designations, consistent with existing uses as shown in the Plan, for all properties in the Small Area Plan currently without a proposed land-use designation; add proposed maximum height limitations, consistent with existing zoning height limitations, at all properties in the

Small Area Plan currently without a proposed maximum height limitation; change the existing land-use designation for the property at 4880 Mark Center Drive from office to office/residential/commercial; and remove the property at 4880 Mark Center Drive from the existing and proposed office-only use maps in the Plan.
 Applicant: City of Alexandria, Department of Planning & Zoning

Attachments: [MPA2021-00005 Staff Report](#)
 [MPA2021-00005 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2021-00005. The motion carried on a vote of 6-0.

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 #2021-00005, as submitted. The motion carried on a vote of 6-0.

11

Development Special Use Permit #2021-10021
 220 South Union Street - Hotel Indigo
 Public Hearing and consideration of a request for a Development Special Use Permit with site plan to modify the conditions of approval to permit greater flexibility regarding access, use and valet-assisted management of the underground parking garage (amending DSUP #2012-00019); zoned: W-1/Waterfront Mixed Use.
 Applicant: Carr 220 South Union Street LLC, represented by Kenneth W. Wire, attorney

Attachments: [DSUP2021-10021 Staff Report](#)
 [DSUP2021-10021 Site Plan](#)
 [DSUP2021-10021 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10021, as submitted. The motion carried on a vote of 6-0.

12

Development Special Use Permit #2021-10012
 101 Duke Street - South Union Street Townhouses
 Public Hearing and consideration of a request for a Development Special Use Permit with site plan to construct six four-story townhouses with attached two-car parking garages and modifications to the side yard setback requirements for Lots 3, 4 and 6, lot width requirements for Lots 1 and 6, crown coverage requirement for Lots 1, 2, 5 and 6, and vision clearance for Lot 1, and a Special Use Permit to increase the floor area ratio to 2.0; zoned: W-1/Waterfront Mixed Use.
 Applicant: Eleventh Street Development, LLC, represented by Kenneth W. Wire,

attorney

- Attachments:** [DSUP2021-10012 Staff Report](#)
 [DSUP2021-10012 Site Plan](#)
 [DSUP2021-10012 Additional Materials](#)
 [DSUP2021-10012 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10012, as amended. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

- 13** Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its meeting schedule and establish continuation dates for meetings. Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Resolution](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt a resolution to set its meeting schedule and establish continuation dates for meetings. The motion carried on a vote of 6-0.

Other Business

- 14** Commissioner’s Reports, Comments & Questions

Minutes

- 15** Reapproval and ratification of the meeting minutes of Planning Commission meetings from June 2, 2020 through June 1, 2021.

Attachments: [June 2, 2020 - June 1, 2021 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to reapprove and ratify the meeting minutes of Planning Commission meetings from June 2, 2020 through June 1, 2021, as submitted. The motion carried on a vote of 6-0.

- 16** Consideration of the minutes from the June 24, 2021 Planning Commission meeting.

Attachments: [June 24, 2021 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of June 24, 2021, as submitted. The motion carried on a vote of 6-0.

17 Adjournment

The Planning Commission meeting was adjourned at 11:56 p.m.

18 Administrative Approvals

Special Use Permit #2021-00069
 1005 Mount Vernon Ave
 Administrative Special Use Permit request for a New Use of trailers to be used as elementary school classrooms; zone: RB/Townhouse.
 School Name: George Washington Middle School
 Applicant: Alexandria City Public Schools
 Planner: Abigail Harwell
 Approved 8/23/2021

Special Use Permit #2021-00068
 3600 Commonwealth Ave
 Administrative Special Use Permit request for a New Use of trailers to be used as elementary school classrooms; zone: RB/Townhouse.
 School Name: Cora Kelly Elementary School
 Applicant: Alexandria City Public Schools
 Planner: Abigail Harwell
 Approved 8/23/2021

Special Use Permit #2021-00067
 2418 Grist Mill Place
 Administrative Special Use Permit request for a Minor Amendment of a Day Care; zone: CDD #2/Coordinated Development District #2.
 Current Business Name: Excel Preparatory Preschool Academy
 Applicant: USGBF NSF, LLC
 Planner: Rachel Drescher
 Approved 8/27/2021

Special Use Permit #2021-00065
 111 North Pitt Street
 Administrative Special Use Permit request for a Change of Ownership of a restaurant; zone: KR/King Street Urban Retail.
 Proposed Business Name: Kismet Restaurant
 Applicant: Kismet Healthy Foods, LLC
 Planner: Kaliah Lewis
 Approved 8/12/2021

Special Use Permit #2021-00057

1015 West Glebe Road

Administrative Special Use Permit request for a Change of Ownership of an Automobile Service Station; zone: CG/Commercial General.

Current Business Name: Citgo

Applicant: 1015 W Glebe Road, LLC

Planner: Rachel Drescher

Approved 8/6/2021

Special Use Permit #2021-00055

700 West Braddock Road

Administrative Special Use Permit request for a New Use of a Day Care Center in a church or school building; zone: R-8/Single Family.

Proposed Business Name: Matteo Place Montessori Bilingual Preschool

Applicant: Flor Brea

Planner: Rachel Drescher

Approved 8/10/2021

Special Use Permit #2021-00054

207 Swamp Fox Road

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zone: CDD#2/Coordinated Development District #2.

Proposed Business Name: &pizza

Applicant: Adam Peck

Planner: Rachel Drescher

Approved 7/27/2021

Special Use Permit #2021-00050

1743 King Street

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zone: KR/King Street Urban Retail.

Current Business Name: Ernie's Original Crab House

Proposed Business Name: Bob and Edith's Diner

Applicant: Bob and Edith's Diner VII, LLC

Planner: Rachel Drescher

Approved 6/30/2021

Special Use Permit #2021-00049

1033 West Glebe Road

Administrative Special Use Permit request for a New Use of a Restaurant; zone:
CG /Commercial General.

Applicant: 1033 W Glebe Road ALX LLC

Planner: Rachel Drescher

Approved 7/6/2021

Special Use Permit #2021-00045

25 South Quaker Lane

Administrative Special Use Permit request for a Minor Amendment of a Restaurant;
zone: CSL/Commercial Service Low.

Current Business Name: Rocklands Barbeque and Grilling Company

Applicant: Rocklands Barbeque and Grilling Company

Planner: Rachel Drescher

Approved 7/23/2021

Special Use Permit #2021-00034

2472 Mandeville Lane

Administrative Special Use Permit request for a New Use of a Day Care Center;
zone: CDD#2/Coordinated Development District #2.

Proposed Business Name: KinderCare Education

Applicant: Mark Kuhn

Planner: Rachel Drescher

Approved 7/28/2021

Special Use Permit #2021-00029

5145-A Duke Street

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

Current Business Name: Pizza Hut

Applicant: Tasty Hut of VA LLC dba Pizza Hut #37435

Planner: Ann Horowitz

Approved 7/7/2021

Special Use Permit #2021-000058

2331 North Sibley Street

Administrative Special Use Permit request for a New Use of childcare home; zone:
RB/Townhouse.

Applicant: Kenia Velasco Nava

Planner: Rachel Drescher

Approved 8/27/2021

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.