

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, October 5, 2021

7:00 PM

City Hall Council Chamber

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_n1oQ0PluT7mo4JHDFyw3VA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 943 3803 3643

Password: 860866

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_iM0vhOzGR4uVVXAwtD5cA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 964 0900 0576

Password: 106542

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 7:02 p.m. Commissioner Koenig was excused. All other members were present at the call to order.

Consent Calendar

2

The applicant has requested for deferral of this item.

Special Use Permit #2021-00073 (308 South Pitt Street and 309 South Royal Street)

Special Use Permit #2021-00080 (324 South Royal Street)

Special Use Permit #2021-00081 (300 Duke Street, 307 and 309 South Fairfax Street)

Public Hearing and consideration of a request for Special Use Permits for the intensification of the use of existing non-complying parking lots through the installation of light fixtures; zoned: RM/Townhouse.

Applicant: Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his Successors in Office, represented by Anne Marie McKinnon, agent

Attachments: [SUP2021-00073 Application Materials](#)
 [SUP2021-00080 Application Materials](#)
 [SUP2021-00081 Application Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2021-00073, Special Use Permit #2021-00080, and Special Use Permit #2021-00081. The motion carried on a vote of 6-0.

3

Special Use Permit #2021-00079

1630 King Street

Public Hearing and consideration of a request for a Special Use Permit for a personal service establishment with more than 30 feet of frontage along King Street;

zoned: KR/King Street urban retail.

Applicant: Gregorio Colon

Attachments: [SUP2021-00079 Staff Report](#)
 [SUP2021-00079 Presentation](#)

This item was removed from consent. On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00079, as submitted. The motion carried on a vote of 6-0.

4

Encroachment #2021-00003

1321 Cameron Street

Public Hearing and consideration of a request for an Encroachment into the public right-of-way along Cameron Street for an entry ramp to a day care center; zoned: CD/Commercial downtown.

Applicant: Ben Adada

Attachments: [ENC2021-00003 Staff Report](#)
 [ENC2021-00003 Presentation](#)

This item was removed from consent. On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2021-00003, as submitted. The motion carried on a vote of 6-0.

New Business

5

Discussion Item: Annual Report on the Status of Master Plan Implementation

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Memorandum](#)
 [Additional Materials](#)
 [Presentation](#)

Jeffrey Farnar (P&Z), Carrie Beach (P&Z), Katherine Carraway (P&Z), Tamara Jovovic (Housing), Jack Browand (RP&CA), and Christopher Ziemann (T&ES) gave the Planning Commission a presentation regarding the Annual Report on the Status of Master Plan Implementation.

6

Master Plan Amendment #2021-00011

(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of an amendment to the Transportation Master Plan Chapter of the Master Plan to replace the chapter with the Alexandria Mobility Plan Chapter which includes updates to transportation policies, goals and strategies.

Staff: City of Alexandria, Department of Transportation & Environmental Services

Attachments: [MPA2021-00011 Staff Report](#)
 [MPA2021-00011 Additional Materials](#)
 [MPA2021-00011 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00011. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00011, as submitted. The motion carried on a vote of 6-0.

7 & 8

City Charter Section 9.06 Case #2021-00004
 100 Block of King Street (between Lee Street and Union Street)
 Public Hearing and consideration of a request for the Planning Commission to review whether the closure of the 100 block of King Street to vehicular traffic 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

Zoning Text Amendment #2021-00006
 Outdoor Dining in On-Street Parking Spaces and Retail Sales on Sidewalks and On-Street Parking Spaces in Commercial Zones
 (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to allow outdoor dining in on-street parking spaces and retail sales on sidewalks and in on-street parking spaces in commercial zones.
 Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services

Attachments: [SEC2021-00004 Staff Report](#)
 [ZTA2021-00006 Staff Report](#)
 [SEC2021-00004 Additional Materials](#)
 [ZTA2021-00006 Additional Materials](#)
 [Introduction](#)
 [SEC2021-00004 Presentation](#)
 [ZTA2021-00006 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to find the closure of the 100 Block of King Street to vehicular traffic 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 6-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00006. 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 #2021-00006, as amended. The motion carried on a vote of 6-0.

9

Master Plan Amendment #2021-00003

Rezoning #2021-00005

Development Special Use Permit #2021-10020

Transportation Management Plan Special Use Permit #2021-00056

805, 809, 811, 815 and 823 North Columbus Street - Columbus Flats

Public Hearing and consideration of requests for (A) amendment to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan through updates to the Land Use and Height maps; (B) amendment to the official zoning map to change the zone for the site from RB to CRMU-H; (C) a Development Special Use Permit and site plan with modifications to construct a 78-unit multifamily building, including special use permits to increase the floor area ratio to 2.5 in the CRMU-H zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for a parking reduction and a modification to the crown coverage requirement, (D) a Special Use Permit for a transportation management plan (tier one); zoned: RB/Townhouse.

Applicant: PT Blooms LLC, represented by Kenneth W. Wire, attorney

- Attachments:** [DSUP2021-10020 Staff Report](#)
 [DSUP2021-10020 Site Plan](#)
 [DSUP2021-10020 Additional Materials](#)
 [DSUP2021-10020 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2021-00003. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

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 #2021-00003, as submitted. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2021-00005, as submitted. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10020 and Transportation Management Plan Special Use

Permit #2021-00056, as amended. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

10

Master Plan Amendment #2021-00006

Zoning Text Amendment #2021-00005

Coordinated Development District Conceptual Design Plan #2021-00001

Subdivision #2020-00010

5000 Seminary Road and 4880 Mark Center Drive - Hilton & IDA Sites

Public Hearing and consideration of requests for: (A) amendments to the Beaugard Small Area Plan chapter of the Master Plan to amend the land-use designation for a portion of 5000 Seminary Road to add residential, commercial, office, and continuum of care facility uses in addition to hotel and to add hotel and continuum of care facility uses in addition to residential, commercial and office at 4880 Mark Center Drive; (B) amendments to the Zoning Ordinance to amend Section 5-602(A) to add allowable uses and to increase the maximum allowable floor area ratio in CDD#4; (C) amendments to the Coordinated Development District (CDD) Conceptual Design Plan to add residential, commercial, office, and continuum of care facility in addition to hotel as allowable uses in Area III-B; add hotel and continuum of care facility as allowable uses in addition to residential, commercial, and office at 4880 Mark Center Drive; increase the maximum floor area ratio (FAR) for Areas III-A and Area III-B; increase maximum allowable building area at 4880 Mark Center Drive; increase maximum building heights at Area III-B and 4880 Mark Center Drive; allow future development in the CDD Conceptual Design Plan area to proceed in separate phases; and extend the CDD Conceptual Design Plan expiration date, by which development plans must be submitted, from two to five years; (D) to subdivide the property at 5000 Seminary Road from one into two parcels; zoned: CDD#4 / Coordinated Development District #4.

Applicant: CRP Mark Center Hotel, LLC, and Institute for Defense Analyses, represented by, Kenneth W. Wire, attorney; City of Alexandria, Department of Planning & Zoning (Zoning Text Amendment only)

Attachments: [MPA2021-00006 Staff Report](#)
[CDD2021-00001 Conceptual Design Plan](#)
[MPA2021-00006 Additional Materials](#)
[MPA2021-00006 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00006. The motion carried on a vote of 6-0.

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

Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00006, as amended. The motion carried on a vote of 6-0.

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

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00005, as submitted. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2021-00001, as submitted. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2020-00010, as submitted. The motion carried on a vote of 6-0.

Other Business

- 11 Commissioner’s Reports, Comments & Questions

Minutes

- 12 Consideration of the minutes from the September 9, 2021 Planning Commission meeting.

Attachments: [September 9, 2021 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of September 9, 2021, as submitted. The motion carried on a vote of 6-0.

13 Adjournment

The Planning Commission meeting was adjourned at 10:53 p.m.

14 Administrative Approvals

Special Use Permit #2021-000076
 322 North Alfred Street
 Administrative Special Use Permit request for a Minor Amendment of a Daycare;
 zoned: RB/Townhouse.
 Current Business Name: Bright Mind Preschool
 Applicant: Bright Mind Daycare Inc
 Planner: Rachel Drescher

Status: Approved 9/13/2021

Special Use Permit #2021-000066

4646 Seminary Road

Administrative Special Use Permit request for a New Use of trailers to be used as middle school classrooms; zoned: R-8/Single-Family.

School Name: Francis C. Hammond Middle School

Applicant: Alexandria City Public Schools

Planner: Abigail Harwell

Status: Approved 9/7/2021

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.