

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

**Tuesday, December 7, 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](mailto: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 p.m. to allow individuals to join, while the Planning Commission hearing will begin at approximately 7:00 p.m.

Registration Link:

[https://zoom.us/webinar/register/WN\\_LaPiKjIS4eqmonTC1g5g](https://zoom.us/webinar/register/WN_LaPiKjIS4eqmonTC1g5g)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 927 1934 5403

Password: 757988

City Council (Public Hearing Webinar):

Registration Link:

[https://zoom.us/webinar/register/WN\\_rr6vg6hkRRqfNIEmVZxBYw](https://zoom.us/webinar/register/WN_rr6vg6hkRRqfNIEmVZxBYw)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 933 3926 8745

Password: 585024

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) for the Planning Commission hearing, to the City Clerk at [Gloria.Sitton@alexandriava.gov](mailto: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](mailto: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 7:03 p.m., with Commissioner Brown participating remotely. All other members were present at the call to order.**

## Consent Calendar

### 2

Street Name Case #2021-00001

St. Elmo Way - New Street Name

Public Hearing and consideration of a request for a Street Name Case to name a new street; zoned: CDD #24/Coordinated Development District #24.

Applicant: Oakville Triangle Owner, LLC, represented by Duncan W. Blair, attorney

**Attachments:**     [SNC2021-00001 Staff Report](#)  
                              [SNC2021-00001 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Street Name Case #2021-00001, as submitted. The motion carried on a vote of 7-0.**

### 3

Special Use Permit #2021-00090

2501 and 2601 Oakville Street (Formerly 2412, 2514, and 2610 Richmond Highway, 2500 Oakville Street, and 420 Swann Avenue) - Oakville Triangle Coordinated Sign Plan

Public Hearing and consideration of a request for a Special Use Permit for a coordinated sign plan and for the installation of illuminated signs above 35 feet per Section 9-104 of the Zoning Ordinance; zoned: CDD #24/Coordinated Development District #24.

Applicant: Oakville Triangle Owner, LLC, represented by Duncan W. Blair, attorney

**Attachments:**     [SUP2021-00090 Staff Report](#)  
                              [SUP2021-00090 Sign Plan](#)  
                              [SUP2021-00090 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00090, as submitted. The motion carried on a vote of 7-0.**

**4**

Encroachment #2021-00007

2601 Oakville Street (Formerly 2610 Richmond Highway and 420 Swann Avenue)

Public Hearing and consideration of a request for an Encroachment into the public right-of-way for balconies along Richmond Highway; zoned: CDD

#24/Coordinated Development District #24.

Applicant: Oakville Triangle Owner LLC, represented by Duncan W. Blair, attorney

**Attachments:**     [ENC2021-00007 Staff Report](#)  
                              [ENC2021-00007 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2021-00007, as submitted. The motion carried on a vote of 7-0.**

**5**

Subdivision #2021-00008

City Charter Section 9.06 Case #2021-00008

3050 Potomac Avenue and a portion of 3601 Richmond Highway - APTA and CPYR Subdivision

Public Hearing and consideration of requests to (A) re-subdivide 3050 Potomac Avenue and a portion of 3601 Richmond Highway through the adjustment of property lines; and (B) review whether the dedication of a portion of right-of-way on Wesmond Drive (private) is consistent with the City of Alexandria Master Plan; zoned: CDD#10/Coordinated Development District #10 and

CDD#19/Coordinated Development District #19.

Applicant: JBG/Landbay G, L.L.C. represented by M. Catharine Puskar, attorney

**Attachments:**     [SUB2021-00008 Staff Report](#)  
                              [SUB2021-00008 & SEC2021-00008 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2021-00008, as submitted. 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 find the proposed dedication of a portion of right-of-way on Wesmond Drive (private) is 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.

## New Business

6

**Staff has requested for deferral of this item.**

Zoning Text Amendment #2021-00004

Co-living Dwelling Proposal

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define co-living dwelling and amend apartment hotel and tourist home definitions; amend Article III to allow co-living dwellings with a Special Use Permit in RM, RB, RS, RT zones and classify the use in these zones as non-residential for the purpose of applying area and bulk regulations; amend Article IV to allow co-living dwellings with an administrative Special Use Permit in RCX, RA, RC, RD, CG, CD, CD-X, CL, NR, KR, CRMU-L, CRMU-M, CRMU-H, CRMU-X, OC, OCH zones and provide guidelines for applying area and bulk regulations to the use in these zones based on the number of units proposed; Article VIII to establish parking requirements for co-living dwellings; and amend Article XI to establish administrative review criteria including number of units, maximum occupancy, sign requirements, and the minimum term for lease agreements as well as identify conditions which require a Special Use Permit in the aforementioned zones.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**     [ZTA2021-00004 Staff Report](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Zoning Text Amendment #2021-00004. The motion carried on a vote of 7-0.**

7

Special Use Permit #2021-00089

105 North Alfred Street

Public Hearing and consideration of a request for a Special Use Permit to operate an apartment hotel; zoned: CD/Commercial downtown.

Applicants: Bruce and Thelma MacGregor

**Attachments:**     [SUP2021-00089 Staff Report](#)  
                              [Additional Materials \(12.7.2021\)](#)  
                              [SUP2021-00089 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00089, as submitted. The motion carried on a vote of 6-0-1, with Commissioner Manor abstaining.**

**8** Special Use Permit #2021-00094

401 High Street

Public Hearing and consideration of a request for Special Use Permit for the redevelopment of a substandard lot with a single-family dwelling; zoned:

R-12/Single-family.

Applicant: Windmill Hill, LLC

**Attachments:**     [SUP2021-00094 Staff Report](#)  
                              [SUP2021-00094 Additional Materials \(12.6.2021\)](#)  
                              [SUP2021-00094 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00094, as submitted. The motion carried on a vote of 7-0.**

**9** Master Plan Amendment #2021-00007

Rezoning #2021-00006

City Charter Section 9.06 Case #2021-00005

Development Special Use Permit #2021-10027

Transportation Management Plan Special Use Permit #2021-00099

4547, 4555, and 4575 Seminary Road - AHDC Seminary Road

Public Hearing and consideration of requests for: (A) an amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Alexandria Master Plan to amend the land use designation from RL/residential low to RM/residential medium; (B) an amendment to the official zoning map to change the zone for the properties from R-8/Single-family zone to RA/Multifamily zone; (C) Planning Commission to review whether the proposed sale of property (4575 Seminary Road) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter; (D) a Development Special Use Permit and site plan, subdivision, and modification to construct 31 townhomes, an 8-unit multifamily building, and site improvements, including a modification to the west side yard setback; (E) a Transportation Management Plan Special Use Permit for Tier 1 TMP (39 dwelling units); zoned: R-8/Single-family (Seminary Hill).

Applicant: Alexandria Housing Development Corporation, represented by Mary Catherine Gibbs, attorney, and City of Alexandria (Section 9.06 case).

**Attachments:**     [DSUP2021-10027 Staff Report](#)  
                              [DSUP2021-10027 Site Plan](#)  
                              [DSUP2021-10027 Presentation](#)  
                              [DSUP2021-10027 Additional Materials \(12.07.2021\)](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00007. 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 adopt a resolution to recommend approval of Master Plan Amendment #2021-00007, as submitted. 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 Rezoning #2021-00006, as submitted. 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 find the proposed sale of the property (4575 Seminary Road) by the City of Alexandria is 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.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10027 and Transportation Management Plan Special Use Permit #2021-00099, as submitted. The motion carried on a vote of 7-0.

10

Master Plan Amendment #2021-00001

Rezoning #2021-00002

Development Special Use Permit #2021-10013 (Stacked Townhouses)

Development Special Use Permit #2021-10014 (Multifamily Buildings)

Development Site Plan #2021-00004 (Public Streets)

Transportation Management Plan Special Use Permit #2021-00025 (Stacked Townhouses)

Transportation Management Plan Special Use Permit #2021-00108 (Multifamily Buildings)

Special Use Permit #2021-00059 (Coordinated Sign Plan)

5901, 5951, and 5999 Stevenson Avenue and 2 South Whiting Street - Landmark Overlook

Public Hearing and consideration of requests for: (A) an amendment to the Landmark-Van Dorn Small Area Plan Chapter of the Alexandria Master Plan to change the recommended primary use above the first floor from office to residential-with some office and to change the following recommendations for Block B of the Plan: increase the maximum square footage of residential uses, decrease the minimum square footage of office uses, and decrease the minimum square footage of retail uses; (B) an amendment to the official zoning map to change the zoning designation for the properties from CRMU-M/Commercial Residential Mixed Use - Medium zone and OCM(50) / Office Commercial Medium (50) zone to

CRMU-H/Commercial Residential Mixed Use - High zone; (C) a Development Special Use Permit to construct new stacked townhouse units (multifamily residential) with a modification, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and Special Use Permits for a parking reduction, and to increase the proposed floor area ratio (FAR) to 2.03; (D) a Development Special Use Permit to construct two new multifamily residential buildings with modifications, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and a Special Use Permit request to increase the proposed floor area ratio (FAR) to 2.03; (E) a Development Site Plan to construct two new public streets with a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c); (F) a Special Use Permit for a Transportation Management Plan (Tier 1) for the stacked townhouse units (multifamily residential); (G) a Special Use Permit for a Transportation Management Plan (Tier 3) for the two multifamily residential buildings; and (H) a Special Use Permit for a Coordinated Sign Plan; zoned CRMU-M/Commercial Residential Mixed Use - Medium and OCM(50)/Office Commercial Medium (50).

Applicant: West End Development Associates, LLC, represented by Kenneth Wire, attorney

**Attachments:**     [Landmark Overlook Staff Report](#)  
                                 [Landmark Overlook Site Plan](#)  
                                 [Landmark Overlook Presentation](#)

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

**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 #2021-00001, as submitted. The motion carried on a vote of 7-0.**

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

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10013, Development Special Use Permit #2021-10014, Transportation Management Plan Special Use Permit #2021-00025, Transportation Management Plan Special Use Permit #2021-00108, and Special Use Permit #2021-00059, as submitted. The motion carried on a vote of 6-1, with Commissioner Koenig voting against.**

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



Planning Commission voted to approve Development Site Plan #2021-00004, as submitted. The motion carried on a vote of 7-0.

## Other Business

- 11.1** A request from Kenneth Wire for the Planning Commission to Initiate a Zoning Text Amendment to the KR zone.  
Applicant: Kenneth Wire

**Attachments:** [Additional Materials](#)

- 11.2** Commissioner's Reports, Comments & Questions

## Minutes

- 12** Consideration of the minutes from the November 4, 2021 Planning Commission meeting.

**Attachments:** [November 4, 2021 Minutes](#)

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

## 13 Adjournment

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adjourn the meeting. The motion carried on a vote of 7-0. The Planning Commission meeting was adjourned at 9:46 p.m.**

## 14 Administrative Approvals

Special Use Permit #2021-00098

710 King Street

Administrative Special Use Permit request for a Minor Amendment of a Restaurant; zoned: KR/King Street Urban Retail.

Current Business Name: Village Brauhaus

Applicant: William Gross & Chelsea Gross

Planner: Patrick Silva

Status: Approved 11/15/2021

Special Use Permit #2021-00092

109 North Washington Street

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

Current Business Name: Old Town Deli

Applicant: Prester J, LLC

Planner: Patrick Silva

Status: Approved 10/26/2021

**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.**