

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, January 4, 2022

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](mailto:PlanComm@alexandriava.gov).

Due to the recent increase in COVID-19 cases, it has been determined that it may be safer to hold the January 4, 2022 Planning Commission Public Hearing through a fully virtual format.

As a result, the January 4, 2022 Planning Commission Public Hearing will change from Hybrid to fully Electronic. 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, the City is able to undertake essential business, with members of the public bodies and staff participating from remote locations through a Zoom Webinar.

Electronic access will be provided. 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\\_Qn7cT027StStypADxDgAxw](https://zoom.us/webinar/register/WN_Qn7cT027StStypADxDgAxw)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 999 2239 9897

Password: 822842

City Council (Public Hearing Webinar):

Registration link:

[https://zoom.us/webinar/register/WN\\_I0X-ISpSB6l-9LDLjXAcg](https://zoom.us/webinar/register/WN_I0X-ISpSB6l-9LDLjXAcg)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 958 7605 7149

Password: 970428

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, or provide comments virtually at the Planning Commission Public Hearing, and 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 7:00 p.m. Commissioner Lyle was excused. All other members were present at the call to order.**

**1.1 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 6-0, with Commissioner Lyle absent.**

**Consent Calendar**

**2 City Charter Section 9.06 Case #2021-00009**

3002A Mosby Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed sale of property 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:**     [SEC2021-00009 Staff Report \(revised 1.3.2022\)](#)  
                               [SEC2021-00009 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to find the proposed sale of property 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, with Commissioner Lyle absent.**

**New Business**

**3** 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, RMF zones; amend Article III to allow co-living dwellings with an administrative Special Use Permit in RCX, RA, RC, RD zones; amend Article IV to allow co-living dwellings with an administrative Special Use Permit in CC, CSL, CG, CD, CD-X, CL, OC, OCH, OCM(50), OCM(100), NR; amend Article V to allow co-living dwellings with an administrative Special Use Permit in CRMU-L, CRMU-M, CRMU-H, CRMU-X, W-1, zones; amend Article VI to allow co-living dwellings with an administrative Special Use Permit in KR zone; amend each zone listed above to classify the use as non-residential for the purpose of applying area and bulk regulations for up to two co-living dwellings; amend 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](#)  
                                  [ZTA2021-00004 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2021-00004. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00004, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**4** Special Use Permit #2021-00095  
 220 East Monroe Avenue  
 Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the redevelopment of a substandard lot with a single-family dwelling; zoned: R-2-5/Single-and two-family.  
 Applicant: Capitol Hill Iron Gate JV, LLC, represented by Timothy Sullivan, agent

**Attachments:**     [SUP2021-00095 Staff Report](#)  
                                 [Additional materials \(1.4.2022\)](#)  
                                 [SUP2021-00095 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2021-00095, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

5

Master Plan Amendment #2021-00009

Rezoning #2021-00008

Development Special Use Permit #2021-10026

3701 West Braddock Road - Alexandria City High School Project, Minnie Howard Campus

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 Height Limit Map from 35 feet to 77 feet for the subject property and to amend the City Land Use Map to switch the Institutional and Parks & Open Space land uses for the subject property; (B) an amendment to the official zoning map to change the zone from POS/Public Open Space and Community Recreation zone and R-12/Single-Family zone to OCM(50)/Office Commercial Medium (50) zone and POS/Public Open Space and Community Recreation zone; (C) a Development Special Use Permit with Site Plan for the construction of a new high school building, community services and athletic fields and courts, including Special Use Permits to allow in the POS zone a public park, congregate recreational facilities, and lighting facilities for nighttime use, congregate recreational facility lighting up to 80 feet in height, and an increase in height for recreational area up to 30 feet in height; to allow in the OCM(50) zone building height to exceed 50 feet up to 77 feet and to exceed the parking maximum; and modifications to the landscape islands requirements and street tree spacing requirements in the Landscape Guidelines; zoned: R-12/Single-Family Residential and POS/Public Open Space and Community Recreation.

Applicant: City of Alexandria and Alexandria City Public Schools, represented by Erika L. Gulick, ACPS

**Attachments:**     [DSUP2021-10026 Staff Report](#)  
                                 [DSUP2021-10026 Site Plan](#)  
                                 [DSUP2021-10026 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00009, as submitted. The motion carried on a**

vote of 6-0, with Commissioner Lyle absent.

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

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10026, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

## 6 & 7

(Translation services from English to Spanish will be provided for Docket Items #6 and #7)

Zoning Text Amendment #2021-00009

A Text Amendment to the CDD #12 Zoning Table

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602(A), CDD #12, development guidelines, to increase the Maximum Height limit and allowable uses within the CDD to conform to the Arlandria/Chirilagua Plan.

Applicant: City of Alexandria, Department of Planning & Zoning and Office of Housing

City Charter Section 9.06 Case #2021-00006

Coordinated Development District Conceptual Design Plan #2021-00005

Development Special Use Permit #2021-10024

Transportation Management Plan Special Use Permit #2021-00063

Vacation #2021-00001

221 West Glebe Road and 3606, 3610, 3612 and 3700 Mount Vernon Avenue - AHDC Glebe/Mt. Vernon

Public Hearing and consideration of requests for: (A) Planning Commission to review whether the proposed disposition of property (3700 Mount Vernon Avenue) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter; (B) a Coordinated Development District (CDD) Conceptual Design Plan; (C) a Development Special Use Permit (DSUP) with site plan including special use permits for additional density through the provision of affordable housing pursuant to Section 7-700 and for a parking reduction; modifications to the height-to-setback ratio, the line at zone transition, and the front yard setback as per Sections 6-403, 7-902(A) and 7-902(B) respectively, to construct a mixed-use affordable housing multifamily development with structured parking; (D) a Tier III Transportation Management Plan Special

Use Permit (TMP SUP); and, (E) the Vacation (VAC) of a portion of City-owned alley; zoned: CDD #12/Coordinated Development District #12.

Applicant: Alexandria Housing Development Corporation (AHDC), represented by Duncan W. Blair, attorney, and the City of Alexandria (Section 9.06 Case)

- Attachments:**     [ZTA2021-00009 & DSUP2021-10024 Staff Report](#)  
                                  [CDD2021-00005 Conceptual Design Plan](#)  
                                  [DSUP2021-10024 Site Plan](#)  
                                  [Additional Materials \(1.4.2022\)](#)  
                                  [ZTA2021-00009 & DSUP2021-10024 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2021-00009. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00009, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Vacation #2021-00001, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to find the proposed disposition of property (3700 Mount Vernon Avenue) 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, with Commissioner Lyle absent.**

**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 #2021-00005, Development Special Use Permit #2021-10024 and Transportation Management Plan Special Use Permit #2021-00063, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

8

Rezoning #2021-00004

Development Special Use Permit #2021-10017

Transportation Management Plan Special Use Permit #2021-00052

1033, 1055 and 1111 North Fairfax Street - Tidelock

Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the site from OCM(50)/Office Commercial Medium (50) zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Development Special Use Permit and site plan with modifications to construct two multifamily buildings (Buildings A and B) with 234

units including an arts and cultural anchor and a commercial building (Building C) with an arts and cultural anchor, including special use permits for multifamily dwellings in the CRMU-X zone, to increase the floor area ratio to 2.5 in the CRMU-X zone, for bonus density and height (for Buildings A and B) for the provision of affordable housing, for bonus density and height (for Buildings A and B) for the provision of an arts and cultural anchor in Old Town North, for a live entertainment use and outdoor recreation and entertainment use (Building C), a parking reduction for the multifamily dwellings and the commercial use and a loading reduction for the arts and cultural anchor and/or commercial use; (C) a Special Use Permit for a transportation management plan (tier two); zoned: OCM(50)/Office Commercial Medium (50).

Applicant: Tidlock Property Owner, LLC, represented by Kenneth W. Wire, attorney

- Attachments:**     [DSUP2021-10017 Staff Report](#)  
                                  [DSUP2021-10017 Site Plan](#)  
                                  [Additional Materials \(1.4.2022\)](#)  
                                  [DSUP2021-10017 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2021-00004, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10017 and Transportation Management Plan Special Use Permit #2021-00052, as amended. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**9** Discussion Item - Draft FY 2023 Long Range Planning Interdepartmental Work Program

Staff: City of Alexandria, Department of Planning & Zoning

- Attachments:**     [Draft FY 2023 LRPIWP Memo](#)  
                                  [Draft FY 2023 LRPWP Presentation](#)

**Carrie Beach, Planning & Zoning; Karl Moritz, Planning & Zoning; Tamara Jovovic, Office of Housing; Hillary Orr, Transportation & Environmental Services; and Jack Browand, Recreation, Parks & Cultural Activities gave a presentation on the FY 2023 Long Range Planning Interdepartmental Work Program.**

**10** 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 Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the resolution. The motion carried on a vote of 6-0, with Commissioner Lyle absent.**

**Other Business**

11                    Commissioner’s Reports, Comments & Questions

**Minutes**

12                    Consideration of the minutes from the December 7, 2021 Planning Commission meeting.

**The Planning Commission will consider the minutes from the December 7, 2021 Planning Commission meeting at its next hearing.**

13                    Consideration of the minutes from the December 8, 2021 Planning Commission meeting.

**The Planning Commission will consider the minutes from the December 8, 2021 Planning Commission meeting at its next hearing.**

**14    Adjournment**

**On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to adjourn the meeting. The motion carried on a vote of 6-0, with Commissioner Lyle absent. The Planning Commission meeting was adjourned at 12:28 a.m.**

**15    Administrative Approvals**

Special Use Permit #2021-00112  
410 South Pickett Street  
Administrative Special Use Permit request for a New Use of a Day Care Center; zoned: CDD #17a/Coordinated Development District #17a.  
Proposed Business Name: Nash Kids dba Montessori Kids Universe  
Applicant: Joy Nash  
Planner: Patrick Silva  
Status: Approved - 12/3/2021

Special Use Permit #2021-00100  
1501 Mount Vernon Avenue  
Administrative Special Use Permit request for a New Use of a restaurant with

outdoor dining; zoned: CL/Commercial Low.

Proposed Business Name: Matt & Tony's

Applicant: Mitten Hospitality LLC c/o Matt Sloan

Planner: Patrick Silva

Status: Approved - 12/6/2021

Special Use Permit #2021-00111

5100 Filmore Avenue

Administrative Special Use Permit request for a Change of Ownership of a Child or Elder Care Home; zoned: RC/High Density Apartment.

Current Business Name: The Fountains at Washington House

Applicant: WELL Trevi Tenant LLC

Planner: Patrick Silva

Status: Approved - 12/13/2021

Special Use Permit #2021-00105

3000, 3006, 3012, 3012A Duke Street

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

Current Business Name: Yates Pizza

Proposed Business Name: Reef Kitchen

Applicant: Vessel Va Operations, LLC

Planner: Patrick Silva

Status: Approved - 12/14/2021

Special Use Permit #2021-00113

1001 King Street

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

Proposed Business Name: Turkish Coffee Lady

Applicant: Gizem Salcigil White

Planner: Patrick Silva

Status: Approved - 12/15/2021

**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.**