

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, June 23, 2022

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 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_G3x7zoQmT0-XLzMeDWbScQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 921 0355 0868

Password: 670184

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_IsOoome8RIanRE_KIC6StA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 920 2398 1004

Password: 705725

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 CouncilComment@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. All members were present at the call to order.

Consent Calendar

2

Zoning Text Amendment #2022-00004

Auxiliary Dwelling Units in Commercial Zones

Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add the definition for auxiliary dwellings in section 2-136.2; change the code number reference for co-living dwellings; to amend Sections 4-100, 4-200, 4-300, 4-400, 4-500, 4-600, 4-800, 4-900, 4-1000, 5-100, 5-200, 5-300, 5-400, 5-500, and 6-700 to make auxiliary dwellings a permitted use and establish the standards for auxiliary dwellings; to allow auxiliary dwellings in the NR zone under Section 4-1400; and to amend Section 8-200 to establish parking requirements for auxiliary dwellings.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2022-00004 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00004. The motion carried on a vote of 7-0.

New Business

3

Subdivision #2022-00003

1105 Vassar Road

Public Hearing and consideration of a request for a Subdivision, to re-subdivide three existing lots into two new lots; zoned: R-12/Single-family.

Applicant: Daniel C. & Lillian J. York

Attachments: [SUB2022-00003 Staff Report](#)
[SUB2022-00003 Additional Materials](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2022-00003. The motion carried on a vote of 7-0.

4

Master Plan Amendment #2022-00002

Master Plan Amendment #2022-00001

Zoning Text Amendment #2022-00007

Zoning Text Amendment #2022-00006

Rezoning #2022-00004

Rezoning #2022-00003

Coordinated Development District Conceptual Design Plan #2021-00004

Potomac River Generating Station (PRGS) CDD - 1300 North Royal Street

Initiation of and Public Hearing and consideration of requests for: (A) an

amendment to the Old Town North Small Area Plan chapter of the Master Plan to

amend the Old Town North Urban Design Standards and Guidelines to add the Old Town North -Urban Standards and Guidelines addendum for the PRGS site and

adding the-Design Excellence Pre-Requisites and Criteria for the PRGS site (B) an

amendment to the Old Town North Small Area Plan chapter of the Master Plan to

change the Recommended Height District Limits Map in the plan per the heights

proposed in the Coordinated Development District conceptual design plan; (C) a

Text Amendment to the Zoning Ordinance to amend the provisions of section

5-602 to establish CDD #30 / Coordinated Development District #30; (D) A Text

Amendment to the Zoning Ordinance to amend the provisions of section 6-901 to

extend the boundaries of the Old Town North arts and cultural district overlay to

incorporate arts and cultural uses into the PRGS site; (E) an amendment to the

official zoning map to change the zone from UT / Utilities and Transportation to

CDD #30; (F) an amendment to the official zoning map to extend the boundaries of

the Old Town North arts and cultural district overlay; (G) a Coordinated

Development District conceptual design plan to redevelop the former Potomac

River Generating Station site into a mixed-use neighborhood; zoned UT/Utilities and Transportation.

Applicants: City of Alexandria (Text Amendments, master plan amendment for the design standards addendums and rezoning for arts and cultural district overlay only)

HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [MPA2022-00001 Staff Report](#)

[CDD2021-00004 Conceptual Design Plan](#)

[MPA2022-00001 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2022-00001

and Master Plan Amendment #2022-00002. 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 resolutions to recommend approval of Master Plan Amendment #2022-00001 and Master Plan Amendment #2022-00002. 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 initiate Zoning Text Amendment #2022-00006 and Zoning Text Amendment #2022-00007. 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 Zoning Text Amendment #2022-00006 and Zoning Text Amendment #2022-00007. 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 initiate Rezoning #2022-00003 and Rezoning #2022-00004. 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 #2022-00003 and Rezoning #2022-00004. 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 Coordinated Development District Conceptual Design Plan #2021-00004, as amended. The motion carried on a vote of 6-1.

5

Coordinated Development District Conceptual Design Plan #2022-00002

Development Special Use Permit #2022-10012

Transportation Management Plan Special Use Permit #2022-00033

221 West Glebe Road and 3606, 3608, 3610, 3612 and 3700 Mount Vernon Avenue - AHDC Glebe/Mt. Vernon

Public Hearing and consideration of requests for: (A) a Coordinated Development District (CDD) Conceptual Design Plan (amending CDD #2021-00005); (B) 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 (amending DSUP #2021-10024); and, (C) a Tier III Transportation Management Plan Special Use Permit (TMP SUP) (amending SUP #2021-00063); zoned: CDD #12/Coordinated Development District #12.

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

Attachments: [DSUP2022-10012 Staff Report](#)
 [DSUP2022-10012 Site Plan](#)

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 #2022-00002, Development Special Use Permit #2022-10012, and Transportation Management Plan Special Use Permit #2022-00033. The motion carried on a vote of 7-0.

6 Zoning Text Amendment #2022-00005

Bonus Height

Initiation and Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 7-703(B) to allow bonus height to be utilized in zones with 45 foot height limits and prohibit the use of bonus height for single-family, two-family, or townhouse dwellings.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2022-00005 Staff Report](#)
 [ZTA2022-00005 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Zoning Text Amendment #2022-00005. The motion carried on a vote of 7-0.

Other Business

7 Commissioner's Reports, Comments & Questions

Minutes

8 Consideration of the minutes from the June 7, 2022 Planning Commission meeting.

9 Adjournment

The Planning Commission meeting was adjourned at 12:49 a.m.

10 Administrative Approvals

Special Use Permit #2022-00015

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).

Previous Business: OBSDN Motors LLC

Proposed Business: All American Imports

Applicant: All American Imports

Planner: Patrick Silva

Status: Approved - 4/11/2022

Special Use Permit #2022-00013

100 East Windsor Avenue

Administrative Special Use Permit request for a Minor Amendment of a Day Care Center; zoned: R-2-5/Single- and two-family.

Business Name: Creative Play School

Applicant: CPS II, Inc. t/a Creative Play School

Planner: Patrick Silva

Status: Approved - 4/25/2022

Special Use Permit #2022-00009

1000 Cameron Street

Administrative Special Use Permit request for a New Use of a Restaurant; zoned: CD/Commercial Downtown.

Proposed Business Name: Pluma Café and Wine Bar, Inc.

Applicant: Danny Lopez

Planner: Patrick Silva

Status: Approved - 4/25/2022

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.