

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Wednesday, December 8, 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 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_SppkkXA0Si-PklWBxvqQBg

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 935 3385 4002

Password: 528708

City Council (Public Hearing Webinar):

Registration Link:

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 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 7:05 p.m., with Commissioner Brown participating remotely. All other members were present at the call to order.

Unfinished Business and Items Previously Deferred

2

Master Plan Amendment #2021-00012 (Translation services from English to Spanish will be provided)
 Arlandria-Chirilagua Small Area Plan
 (A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of the creation of the Arlandria-Chirilagua Small Area Plan Chapter of the City’s Master Plan, including the relevant portions of the Four Mile Run Restoration Master Plan, and an amendment to Potomac West Small Area Plan Chapter of the City’s Master Plan to remove the area that will become the Arlandria-Chirilagua Small Area Plan.
 Applicant: City of Alexandria, Department of Planning & Zoning

- Attachments:** [MPA2021-00012 Staff Report](#)
 [MPA2021-00012 Staff Report \(Espanol\)](#)
 [MPA2021-00012 Presentation](#)
 [MPA2021-00012 Additional Materials \(12.8.2021\)](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Master Plan Amendment #2021-00012. 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 #2021-00012, as submitted. The motion carried on a vote of 7-0.

New Business

3

Staff has requested for deferral of this item.

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 within the CDD to conform to the height limits of the Arlandria/Chirilagua Plan.

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

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Zoning Text Amendment #2021-00009. The motion carried on a vote of 7-0.

4

The applicant has requested for deferral of this item.

City Charter Section 9.06 Case #2021-00006

Coordinated Development District Conceptual Design Plan #2021-00005

A Coordinated Development District Special Use Permit with Site Plan #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 sale 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 Coordinated Development District Special Use Permit 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 Transportation Management Plan Special Use Permit for Tier III TMP; and, (E) the vacation 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: [DSUP2021-10024 Application Materials](#)
 [DSUP2021-10024 Site Plan](#)
 [CDD2021-00005 Conceptual Design Plan](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer City Charter Section 9.06 Case #2021-00006, Coordinated Development District Conceptual Design Plan #2021-00005, A Coordinated Development District Special Use Permit with Site Plan #2021-10024, Transportation Management Plan Special Use Permit #2021-00063, and Vacation #2021-00001. The motion carried on a vote of 7-0.

Other Business

5 Commissioner’s Reports, Comments & Questions

Minutes

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

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer minutes from the December 7, 2021 Planning Commission meeting. The motion carried on a vote of 7-0.

7 **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 9:35 p.m.

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.