

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, October 6, 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](mailto:PlanComm@alexandriava.gov).

The October 6, 2022 Alexandria Planning Commission Public Hearing and the October 15, 2022 Alexandria City Council Public Hearing are being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission, City Council, and staff are participating in-person. The Planning Commission and City Council Public Hearings can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom Webinar by the following 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\\_IpF22TpER02spFZ386e1hg](https://zoom.us/webinar/register/WN_IpF22TpER02spFZ386e1hg)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 955 8848 9876

Password: 157659

City Council (Public Hearing Webinar):

Registration Link:

[https://zoom.us/webinar/register/WN\\_EyeLPxEySbykxAudnNRcqQ](https://zoom.us/webinar/register/WN_EyeLPxEySbykxAudnNRcqQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 976 2987 7499

Password: 551320

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinar, please use the Dial-In number to access the meeting.

Public comment will be received at the meetings. The public may submit comments in advance to Department of Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) for the Planning Commission Hearing; to the City Clerk at [CouncilComment@alexandriava.gov](mailto: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 7:03 p.m. Commissioner Brown arrived at 7:07 p.m., all other members were present at the Call to Order, with Commissioner Manor participating remotely under the Electronics Participation Policy.**

## Consent Calendar

2

Special Use Permit #2022-00058  
3103 Park Center, Unit 1600  
Public Hearing and consideration of a request for a Special Use Permit for a congregate housing facility use; zoned: CRMU-H/Commercial Residential Mixed Use-High.  
Applicant: Sheltered Homes of Alexandria, represented by Mary Catherine Gibbs, attorney/agent.

**Attachments:** [SUP2022-00058 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00058. The motion carried on a vote of 7-0 on the Consent Calendar.**

3

Special Use Permit #2022-00061  
516 Oronoco Street  
Public Hearing and consideration of a request for a Special Use Permit for the expansion of a health profession office and change in use from a non-complying personal service establishment to a health profession office.  
Applicant: Stella Kim.

**Attachments:** [SUP2022-00061 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00061. The motion carried on a vote of 7-0 on the Consent Calendar.**

## New Business

4

Discussion Item - Changes to the Transportation Management Program (TMP).  
Staff: City of Alexandria, Department of Transportation & Environmental Services

**Attachments:** [TMP Draft Policy](#)

**Thomas Hamed, Department of Transportation & Environmental Services, gave a presentation about the proposed changes to the Transportation Management Program.**

**5**

**Applicant has requested for deferral of all items under Item #5:**

Special Use Permit #2022-00042

4646 Seminary Road - Francis C Hammond Middle School Athletic Field Lights  
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Francis C Hammond Middle School; zoned: R-8/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:** [SUP2022-00042 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2022-00042. The motion carried on a vote of 6-0.**

Special Use Permit #2022-00043

1005 Mount Vernon Avenue - George Washington Middle School Athletic Field Lights  
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at George Washington Middle School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:** [SUP2022-00043 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2022-00043. The motion carried on a vote of 6-0.**

Special Use Permit #2022-00044

1501 Cameron Street - Jefferson Houston Elementary School Athletic Field Lights  
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Jefferson Houston Elementary School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:**     [SUP2022-00044 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2022-00044. The motion carried on a vote of 6-0.**

Special Use Permit #2022-00045

4643 Taney Avenue - Patrick Henry Elementary School and Recreation Center  
Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Patrick Henry Elementary School; zoned: R-12/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:**     [SUP2022-00045 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2022-00045. The motion carried on a vote of 6-0.**

Special Use Permit #2022-00046

600 E Monroe Avenue - Simpson Stadium Park Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Simpson Stadium Park; zoned: POS/Public open space and community recreation zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:**     [SUP2022-00046 Staff Report](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2022-00046. The motion carried on a vote of 6-0.**

6

Special Use Permit #2022-00018

1605 and 1611 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit to allow for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and service use until December 31, 2045 (amending SUP #2010-00052); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

**Attachments:**     [SUP2022-00018.00063.00064 Staff Report](#)

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend denial of Special Use Permit #2022-00018. The motion carried on a vote of 5-2.**

7

Special Use Permit #2022-00063  
 1707, 1709 and 1711 Mount Vernon Avenue  
 Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP #2006-0019); zoned: CL/Commercial Low.  
 Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2022-00063, as amended. The motion carried on a vote of 4-3.**

8

Special Use Permit #2022-00064  
 1801 Mount Vernon Avenue  
 Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP #2006-0021); zoned: CL/Commercial Low.  
 Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2022-00064, as amended. The motion carried on a vote of 4-3.**

9

Special Use Permit #2022-00028  
 1940 Duke Street - Carlyle Block C Rooftop Amendment  
 Public Hearing and consideration of a request for a Special Use Permit to increase the gross square footage allowable for Carlyle Block C within the allowed maximum for the Carlyle District and to amend the Design Guidelines for Block C which includes an increase in height from the maximum of 82 feet currently allowed (amending SUP#2020-00065); zoned: CDD #1/Coordinated Development District #1.  
 Applicant: I&G Direct Real Estate 25 LP, represented by Robert Brant, attorney

**Attachments:**     [SUP2022-00028 Staff Report](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2022-00028. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.**

**10** Master Plan Amendment #2022-00004  
 Rezoning #2022-00005  
 Development Special Use Permit #2022-10014  
 2729 King Street - Woodbine Rehabilitation and Healthcare Facility Addition  
 Public Hearing and consideration of a request for: (A) Master Plan Amendment to change the height of the subject property to a maximum of 45 feet; (B) an amendment to the official zoning map to change the zone from R-8/Single-family to RB/Townhouse and; (C) a Development Special Use Permit and site plan to construct an addition to an existing nursing home, with modifications to both side yard setbacks to allow greater than 50% of the southern side yard for parking and to the zone transition setbacks and a special use permit for a parking reduction to reduce the number of required loading spaces and increase the percentage of compact spaces to 82%; zoned R-8 / Single-Family Zone.  
 Applicant: Woodbine Property 1, LLC. represented by M. Catharine Puskar, attorney

**Attachments:**     [DSUP2022-10014 Staff Report](#)  
                                  [DSUP2022-10014 Site Plan](#)

**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 #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 #2022-00005. 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 #2022-10014. The motion carried on a vote of 7-0.**

**Other Business**

**11** Commissioner’s Reports, Comments & Questions

**Minutes**

**12** Consideration of the minutes from the September 6, 2022 Planning Commission meeting.

**Attachments:**     [September 6, 2022 Meeting Minutes](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of September 6, 2022. The motion carried on a vote of 7-0.**

**13 Adjournment**

The Planning Commission meeting was adjourned at 10:22 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.**