

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, November 1, 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*** .

The November 1, 2022 Alexandria Planning Commission Public Hearing and the November 12, 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_2ARLHmOrSTedNBeQsX5mFg>](https://zoom.us/webinar/register/WN_2ARLHmOrSTedNBeQsX5mFg)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 912 2434 4615

Password: 157659

City Council (Public Hearing Webinar):

Registration Link:

[<https://zoom.us/webinar/register/WN_H7LGjxKPTRy_TnSaZ1CNdQ>](https://zoom.us/webinar/register/WN_H7LGjxKPTRy_TnSaZ1CNdQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 975 0132 3254

Password: 958306

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 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 7:06 p.m., with Commissioner Ramirez excused. All other members were present at the call to order.

Consent Calendar

2

Subdivision #2022-00006

1303 and 1305 Chancel Place

Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned: R-12.

Applicant: Richard F. Williamson, Dawn J. Williamson and John Zarek; represented by Duncan W. Blair, attorney

Attachments: [SUB2022-00006 Staff Report](#)
 [SUB2022-00006 Presentation](#)
 [SUB2022-00006 Additional Materials \(10.28\)](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2022-00006. The motion carried on a vote of 6-0 on the Consent Calendar, with Commissioner Ramirez excused.

3

City Charter Section 9.06 Case #2022-00004

Unit Block of King Street (between Union Street and the Strand) and Northern Portion of the Strand (between Wales Alley and King Street)

Public Hearing and consideration of a request for the Planning Commission to review whether the permanent closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic 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: [SEC2022-00004 Staff Report](#)
 [SEC2022-00004 Additional Materials](#)
 [SEC2022-00004 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed permanent closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 5-0, with Commissioner Manor recusing himself and Commissioner Ramirez excused.

4

Zoning Text Amendment #2022-00013

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to add section 7-2503 to create a Special Use Permit for internal loading spaces as an exclusion from floor area and amend Sections 2-165 and 2-145 to clarify the definition of loading space and to allow additional floor area exclusions for loading spaces with Special Use Permit approval.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2022-00013 Staff Report](#)
 [ZTA2022-00013 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2022-00013. The motion carried on a vote of 6-0 on the Consent Calendar, with Commissioner Ramirez excused.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00013. The motion carried on a vote of 6-0 on the Consent Calendar, with Commissioner Ramirez excused.

5

Zoning Text Amendment #2022-00011

Development Special Use Permit #2022-10019

Special Use Permit #2022-00079

2424 Mill Road, 2403 Mandeville Lane

Public Hearing and consideration of requests for: (A) a Zoning Text Amendment initiation to edit Coordinated Development District #2 to allow an animal care facility with overnight accommodation with a Special Use Permit; (B) a Development Special Use Permit to allow animal care facility with overnight accommodation with a special use permit (amending DSUP #2019-00018); and (C) a Special Use Permit for an animal care facility with overnight accommodation; zoned: CDD #2/Coordinated Development District #2.

Applicants: HTC 4/5 Project Owner LLC, District Dogs, Inc., City of Alexandria, Department of Planning & Zoning

Attachments: [DSUP2022-10019 Staff Report](#)
 [DSUP2022-10019 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00011. The motion carried on a vote of 6-0 on the Consent Calendar, with Commissioner Ramirez excused.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10019 and Special Use Permit #2022-00079. The motion carried on a vote of 6-0 on the Consent Calendar, with Commissioner Ramirez excused.

Items Previously Deferred

6

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](#)
 [SUP2022-00043 Additional Materials](#)
 [SUP2022-00042.00043.00044.00045.00046 Presentation](#)

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

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](#)
 [SUP2022-00044 Additional Materials](#)

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

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](#)
 [SUP2022-00045 Additional Materials](#)

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

Special Use Permit #2022-00046

600 E Monroe Avenue - Eugene 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](#)
 [SUP2022-00046 Additional Materials](#)

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

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](#)
 [SUP2022-00042 Additional Materials](#)

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

Planning Commission voted to recommend approval of Special Use Permit #2022-00042. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

New Business

7 The applicant has requested for deferral of this item.

Zoning Text Amendment #2022-00012

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article XI, Section 11-700 related to Transportation Management Special Use Permits, to adopt a policy for Transportation Management Plans (TMPs) and to allow changes to existing TMPs administratively.

Staff: City of Alexandria, Department of Transportation & Environmental Services

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Zoning Text Amendment #2022-00012. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

8 Special Use Permit #2022-00069

5800A Edsall Road (parcel address: 5800 Edsall Road)

Public Hearing and consideration of a request for a Special Use Permit for automobile sales and light automobile repair; zoned: CG/Commercial General.

Applicant: Koons of Alexandria, Inc., represented by M. Catharine Puskar, attorney

Attachments: [SUP2022-00069 Staff Report](#)
 [SUP2022-00069 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00069, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

9 Master Plan Amendment #2021-00013

Rezoning #2021-00009

Development Special Use Permit #2022-10013

Transportation Management Plan Special Use Permit #2022-00080

2712 Duke Street - Witter Place

Public Hearing and consideration of requests for: (A) a Master Plan Amendment to the Taylor Run/Duke Street chapter of the Master Plan to change the land use designation from CG-Commercial General to RH-Residential High and to increase the maximum building height from 35 to 60 feet; (B) a Rezoning of the property from CG/Commercial general zone to RMF/Residential Multi-family zone; (C) a

Development Special Use Permit with Site Plan to construct a 94-unit multi-family affordable housing building with partially below grade parking, including a Special Use Permit request to increase the Floor Area Ratio to 2.253 in the RMF Zone per Section 13-1406(B) of the Zoning Ordinance and modifications to the landscape guidelines; and (D) a Special Use Permit for a Tier 1 Transportation Management Plan; zoned: CG/Commercial General.

Applicant: Community Housing Partners Corporation, represented by Robert Brant, attorney.

Attachments: [DSUP2022-10013 Staff Report](#)
 [DSUP2022-10013 Site Plan](#)
 [DSUP2022-10013 Presentation](#)

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 #2021-00013. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2021-00009. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10013 and Transportation Management Plan Special Use Permit #2022-00080. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

10

Development Special Use Permit #2022-10018

Vacation #2022-00002

Restaurant Depot Amendment - Expansion

4600 Eisenhower Avenue

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 27,123 gross square footage expansion to an existing building and a request to vacate public Right-of-Way adjacent to the property; zoned OCM(100) / Office Commercial Medium (100).

Applicant: JMDH Real Estate of Alexandria II, LLC, represented by Mary Catherine Gibbs, Attorney

Attachments: [DSUP2022-10018 Staff Report](#)
 [DSUP2022-10018 Site Plan](#)
 [DSUP2022-10018 Presentation](#)
 [DSUP2022-10018 Additional Materials \(10.27\)](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special

Use Permit #2022-10018, as amended, and Vacation #2022-00002. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

Other Business

- 11 Commissioner's Reports, Comments & Questions

Minutes

- 12 Consideration of the minutes from the October 6, 2022 Planning Commission meeting.

Attachments: [October 6, 2022 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of October 6, 2022, with a change as stated by Chair Macek. The motion carried on a vote of 6-0, with Commissioner Ramirez excused.

13 Adjournment

The Planning Commission meeting was adjourned at 10:33 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.