

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, January 3, 2019

7:00 PM

City Hall Council Chambers

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.

1 Call To Order**Consent Calendar**

An item on the consent calendar will be heard only if a Board or Commission member, City staff or a member of the public requests it be removed from the consent calendar. Items not removed will be approved or recommended for approval as a group at the beginning of the meeting.

- 2** Special Use Permit #2018-0104
1011 Duke Street
Public hearing and consideration of a request for a special use permit for a parking reduction with lot modifications for a commercial to residential use conversion; zoned: CL/ Commercial low.
Applicant: Steven R. Saunders
Attachments: [SUP2018-0104 Staff Report](#)

New Business

- 3** Information/Discussion item: Draft FY 2020 Long Range Planning Interdepartmental Work Program, City of Alexandria Department of Planning and Zoning
Attachments: [FY2020 ILRPWP Report](#)

- 4** **Application withdrawn by applicant.**

Special Use Permit #2018-0069
1 Cameron Street (Parcel Address: 5 Cameron Street) - Chart House
Public hearing and consideration of a request for a special use permit amendment for outdoor speakers at an existing restaurant; zoned: CD/ Commercial Downtown.
Applicant: Alexandria Waterfront Associates Limited Partnership

- 5** Text Amendment #2018-0015
Zoning Ordinance Practical Updates
Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add Section 2-113.2 to define attic spaces, Section 2-120.1 to define bay windows, and Section 2-200.1 to define trellises; to amend Section 4-300 to remove private school, commercial, from the list of special uses; to amend Section 7-100 to redefine the permitted location of accessory structures; to amend Section 7-2506 to remove duplicate language regarding driveway surface materials; to amend Section 7-200 to allow additional structures to be permitted in certain yards; and to amend Section 7-300 to add additional uses permitted as home occupations.

Staff: City of Alexandria Department of Planning & Zoning

Attachments: [TA2018-0015 Staff Report](#)

6

Rezoning #2018-0006

Development Special Use Permit #2017-0025

Transportation Management Plan Special Use Permit #2018-0078

1201 North Royal Street - Craddock Site Redevelopment

Public hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone at 1201 North Royal Street from CD-X to CRMU-X and the adjacent outparcel from UT to CRMU-X; (B) a development special use permit and site plan with modifications to construct multifamily dwellings, including special use permits to increase the floor area ratio from 1.5 to 2.5 in the CRMU-X zone, utilize the 30 percent density bonus including a height increase of 12 feet for an arts and cultural anchor in Old Town North and a reduction of the number of required loading spaces for the arts and cultural anchor; and (C) a special use permit for a transportation management plan; zoned: CD-X/Commercial Downtown (Old Town North) and UT/Utilities and Transportation.

Applicant: 1201 N. Royal LLC., represented by Kenneth W. Wire, attorney

Attachments: [DSUP2017-0025 Staff Report](#)
[DSUP2017-0025 Site Plan](#)
[DSUP2017-0025 Additional Materials](#)

7

Encroachment #2018-0013

901 and 901 A North Fairfax Street

Public hearing and consideration of a request for an encroachment into the public right-of-way on Montgomery Street and N. Lee Street (Mount Vernon Trail) for parking garage vents; zoned: CRMU-X/Commercial Residential Mixed-use (Old Town North).

Applicant: CP Alexandria Owner LLC., represented by Kenneth W. Wire, attorney

Attachments: [ENC2018-0013 Staff Report](#)
[ENC2018-0013 Additional Materials](#)

Other Business

8

Commissioner's Reports, Comments, and Questions.

Minutes

9

Consideration of the minutes from the December 4, 2018 Planning Commission meeting.

Attachments: [December 4, 2018 Minutes](#)

- 10** Consideration of the minutes from the December 6, 2018 Planning Commission meeting.

Attachments: [December 6, 2018 Minutes](#)

11 Adjournment

12 Administrative Approvals

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

Special Use Permit #2018-0095

3120 Colvin Street

Request for a minor amendment

Applicant: Behlooz Raiszadeh

Approved: 12/06/2018

Special Use Permit #2018-0105

611 King Street

Request for a change of ownership

Applicant: Java Grill

Approved: 12/06/2018

Special Use Permit #2018-0102

405 Fannon Street

Request for a new use for a daycare establishment

Applicant: Abderrahim Moussaif

Approved: 12/11/2018

Special Use Permit #2018-0101

1725 Duke Street

Request for a new use for valet service

Applicant: Richard Troy Thorpe

Approved: 12/12/2018

For reasonable disability accommodation, contact Graciela.Moreno@alexandriava.gov or (703) 746-3808, Virginia Relay 711.