City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket

Thursday, October 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 #2019-0043
2500 North Van Dorn Street - Our First Steps Day Care Center
Public Hearing and consideration of a request for a Special Use Permit to operate a day care center; zoned: RC/High density apartment.
Applicant: Zuleima L. Villa
Attachments: SUP2019-0043 Staff Report

3 Special Use Permit #2019-0066
417 North Washington Street - Parking Reduction for a Single-Family Dwelling
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction; zoned: CL/Commercial low.
Applicant: Brian Fowler, represented by James Palmer, agent
Attachments: SUP2019-0066 Staff Report

4 Special Use Permit #2019-0067
805 King Street - Apartment Hotel and Parking Reduction
Public Hearing and consideration of a request for a Special Use Permit to operate an apartment hotel with a parking reduction; zoned: KR/ King Street urban retail.
Applicant: Old Town 1, LLC, represented by Robert Brant, attorney
Attachments: SUP2019-0067 Staff Report

5 Development Special Use Permit #2018-0012
1101 and 1102 Finley Lane - Pickett’s Ridge Phase II - Fourth Extension
Public Hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance and to update standard conditions under Development Special Use Permit #2015-0017; zoned: R-20/ Single-Family.
Applicant: Sutton Building Corporation
Attachments: DSUP2018-0012 Staff Report
DSUP2018-0012 Site Plan
DSUP2018-0012 Additional Materials (updated 10.3.2019)
6 Development Site Plan #2018-0026
2300 Richmond Highway and 300 Block of East Raymond Avenue - Mount
Jefferson Park Improvements
Public Hearing and consideration of a request for an extension in the period in which
construction must be commenced under Section 11-418 of the Zoning Ordinance of
Development Site Plan #2015-0025 to improve Mount Jefferson Park; zoned: POS/
Public Open Space and Community Recreation.
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural
Activities
Attachments: DSP2018-0026 Staff Report
DSP2018-0026 Site Plan

New Business

7 City Charter Section 9.06 Case #2019-0002
912, 916 and 920 King Street and 116 South Henry Street
Public Hearing and consideration of a request for Planning Commission to review
whether the proposed sale of property by the City of Alexandria to Galena Capital
Partners, LLC and the resulting change in use of that property is consistent with the
City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria
Attachments: City Charter Section 9.06 Case #2019-0002 Staff Report

8 Small Business Practical Updates
Discussion item to consider for amendments to the Zoning Ordinance regarding
business uses.
Staff: City of Alexandria, Department of Planning & Zoning

9 Text Amendment #2019-0006
Fences on Corner lots, Fences with Zone Transition, Height of Accessory Structures
in Required Yards, and Sheds and Other Small Accessory Buildings in the Historic
District
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a
Text Amendment to the Zoning Ordinance to amend Article II (Definitions) to
address arbors, pergolas, and trellises; amend Section 7-202(A)(1) to increase the
height of open fences in required yards; amend Section 7-202(A)(5) to set an
allowable height for arbors and trellises and to allow -pergola- in all required yards;
amend Section 7-202(B)(4)(c) to allow on properties located in the historic district
accessory structures within the five foot setback for structures facing a shared
property line with windows lower than eight feet; amend Section 7-202(D) to correct citation to the Zoning Ordinance; amend Section 7-801 to change how vision clearance is calculated; amend Section 7-902(C) to allow fences and accessory private walls within 100 feet of a residential zone line; and amend Section 7-1700 to add a section allowing fences on through lots and clarifying language and images for fences on corner lots.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**  
TA2019-0006 Staff Report  

10  
Subdivision #2019-0005  
502 North Quaker Lane  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned: R-20/ Single-Family.

Applicant: Charles R. Hooff, III, represented by M. Catharine Puskar, attorney  

**Attachments:**  
SUB2019-0005 Staff Report  
SUB2019-0005 Additional Materials (10.3.2019)

11  
Special Use Permit #2017-0097  
Encroachment #2019-0004  
5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street - Virginia Paving Company Review  
Public Hearing and consideration of (A) a review of a previously approved Special Use Permit (amending SUP #2010-0014) regarding the continued operation of an asphalt plant pursuant to Condition #75 of said Special Use Permit and (B) a request for various Encroachments into the public right-of-way on Courtney Avenue.; zoned: I/ Industrial.

Applicants: City of Alexandria, Department of Planning & Zoning (SUP Review) and Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney (Encroachment)  

**Attachments:**  
SUP2017-0097 Staff Report  
SUP2017-0097 Additional Materials (updated 10.3.2019)

12  
Other Business

Minutes

13  
Consideration of the minutes from the September 3, 2019 Planning Commission meeting.

**Attachments:**  
September 3, 2019 Minutes
14        Adjournment

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