



ALEXANDRIA PLANNING COMMISSION & CITY COUNCIL
JUNE 2022

The items described below will be heard by the Planning Commission and the City Council on the dates and times listed below. NOTICE: Some of the items listed below may be placed on a Consent Calendar. A consent item will be approved at the beginning of the meeting without discussion unless someone asks that it be taken off the Consent Calendar and considered separately. The Planning Commission reserves the right to recess and continue the Public Hearing to a future date. For further information, call the Department of Planning & Zoning at 703.746.4666 or visit www.alexandriava.gov/dockets.

ALEXANDRIA PLANNING COMMISSION

THURSDAY, JUNE 23, 2022

7:00 PM, CITY HALL

CITY COUNCIL CHAMBER

301 KING STREET

ALEXANDRIA, VIRGINIA 22314

ALEXANDRIA CITY COUNCIL

TUESDAY, JULY 5, 2022

6:00 PM, CITY HALL

CITY COUNCIL CHAMBER

301 KING STREET

ALEXANDRIA, VIRGINIA 22314

The June 23, 2022 Alexandria Planning Commission Public Hearing and the July 5, 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 Zoom 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_G3x7zoQmT0-XLzMeDWbScQ

Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 921 0355 0868
Password: 670184

City Council (Public Hearing Webinar):

Registration Link:
https://zoom.us/webinar/register/WN_IsOoome8RIanRE_KIC6StA

Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 920 2398 1004
Password: 705725

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.

Zoning Text Amendment #2022-00004

Auxiliary Dwelling Units in Commercial Zones

Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add the definition for auxiliary dwellings in section 2-136.2; change the code number reference for co-living dwellings; to amend Sections 4-100, 4-200, 4-300, 4-400, 4-500, 4-600, 4-800, 4-900, 4-1000, 5-100, 5-200, 5-300, 5-400, 5-500, and 6-700 to make auxiliary dwellings a permitted use and establish the standards for auxiliary dwellings; to allow auxiliary dwellings in the NR zone under Section 4-1400; and to amend Section 8-200 to establish parking requirements for auxiliary dwellings.

Staff: City of Alexandria, Department of Planning & Zoning

Zoning Text Amendment #2022-00005

Bonus Height

Initiation and Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 7-703(B) to allow bonus height to be utilized in zones with 45 foot height limits and prohibit the use of bonus height for single-family, two-family, or townhouse dwellings.

Staff: City of Alexandria, Department of Planning & Zoning

Master Plan Amendment #2022-00002

Master Plan Amendment #2022-00001

Zoning Text Amendment #2022-00007

Zoning Text Amendment #2022-00006

Rezoning #2022-00004

Rezoning #2022-00003

Coordinated Development District Conceptual Design Plan #2021-00004

Potomac River Generating Station (PRGS) CDD - 1300 North Royal Street

Initiation of and Public Hearing and consideration of requests for: (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the Old Town North Urban Design Standards and Guidelines to add the Old Town North –Urban Standards and Guidelines addendum for the PRGS site and adding the–Design Excellence Pre-Requisites and Criteria for the PRGS site (B) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map in the plan per the heights proposed in the Coordinated Development District conceptual design plan; (C) a Text Amendment to the Zoning Ordinance to amend the provisions of section 5-602 to establish CDD #30 / Coordinated Development District #30; (D) A Text Amendment to the Zoning Ordinance to amend the provisions of section 6-901 to extend the boundaries of the Old Town North arts and cultural district overlay to incorporate arts and cultural uses into the PRGS site; (E) an amendment to the official zoning map to change the zone from UT / Utilities and Transportation to CDD #30; (F) an amendment to the official zoning map to extend the boundaries of the Old Town North arts and cultural district overlay; (G) a Coordinated Development District conceptual design plan to redevelop the former Potomac River Generating Station site into a mixed-use neighborhood; zoned UT/Utilities and Transportation.

Applicants: City of Alexandria (Text Amendments, master plan amendment for the design standards addendums and rezoning for arts and cultural district overlay only)

HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney

Coordinated Development District Conceptual Design Plan #2022-00002

Development Special Use Permit #2022-10012

Transportation Management Plan Special Use Permit #2022-00033

221 West Glebe Road and 3606, 3608, 3610, 3612 and 3700 Mount Vernon Avenue - AHDC Glebe/Mt. Vernon

Public Hearing and consideration of requests for: (A) a Coordinated Development District (CDD) Conceptual Design Plan (amending CDD #2021-00005); (B) a Development Special Use Permit (DSUP) 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 (amending DSUP #2021-10024); and, (C) a Tier III Transportation Management Plan Special Use Permit (TMP SUP) (amending SUP #2021-00063); zoned: CDD #12/Coordinated Development District #12.

Applicants: Alexandria Housing Development Corporation (AHDC), represented by Duncan W. Blair, attorney, and the City of Alexandria.

THE FOLLOWING ITEM WILL BE HEARD BY THE PLANNING COMMISSION ONLY AND BY CITY COUNCIL ONLY UPON APPEAL:

Subdivision #2022-00003

1105 Vassar Road

Public Hearing and consideration of a request for a Subdivision, to re-subdivide three existing lots into two new lots; zoned: R-12/Single-family.

Applicant: Daniel C. & Lillian J. York