

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, June 4, 2024

7:00 PM

******This is a preliminary docket and is subject to change at any time******

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 .

Call to Order

A Public Hearing will be held by the Planning Commission on Tuesday, June 4, 2024, beginning at 7:00 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, June 15, 2024 at 9:30 a.m. in City Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar)

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_S9gPQWkUTwCurS_kFvkY_Q

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 966 3157 7740

Password: 524250

City Council (Public Hearing Webinar)

Registration Link:

Zoom Audio Conference:

Dial-in number:

Webinar ID:

Webinar Passcode:

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 Webinars, please use the Dial-In number to access the hearings. Public comment will be received at the hearings. The public may also submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission hearing. For the City Council hearing, the public may submit comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov or make comments on the day of the City

Council hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made. For the City Council hearing, individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056).

Consent Calendar

New Business

ZTA #2024-00006

(A)Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to Section 2-188.1 to add outdoor dog parks; and to Sections 4-100, 4-200, 4-300, 4-700 and 6-600 to add outdoor recreation and entertainment as a Special Use Permit use

Applicant: City of Alexandria, Department of Planning & Zoning

Special Use Permit #2024-00026

Hops N Shine - 3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue)

Public Hearing and consideration of a request for a Special Use Permit to allow outdoor cooking and outdoor live entertainment (amending SUP #2023-00025); zoned: CG/ Commercial General.

Applicant: Abe Hadjiesmaeiloo

Attachments: [SUP2024-00026 Application Materials](#)

Special Use Permit #2024-00030

1050 North Fayette Street

Public Hearing and review for the redevelopment potential of the site and compatibility of the use with neighboring uses as required in Condition #22 (amending SUP #2014-00032); zoned: CRMU-H/Commercial residential mixed use (high).

Applicant: Jeffrey Yates

Attachments: [SUP2024-00030 Application Materials](#)

[SUP2014-00032 Memorandum](#)

Subdivision #2024-00003

635 Upland Place

Public hearing and consideration of a request for a subdivision with variations to re-subdivide an existing lot into two lots; zoned R-5/Residential.

Applicant: Windmill Hill LLC represented by M. Catharine Puskar, attorney

Attachments: [SUB2024-00003 Application Materials](#)

**ZONING ORDINANCE SUBDIVISION CASES ARE HEARD BY THE
PLANNING COMMISSION, PLACED ON THE CITY COUNCIL
DOCKET FOR INFORMATION, AND HEARD BY CITY COUNCIL
ONLY UPON APPEAL.**

Subdivision #2024-00004

1608 North Frost Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide two
existing lots; zoned R-20

Applicant: Ryan D. Katz & Amy J Katz

Attachments: [SUB2024-00004 Application Materials](#)

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Subdivision #2024-00001

300 and 301 Calvert Avenue

Public Hearing and consideration of a request for a Subdivision; zoned
CDD#24/Coordinated Development District #24

Applicant: Aaron Gorski

Attachments: [SUB2024-00001 Application Materials](#)

Master Plan Amendment #2024-00001

Rezoning #2024-00002

Development Special Use Permit #2024-10001

6101 and 6125 Stevenson Avenue

Public Hearing and consideration of requests for (A) an amendment to the
Landmark/Van Dorn Small Area Plan chapter of the Master Plan to amend the
Master Plan Designation from OCM(50) to Residential High; (B) an amendment to
the official zoning map to change the zone of 6101 and 6125 Stevenson Avenue from
Office Commercial Medium (50) (OCM(50)) to Commercial Residential Mixed Use
(High) (CRMU/H); and, (C) for a Development Special Use Permit and site plan for
up to a 2.5 FAR to construct a residential building with Special Use Permits to 1)
allow for an increase in height to 85 feet and an increase in density to 3.18 FAR
pursuant to Section 7-700; 2) allow for greater than three mechanical penthouses;
and, 3) reduce the off-street parking requirement; zoned OCM(50).

Applicants: SP Stevenson, LLC, represented by Catharine Puskar, Attorney.

Attachments: [DSUP2024-10001 Application Materials](#)

Coordinated Development District Concept Design Plan #2022-00001

Street Addresses: 315 Stovall Street; 312 Taylor Drive; 2380 and 2425 Mill Road; 206 Hoffman Street; 2356 and 2400 Eisenhower Avenue; 2200, 2250, and 2300 Dock Lane.

Tax Map Numbers: 072.04-04-08; 072.03-04-09; 072.04-03-26; 072.02-02-12; 072.04-03-38; 078.02-01-09; 078.02-01-08; 078.02-01-23; 078.02-01-22; and 075.02-01-13.

Public hearing and consideration of a request for Coordinated Development District (CDD) Concept Design Plan approval; zoned CDD#2 / Coordinated Development District #2.

Applicants: Hoffman Companies, represented by Kenneth Wire, attorney; and Mill Road Block 20 LLC and Block 20 A LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [CDD2022-00001 Application Materials](#)**Other Business**

Commissioners' Reports, Comments & Questions

Minutes**Adjournment****Administrative Approvals**