

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, November 7, 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 .

A Public Hearing will be held by the Planning Commission on Thursday, November 7, beginning at 7 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, November 16 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_DsM-k_SxQuuK-lr19kBebA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 979 8633 7531

Password: 536167

City Council (Public Hearing Webinar)

Registration Link:

Zoom Audio Conference:

Dial-in number: 301-715-8592

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).

Call To Order

Items Previously Deferred

Master Plan Amendment #2024-00003 AlexWest Small Area Plan
(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of an amendment to the Master Plan to create the AlexWest Small Area Plan replacing the Alexandria West Small Area Plan and the Beauregard Small Area Plan.
Applicant: City of Alexandria Department of Planning & Zoning

New Business

Zoning Text Amendment #2024-00008
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the use limitations in Articles III-VI related to several use impacts, including the limitation of retail uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products from locating within 1,000 linear feet of a day care center, a public school, and a private academic school; and (C) to amend Section 2-191 retail shopping establishment to include retail uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products.

Special Use Permit #2024-00056
1506 Mount Vernon Avenue
Public Hearing and consideration of a request for a temporary trailer; zoned CL/Commercial low zone
Applicant: Beckham Baffer

Attachments: [SUP2024-00056 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 #2024-00009
1007 Oronoco Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB.

Applicant: Genuario Properties, Inc.

Attachments: [SUB2024-00009 Application Materials](#)

Rezoning #2024-00003

2811 King Street

Public Hearing and consideration of a request to amend the official zoning map to revise an existing proffer to allow for an increase in the number of beds provided at an existing continuum of care facility; zoned RB/Townhouse with proffer.

Applicant: Silverado Alexandria PropCo., LLC, represented by Cathy Puskar, attorney

Attachments: [REZ2024-00003 Application Materials](#)

Development Special Use Permit #2024-10008

5216 Seminary Road Townhomes - 5216 Seminary Road

Public Hearing and consideration of a request for a Development Special Use Permit with modifications and a Subdivision, a Special Use Permit for a Cluster Development per §11-601 of the Zoning Ordinance, and a Special Use Permit for Bonus Density for the provision of affordable housing per §7-700 to construct seven townhouse units, including one committed affordable unit, zoned: RB/Townhouse.

Applicant: Verity Builders, LLC, represented by M. Catharine Puskar, attorney.

Attachments: [DSUP2024-10008 Application Materials](#)

Minutes

Other Business

Commissioners' Reports, Comments & Questions

Adjournment

Administrative Approvals

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.