

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, November 7, 2024

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](mailto: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](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:

[https://zoom.us/webinar/register/WN\\_8AfrRBJcRlaQVvr8ei\\_Hwg](https://zoom.us/webinar/register/WN_8AfrRBJcRlaQVvr8ei_Hwg)

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 959 2842 4620

Webinar Passcode: 371722

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](mailto: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](mailto: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](mailto: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).

**1 Call To Order**

**The Planning Commission meeting was called to order at 7 p.m. All members were present at the Call to Order.**

**Item 2, SUP#2024-00057, and Item 4, SEC#2024-00004, were pulled from the Consent Calendar.**

**Consent Calendar**

**2 Special Use Permit #2024-00057**

1313 Cleveland Street

Public Hearing and consideration of a Special Use Permit to construct a new single-unit dwelling on a developed substandard lot, zoned; R8/Residential  
 Applicant: Richard Thomas Price Jr

**Attachments:**     [SUP2024-00057 Staff Report](#)  
                               [SUP2024-00057 Presentation](#)

**On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SUP#2024-00057. The motion carried on a vote of 7-0.**

**3 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 with variations to re-subdivide an existing lot into two lots; zoned RB/Townhouse Zone.

Applicant: Genuario Properties, Inc

**Attachments:**     [SUB2024-00009 Staff Report](#)  
                               [SUB2024-00009 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on**

a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to reconsider the item. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve SUB#2024-00009. The motion carried on a vote of 7-0.

**4**

**The following item will be heard by the Planning Commission only and referred to City Council for information only:**

City Charter Section 9.06 Case #2024-00004

200 Block of King Street (between Lee Street and Fairfax Street)

Public Hearing and consideration of a request for the Planning Commission to review whether the closure of the 200 block of King Street to vehicular traffic by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

- Attachments:**     [SEC2024-00004 Staff Report](#)  
                                  [SEC2024-00004 Presentation](#)  
                                  [SEC2024-00004 Memorandum](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve of SEC#2024-00004. The motion carried on a vote of 7-0.

**Items Previously Deferred**

**5**

**Individuals requiring language interpretation services for MPA #2024-00003 AlexWest Small Area Plan should contact Christian Brandt, Urban Planner, at christian.brandt@alexandriava.gov or 703-746-3859. Requests must be received by Friday November 1 so that the proper arrangements may be made.**

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 Beaugard Small Area Plan.

Applicant: City of Alexandria Department of Planning & Zoning

- Attachments:**    [AlexWest Memorandum](#)  
                               [MPA2024-00003 Presentation](#)  
                               [MPA2024-00003 Small Area Plan](#)  
                               [AlexWest Staff Report Memorandum - 11.7.2024](#)  
                               [Additional Materials](#)  
                               [Previous Staff Report](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate MPA#2024-00003. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to strike two conditions to the tiered building heights. The motion failed on a vote of 4-3.**

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt the resolution and recommend approval of MPA#2024-0003. The motion carried on a vote of 7-0.**

**New Business**

**6**                               Special Use Permit #2024-00041  
                                       404-A E Alexandria Avenue  
                                       Public Hearing and consideration of Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street; zoned: R-2-5/Residential.  
                                       Applicant: Eric Teran and Daniela Gross

- Attachments:**    [SUP2024-00041 Staff Report](#)  
                               [SUP2024-00041 Presentation](#)  
                               [Additional Materials](#)  
                               [Previous case materials for SUP2023-00076](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of SUP#2024-00041. The motion carried on a vote of 7-0.**

**7**                               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 to include the limitation that retail uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products cannot be located within 1,000 linear feet of a day care center, a public school, and a private academic school and Section 2-191 retail shopping establishment, to amend the definition to include uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products.

**Attachments:**     [ZTA2024-00008 Staff Report](#)  
                               [ZTA2024-00008 Presentation](#)  
                               [Additional Materials](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate ZTA#2024-00008. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of ZTA#2024-00008. The motion carried on a vote of 7-0.**

**8**

**Deferral Requested by the Applicant**

Rezoning #2024-00003

Development Special Use Permit #2024-10015

Silverado Alexandria Memory Care

Street Addresses: 2807 King Street (Parcel Address: 2811 King Street)

Public Hearing and consideration of an amendment to the official zoning map to revise an existing proffer and to amend approved Development Special Use Permit #2012-00005, to allow for an increase in the number of beds and minor revisions to the open space at an existing continuum of care facility; zoned RB/Townhouse with proffer.

Applicants: Silverado Alexandria PropCo., LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [REZ2024-00003 & DSUP2024-10015 Staff Report](#)  
                               [REZ2024-00003 & DSUP2024-10015 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to accept the request for deferral of REZ#2024-00003 and DSUP#2024-10015. The motion carried on a vote of 7-0.**

**9**

Development Special Use Permit #2024-10008

5216 Seminary Road - 5216 Seminary Road Townhomes

Public Hearing and consideration of a Development Special Use Permit with modifications and a Subdivision, including Special Use Permits for a Cluster Development per § 11-601 of the Zoning Ordinance and Bonus Density for the

provision of affordable housing per § 7-700 to construct seven townhouse units, ,  
zoned: RB/Townhouse.

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

**Attachments:**     [DSUP2024-10008 5216 Seminary Staff Report](#)  
                              [DSUP2024-10008 Presentation](#)  
                              [Staff Memorandum](#)  
                              [Commissioner Brown Memorandum](#)  
                              [Additional Materials](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of DSUP#2024-10008. The motion carried on a vote of 7-0.**

### Other Business

### Minutes

**10**                      Consideration of the minutes from the October 1, 2024 Planning Commission meeting.

**Attachments:**     [October 1, 2024 Minutes](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of October 1, 2024. The motion carried on a vote of 7-0.**

**11**                      Commissioners’ Reports, Comments & Questions

### **12     Adjournment**

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adjourn. The motion carried on a vote of 7-0.**

**The Planning Commission meeting was adjourned at 12:40 a.m.**

### **13     Administrative Approvals**

SUP#2024-00049  
2500 North Van Dorn Street  
Administrative Special Use Permit request for a Change of Ownership for a Daycare Center; zoned: RC/High Density Apartment  
Applicant: Sandra Berganza

Business Name: Our First Steps  
Proposed Business Name: Reaching For las Estrellas  
Planner: Patrick Silva  
Status: Approved

SUP#2024-00059  
1119 King Street  
Administrative Special Use Permit request for a new restaurant (coffee shop) zoned:  
KR/King Street Retail  
Applicant: Markos Dragas  
Proposed Business Name: Mudhouse Coffee Roasters  
Planner: Mavis Stanfield  
Status: Approved

SUP#2024-00058  
1721 King Street  
Administrative Special Use Permit request for a Change of Ownership and Minor  
Amendment for a Daycare Center to amend Condition #3 for additional children;  
zoned: KR/King Street Retail  
Applicant: Two Birds Family Services, Inc.  
Business Name: Two Birds  
Planner: Mavis Stanfield  
Status: Approved

**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.**