

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, September 4, 2025

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.

A Public Hearing will be held by the Planning Commission on Thursday, September 4, 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, September 13, at 9:30 a.m. in City Hall 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_ddA5d4SPS-WP9QsssFUgcw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 953 2559 1271

Password: 353203

City Council Zoom Link (Public Hearing Webinar)

Registration Link:

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

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 928 1146 8368

Webinar Passcode: 368309

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 the Department of Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public 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 or translation services for the Planning

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

1 Call To Order

The Planning Commission Public Hearing was called to order at 7:00 pm.
Commissioner Ramirez was excused. All other members were present..

Consent Calendar

2 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 #2025-00003

15 & 17 E Custis Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned R-2-5/Residential.

Applicant: 15 & 17 E Custis Ave LLC represented by M. Catharine Puskar, attorney

Attachments: [SUB2025-00003 15 & 17 E Custis Avenue PC Staff Report](#)
[SUB2025-00003 15 & 17 E Custis Avenue PC Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2025-00003 on the Consent Calendar.

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 #2025-00004

1702 Dewitt Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.

Applicant: Alex Wilson

Attachments: [SUB2025-00004 1702 Dewitt Avenue PC Staff Report](#)
[SUB2025-00004 1702 Dewitt Avenue PC Presentation](#)
[SUB2025-00004 1702 Dewitt Avenue Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the

Planning Commission voted unanimously to approve Subdivision #2025-00004 with amendments on the Consent Calendar.

4

Rezoning #2025-00003

3333 Helen Street

Public Hearing and consideration of a request for an amendment to the official Zoning Map to change the zone from R-2-5/Residential family zone to RB/Townhouse zone; zoned R-2-5/Residential.

Applicant: Morgan Tyler and Tomas Plaza Reneses

Attachments: [REZ2025-00003_3333 Helen St_PC Staff Report](#)
[REZ2025-00003_3333 Helen St_PC Presentation](#)

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of Rezoning #2025-00003. The motion carried on a vote of 6-0.

5

Development Special Use Permit #2025-10008

3000 Business Center Drive - DASH Bus Facility

Public hearing and consideration of a request for a Development Special Use Permit with a Site Plan to expand the parking, maintenance, and storage at the DASH bus facility by constructing a canopy with Electric Vehicle charging stations; zoned I/Industrial.

Applicant: Alexandria Transit Company (DASH)

Attachments: [DSUP2025-10008_DASH Bus Expansion_PC Staff Report](#)
[DSUP2025-10008_DASH Bus Expansion_PC Presentation](#)

On a motion by Commissioner Dubè, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10008. The motion carried on a vote of 6-0.

New Business

6

Special Use Permit #2025-00032

51 E Windsor Avenue

Public Hearing and consideration of a request for a Special Use Permit to construct a two-unit semi-detached dwelling on a developed substandard lot; zoned R-2-5/Residential.

Applicant: 51 E Windsor, LLC; represented by Deyi Awadallah

Attachments: [SUP2025-00032_51 E Windsor_PC Staff Report](#)
[SUP2025-00032_51 E Windsor Ave_PC Presentation](#)

On a motion by Commissioner Dubè, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of Special Use Permit

#2025-00032, as amended. The motion carried on a vote of 6-0.

7

Zoning Text Amendment #2025-00007

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article XIII of the Zoning Ordinance to incorporate assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155.

Staff: City of Alexandria, Department of Transportation and Environmental Services

Attachments: [ZTA2025-00007 Environmental Management Ordinance PC Staff Report](#)
[ZTA2025-00007 PC Presentation REVISED](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to initiate and recommend approval of Zoning Text Amendment #2025-00007. The motion carried on a vote of 6-0.

8

Zoning Text Amendment #2025-00005

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article IX of the Zoning Ordinance to add provisions for a mural program.

Staff: City of Alexandria, Planning and Zoning Department

Attachments: [ZTA2025-00005 Murals PC Staff Report](#)
[ZTA2025-00005 Murals PC Presentation REVISED](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to initiate and recommend approval of Zoning Text Amendment #2025-00005. The motion carried on a vote of 6-0.

Minutes

9

Consideration of the minutes from the June 4 and 23, 2025 Planning Commission meetings.

Attachments: [June 4, 2025 Meeting Minutes](#)

On a motion by Commissioner Dubè, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes of the June 4, 2025 Public Hearing as submitted. The motion carried on a vote of 6-0.

On a motion by Commissioner Dubè, seconded by Commissioner Manor, the Planning Commission deferred consideration of the June 23, 2025 Planning

Commission meeting minutes to the October meeting. The motion carried on a vote of 6-0.

Other Business

Commissioners' Reports, Comments & Questions

Fiscal Year 2025 Planning Commission Annual Report

Attachments: [PC FY 2025 Annual Report Draft](#)

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to approve the Fiscal Year 2025 Planning Commission Annual Report. The motion carried on a vote of 6-0.

Planning & Zoning Director's Report

Attachments: [Planning & Zoning Director's Report](#)

Adjournment

The Planning Commission meeting was adjourned at 9:24 pm.

Administrative Approvals

SUP2025-00039

1021 Queen Street

Administrative Special Use Permit request for a new restaurant and outdoor dining on private property; zoned: CL/Commercial low.

Applicant: Ksenia M. Varakina

Proposed Business Name: Cherry On Top

City Planner: Mavis Stanfield

Status: Approved August 14th, 2025

SUP2025-00034

4405 Duke Street

Administrative Special Use Permit request for a change of ownership of a light auto repair; zoned: CG/Commercial general.

Applicant: Ben Nielsen's Alexandria Automotive West LLC represented by David L. Chamowitz, Agent

Current Business Name: Auto Fix

Proposed Business Name: Ben Nielsen's Alexandria Automotive West

City Planner: Mavis Stanfield

Status: Approved July 23, 2025

SUP2025-00031

2403 Mandeville Lane (Parcel Address: 2424 Mill Road)

Administrative Special Use Permit request for a change of ownership of an animal care facility with overnight accommodation; zoned CDD #2/Coordinated Development District #2.

Applicant: Steve Gaudio

Current Business Name: District Dogs Alexandria

Proposed Business Name: Molly's Dog Care Alexandria

City Planner: Lanning Blaser

Status: Approved July 18, 2025

SUP2025-00029

124 Dale Street

Administrative Special Use Permit request for a new child care home for 6 to 9 children; zoned: RB/Townhouse.

Applicant: Brittani Spinner

Proposed Business Name: B.B. Babies LLC

City Planner: Mavis Stanfield

Status: Approved June 27, 2025

SUP2025-00028

3314 Richmond Highway

Administrative Special Use Permit request for new restaurant and outdoor dining on private property; zoned: CSL/Commercial service low.

Applicant: Basim Mansour

Proposed Business Name: Flavor Hive

City Planner: Lanning Blaser

Status: Approved June 26, 2025

SUP2025-00035

529 East Howell Avenue

Administrative Special Use Permit request for a change of ownership of a restaurant; zoned: CSL/Commercial service low.

Applicant: Jorge D. Villalobos

Current Business Name: Brewski's Barkhaus

Proposed Business Name: Tortas y Tacos La Chiquita IV LLC

City Planner: Lanning Blaser

Status: Approved August 12, 2025