

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, September 5, 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).

**Call to Order**

**1** A Public Hearing will be held by the Planning Commission on Thursday, September 5, 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 14 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\\_53bgpzWCTk2nv4ejgHDnXw](https://zoom.us/webinar/register/WN_53bgpzWCTk2nv4ejgHDnXw)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 988 5817 8007

Password: 950974

City Council (Public Hearing Webinar)

Registration Link:

[https://zoom.us/webinar/register/WN\\_I7CqCHKCQHOUq3OASJOz4A](https://zoom.us/webinar/register/WN_I7CqCHKCQHOUq3OASJOz4A)

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 922 5147 5757

Webinar Passcode: 992968

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 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

- 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 #2024-00006

1033, 1055 & 1111 N Fairfax Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; Zoned CRMU/X

Applicant: TideLock Apartment Owner, LLC

**Attachments:**    [SUB2024-00006 Staff Report](#)  
                          [SUB2024-00006 Presentation](#)

- 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 #2024-00007

415 E Nelson Avenue

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

Applicant: OCH at Nelson LLC, a Virginia limited liability company.

**Attachments:**    [SUB2024-00007 Staff Report](#)  
                          [SUB2024-00007 Presentation](#)  
                          [Staff Memorandum](#)  
                          [Additional Materials](#)  
                          [Additional Materials](#)  
                          [Additional Materials](#)  
                          [Additional Materials](#)

- 4**                    **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 #2024-00008

26 W Chapman Street

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

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

**Attachments:** [SUB2024-00008 Staff Report](#)  
[SUB2024-00008 Presentation](#)

5

Encroachment #2024-00002

461 Swann Avenue - Founding Farmers Outdoor Dining

Public Hearing and consideration of a request for an Encroachment for outdoor dining with an all-seasons pergola structure, revolving door, and other related structures into the public right-of-way at 461 Swann Avenue.

Applicant: OT Block A1 Sub, LLC, represented by Duncan Blair, attorney

**Attachments:** [ENC2024-00002 Staff Report](#)  
[ENC2024-00002 Presentation](#)

**New Business**

6

**TRANSLATION SERVICES IN AMHARIC, ARABIC AND SPANISH WILL BE PROVIDED FOR THIS ITEM.**

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

7

Vacation #2024-00001

Vacation #2024-00002

Vacation #2024-00003

Public Hearing and consideration of three requests to vacate various areas of unimproved right-of-way located between 404A, 406, and 408 East Alexandria Avenue to add area to residential yards.

Applicants: Brett Rice (VAC2024-00001), Alicia Montgomery

(VAC2024-00002), Eric Teran (VAC2024-00003)

**Attachments:** [VAC2024-00001.00002.00003 Staff Report](#)  
[VAC2024-00001.00002.00003 Presentation](#)  
[Additional Materials](#)  
[Additional Materials](#)  
[Staff Memorandum](#)

## Other Business

8 Commissioners' Reports, Comments & Questions

## Minutes

9 Consideration of the minutes from the June 4 and June 24, 2024 Planning Commission Meetings

**Attachments:** [June 4 Meeting Minutes](#)  
[June 24 Meeting Minutes](#)

## 10 Adjournment

## 11 Administrative Approvals

12 SUP#2024-00043  
115 South Union Street Suite A  
Administrative Special Use Permit request for a New Use for a Restaurant;  
zoned: CD/Commercial Downtown  
Applicant: Samuel Lee  
Proposed Business Name: Pitango Gelato  
Planner: Mavis Stanfield  
Status: Approved July 22, 2024

SUP#2024-00028  
1024 & 1026 King Street  
Administrative Special Use Permit request for a Minor Amendment for a  
restaurant to increase floor area; zoned: KR/King Street Retail  
Applicant: King Street Italian, LLC  
Business Name: Thompson Italian  
Planner: Patrick Silva  
Status: Approved July 18, 2024 V

SUP#2024-00038  
500 John Carlyle Street  
Administrative Special Use Permit request for a Change of Ownership for a  
Restaurant; zoned: CDD#1/Coordinated Development District #1

Applicant: Gin Ramen & Asian Tapas  
Business Name: Gin Ramen & Asian Tapas  
Planner: Ann Horowitz  
Status: Approved July 5, 2024

SUP#2024-00003  
727 North Henry Street  
Administrative Special Use Permit request for a Change of Ownership and  
Minor Amendment for a Restaurant to provide outdoor dining; zoned:  
CSL/Commercial Service Low  
Applicant: Mohammad Nadeem  
Business Name: Lil' Creamery  
Planner: Mavis Stanfield  
Status: Approved July 2, 2024 V

SUP#2024-00039  
704 Four Mile Road  
Administrative Special Use Permit request for a Change of Ownership for a  
Child Care Home; zoned: RA/Multi-unit  
Applicant: Ruth Sarai Merino  
Business Name: Esau's Family Home Daycare  
Planner: Mavis Stanfield  
Status: Approved June 20, 2024

SUP#2024-00036  
30 South French Street  
Administrative Special Use Permit request for a New Use for a Child Care  
Home; zoned: R-2-5/Residential  
Applicant: Kokab Anwar Deen  
Proposed Business Name: KOKABDEEN LLC  
Planner: Mavis Stanfield  
Status: Approved June 19, 2024

SUP#2023-00102  
5418 Duke Street  
Administrative Special Use Permit request for a Change of Ownership for a  
restaurant; zoned: CG/Commercial General  
Current Business Name: AJ's Pizza & Cheesesteak  
Proposed Business Name: AZ Pizza & Cheesesteak  
Applicant: Azeb Kassa  
Planner: Patrick Silva  
Status: Approved June 13, 2024

SUP#2024-00045

1404 King Street

Administrative Special Use Permit request for a Minor Amendment for a Restaurant for outdoor dining; zoned: KR/King Street Retail

Applicant: Richard Kelly/HTC Property Management LLC

Business Name: Hard Times Cafe

Planner: Mavis Stanfield

Status: Approved August 22, 2024

**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.**