

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

**Monday, November 6, 2023**

**7:00 PM**

**City Hall Council Chamber**

## **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 Monday, November 6, 2023 beginning at 7:00 p.m. in the City Hall Council Chamber, on the second floor of City Hall, 301 King Street, Alexandria, Virginia 22314. The hearing 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 hearing via the following registration link:

Planning Commission Public Hearing:

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\\_kB7L4WzSSMGJdeMTPC0mng](https://zoom.us/webinar/register/WN_kB7L4WzSSMGJdeMTPC0mng)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 934 3237 6408

Password: 125381

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 Webinar, please use the Dial-In number to access the meeting. Public comment will be received at the meeting. The public may 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 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.

## **1 Call To Order**

### **Consent Calendar**

**2**

Special Use Permit #2023-00072

5318 and 5320 Eisenhower Avenue (parcel address: 5300 Eisenhower Avenue)

Public Hearing and consideration of a Special Use Permit for expansion of an existing

non-complying general automobile repair use (amending Special Use Permit #2004-00049); zoned OCH/Office Commercial High  
Applicant: East Coast Collision, Inc., represented by Matthew Roberts, attorney

**Attachments:** [SUP2023-00072 Staff Report](#)  
[SUP2023-00072 Presentation](#)

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Special Use Permit #2023-00079  
600 Madison Street and 724, 728, 730, and 734 North Saint Asaph Street (parcel address: 734 North Saint Asaph Street)  
Public Hearing and consideration of a Special Use Permit for outdoor dining; zoned CDX/Commercial Downtown (Old Town North)  
Applicant: ARP Royal OPCO, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2023-00079 Staff Report](#)  
[SUP2023-00079 Presentation](#)

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Development Site Plan #2023-00012  
550 South Pickett Street - Avanti 550 Retail Building  
Public Hearing and consideration of a request for a Development Site Plan, with a modification, to construct a new retail building; zoned I/Industrial.  
Applicant: Avanti HG 550, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [DSP2023-00012 Staff Report](#)  
[DSP2023-00012 Presentation](#)

## Items Previously Deferred

5

Zoning Text Amendment #2023-00005  
Issue: (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 6-300 to: revise the effective date of the Federal Emergency Management Agency's (FEMA) updated Flood Insurance Rate; revise existing and add new definitions related to floodplain management and development in floodplain districts; revise existing and add new sections to update language related to floodplain management and regulations for development in floodplain districts in compliance with federal regulations related to the National Flood Insurance Program (NFIP); and to correct typographical errors.  
Staff: City of Alexandria - Department of Transportation & Environmental Services

**Attachments:** [ZTA2023-00005 Staff Report](#)  
[ZTA2023-00005 Presentation](#)  
[ZTA2023-00005 Ordinance Updates - Text Changes](#)

**6 New Business****Other Business**

7 Commissioner's Reports, Comments & Questions

**Minutes**

8 Consideration of the minutes from the October 3, 2023 Planning Commission meeting.

**9 Adjournment****10 Administrative Approvals**

Special Use Permit #2023-00069

3131 Colvin Street

Administrative Special Use Permit request for a Change of Ownership for Auto Trailer Rental or Sales; zoned: I/Industrial & CG/Commercial General

Proposed Business Name: CarPlug of Alexandria

Applicant: Gabriel Wassif

Planner: Patrick Silva

Status: Approved September 25, 2023

Special Use Permit #2023-00081

5101 Seminary Rd.

Administrative Special Use Permit request for a Minor Amendment for a temporary trailer; zoned: CG/Commercial General

Applicant: Ramzi Haifawi and Bashiar Mchiar

Business Name: Apple Lounge

Planner: Mavis Stanfield

Status: Approved October 11, 2023

Special Use Permit #2023-00075

1406 King Street

Administrative Special Use Permit request for a New Use for a Restaurant; zoned: KR/King Street Retail

Applicant: Edward McIntosh

Business Name: Eddie's Little Shop & Deli

Planner: Mavis Stanfield

Status: Approved October 11, 2023

**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.**