

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Monday, June 24, 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 Monday, June 24, beginning at 7p.m. in the City Hall Council Chambers Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Tuesday, July 2 at 7 p.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\\_Q0wMnyhjSiOZ6LwJx\\_r9cw](https://zoom.us/webinar/register/WN_Q0wMnyhjSiOZ6LwJx_r9cw)

#### Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 964 4507 1627

Password: 874440

#### City Council (Public Hearing Webinar)

#### Registration Link:

[https://zoom.us/webinar/register/WN\\_TIzcBGsfTmqAYnmVfOB1GQ](https://zoom.us/webinar/register/WN_TIzcBGsfTmqAYnmVfOB1GQ)

#### Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 921 2826 5213

Webinar Passcode: 476031

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

### Consent Calendar

- 2 Special Use Permit #2024-00014  
3950 Wheeler Avenue  
Public Hearing and consideration of a request for a temporary trailer; zoned I/Industrial  
Applicant: North Lock, LLC, represented by M. Catharine Puskar, attorney

**Attachments:** [SUP2024-00014 Staff Report](#)  
[SUP2024-00014 Presentation](#)  
[PC Memorandum](#)

- 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 #2024-00005  
41 East Reed Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB.  
Applicant: Kulinski Group Architects, P.C.

**Attachments:** [SUB2024-00005 Staff Report](#)  
[SUB2024-00004 Presentation](#)

- 4 Vacation #2024-00004  
4601 Eisenhower Avenue  
Public Hearing and consideration of a request to vacate 8,621 square feet of reserved right-of-way located at the southeast corner of lot 500 adjacent to the intersection of Clermont and Eisenhower Avenues; zoned OCM(100)/Office Commercial Medium.  
Applicant: Boundary Investments, LLC represented by Robert Brant, Attorney

**Attachments:** [VAC2024-00004 Staff Report](#)  
[VAC2024-00004 Presentation](#)

- 5** Development Special Use Permit #2024-10002  
2927 & 2957 Eisenhower Avenue  
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit (DSUP2015-0001) with Site Plan to construct a new multi-unit residential building with ground-level retail/commercial; zoned CDD#3/ Coordinated Development District #3.  
Applicant: Rushmark Eisenhower South Tower, LLC represented by M. Catharine Puskar, attorney

**Attachments:** [DSUP2024-10002 Staff Report](#)  
[DSUP2024-10002 Presentation](#)  
[Additional Materials](#)

- 6** Development Special Use Permit #2024-10003  
1604-1614 King Street, 1604 Dechantal Street  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 44-unit multi-unit building and convert five existing townhouses to 10 multi-unit dwellings, including Special Use Permit requests to increase the floor area ratio from 2.0 to 3.0 in the KR zone and for a parking reduction of 10 spaces from the Article VIII requirements; zoned KR / King Street urban retail.  
Applicant: Dechantal Associates, LLC

**Attachments:** [DSUP2024-10003 Staff Report](#)  
[DSUP2024-10003 Presentation](#)

- 7** Development Special Use Permit #2024-10005  
201 Cambridge Road  
Public Hearing and consideration of a request for an amendment to a previously approved Development Special Use Permit (DSUP #2014-00029) for additions to the existing chapel at a private school; zoned R-8 / Residential zone.  
Applicant: Bishop Ireton High School, represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSUP2024-10005 Staff Report](#)  
[DSUP2024-10005 Presentation](#)

## **New Business**

- 8** Special Use Permit #2024-00033  
201 East Del Ray Avenue, 2207 and 2213 Mount Vernon Avenue  
Public Hearing and consideration of a Special Use Permit for outdoor dining over 49 seats and for recreation and entertainment (amending SUP #2022-00060); zoned

CL/Commercial low Applicant: Abderrahim (Rayan) Moussaif

**Attachments:** [SUP2024-00033 Staff Report](#)  
[SUP2024-00033 Presentation](#)  
[PC Memorandum](#)  
[PC Memorandum 6.24.2024](#)  
[Additional Materials](#)

9

Development Special Use Permit #2024-10004  
107 and 125 North West Street - North West Street Townhomes  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan, including a Special Use Permit for land without frontage, Subdivision and modifications, to construct nine (9) residential townhouses and four (4) semi-detached dwellings; zoned: CD/Commercial Downtown  
Applicant: 125 N. West Street LLC, represented by Duncan Blair, attorney

**Attachments:** [DSUP2024-10004 Staff Report](#)  
[DSUP2024-10004 Presentation](#)  
[Additional Materials](#)

10

**THE APPLICANT (CITY) HAS REQUESTED WITHDRAWAL OF SEC#2024-00003**

City Charter Section 9.06 Case #2024-00003  
5801 Duke Street  
Public Hearing and consideration of request for the Planning Commission to review whether the proposal to vacate public access easements and acquire modified public access easements that are consistent with the Landmark West End open space approvals (5801 Duke Street) 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

**Other Business**

11

Commissioners' Reports, Comments & Questions

12 **Minutes**

Consideration of the minutes from the June 4, 2024 Planning Commission meeting.

13 **Adjournment**

14 **Administrative Approvals**

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