

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, May 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 Tuesday, May 7, 2024, beginning at 7:00 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, May 18, 2024 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\\_5anNkRm7TW2VTXUWA9ShRg](https://zoom.us/webinar/register/WN_5anNkRm7TW2VTXUWA9ShRg)

Zoom Audio Conference:

Dial-in: 301-715-8592

Webinar ID: 933 5530 4719

Password: 452867

City Council (Public Hearing Webinar)

Registration Link: [https://zoom.us/webinar/register/WN\\_4jSnaCnwSlihSfuTcZifSQ](https://zoom.us/webinar/register/WN_4jSnaCnwSlihSfuTcZifSQ)

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 973 1829 7597

Webinar Passcode: 329918

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 Department of Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto: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](mailto:CouncilComment@alexandriava.gov) or make comments on the day of the City Council Public Hearing.

For reasonable disability accommodation for the Planning Commission Public 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 Public Hearing, individuals with disabilities who require assistance or special arrangements to participate in the City Council Public Hearing 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 7:02 p.m. All members were present at the Call to Order.**

### Items Previously Deferred

- 2 Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its FY2025 meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**    [FY 25 Resolution Memorandum](#)  
[FY 25 Resolution PC Schedule](#)

**On a motion by Vice Chair McMahon, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of the FY2025 Planning Commission Public Hearing Schedule. The motion carried on a vote of 7-0.**

### Consent Calendar

- 3 Zoning Text Amendment #2024-00004  
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 11-207 Civil Violations.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**    [ZTA2024-00004 Staff Report](#)  
[ZTA2024-00004 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of ZTA#2024-00004. The motion carried on a vote of 7-0 on the Consent Calendar.**

- 4 Street Naming Case #2024-00001 Upland Park  
5165 Seminary Road  
Public Hearing and consideration of a request for the approval of two new Street Names located in Upland Park at 5165 Seminary Road; zoned

CDD#21/Coordinated Development District #21.

Applicant: Hekemian and Co., Inc., represented by Kenneth W. Wire, attorney

**Attachments:**    [SNC2024-00001 Staff Report](#)  
[SNC2024-00001.00002 Presentation](#)  
[PC Memorandum](#)  
[Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SNC#2024-00001. The motion carried on a vote of 7-0.**

5

Street Naming Case #2024-00002 Landmark Overlook

5901 Stevenson Avenue

Public Hearing and consideration of a request for the approval of seven new Street Names located in Landmark Overlook at 5901 Stevenson Avenue; zoned CRMU-H/Commercial Residential Mixed-Use (High).

Applicant: Hekemian and Co., Inc., represented by Kenneth W. Wire, attorney

**Attachments:**    [SNC2024-00002 Staff Report](#)  
[SNC2024-00001.00002 Presentation](#)  
[PC Memorandum](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SNC#2024-00002. The motion carried on a vote of 7-0 on the Consent Calendar.**

6

Special Use Permit #2024-00009

4320 Seminary Road

Public Hearing and consideration of a Special Use Permit for a temporary trailer; zoned RB/Townhouse

Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

**Attachments:**    [SUP2024-00009 Staff Report](#)  
[SUP2024-00009 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP#2024-00009. The motion carried on a vote of 7-0 on the Consent Calendar.**

7

Special Use Permit #2024-00011

4601 Eisenhower Avenue

Public Hearing and consideration of a Special Use Permit to (1) allow various administrative special, special, and noncomplying uses at an industrial center, and (2) to increase the square footage for noncomplying uses; zoned: OCM(100)/Office Commercial Medium.

Applicant: Boundary Investments, LLC, represented by Robert Brant, attorney

- Attachments:**    [SUP 2024-00011 Staff Report](#)  
                               [SUP2024-00011 Presentation](#)  
                               [PC Memorandum](#)  
                               [PC Memorandum 2](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, 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 SUP#2024-00011. The motion carried on a vote of 7-0.**

**8**                               Special Use Permit #2024-00024

5990 Duke Street

Public Hearing and consideration of a Special Use Permit for the expansion of a noncomplying automobile sales and repair use and for a change of ownership; zoned CRMU-M/Commercial residential mixed use (medium)

Applicant: Passport Auto Group, represented by Duncan W. Blair, attorney

- Attachments:**    [SUP2024-00024 Staff Report](#)  
                               [SUP2024-00024 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP#2024-00024. The motion carried on a vote of 7-0 on the Consent Calendar.**

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.

**9**                               Subdivision #2024-00002

209 and 211 East Del Ray Avenue

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

Applicants: Angela Ambrose and Windmill Hill LLC

- Attachments:**    [SUB2024-00002 Staff Report](#)  
                               [SUB2024-00002 Presentation](#)  
                               [Additional Materials](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUB#2024-00002. The motion carried on a vote of 7-0 on the Consent Calendar.**

**New Business**

10

**Deferral Requested**

Special Use Permit #2023-00044

80 S. Early Street

Public Hearing and consideration of a Special Use Permit for three temporary trailers; zoned I/Industrial.

Applicant: David Donnelly

**Attachments:**     [SUP2023-00044 Application Materials](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Item #10. The motion carried on a vote of 7-0.**

11

**Deferral Requested**

Rezoning #2024-00001

709 & 711 Pendleton Street

Public Hearing and consideration of a request for an amendment to the official Zoning Map to rezone the subject properties from CL/Commercial low with proffer to CL/Commercial low.

Applicant: Sevda Tahirli, Shi Hailing, and Jiangling Wang

**Attachments:**     [REZ2024-00001 Application materials](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Item #11. The motion carried on a vote of 7-0.**

**Other Business**

12

Commissioners' Reports, Comments & Questions

**Minutes**

13

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

**Attachments:**     [April 4 2024 Minutes](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of April 4, 2024. The motion carried on a vote of 7-0.**

14     **Adjournment**

The Planning Commission meeting was adjourned at 7:32 p.m.

15     **Administrative Approvals**

Special Use Permit #2024-00022  
212 Queen Street  
Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: CD/Commercial Downtown  
Applicant: BY COMPANY LLC  
Business Name: Momo Sushi & Cafe  
Proposed Business Name: Momo Sushi  
Planner: Patrick Silva  
Status: Approved April 4, 2024

Special Use Permit #2024-00017  
101 North Union Street  
Administrative Special Use Permit request for a Minor Amendment for a Restaurant for outdoor dining; zoned: KR/King Street Retail  
Applicant: Union Sandwich Co.  
Business Name: Union Sandwich Co.  
Planner: Mavis Stanfield  
Status: Approved March 27, 2024

Special Use Permit #2024-00012  
3100 Richmond Highway  
Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: CDD#24/Coordinated Development District #24  
Applicant: Talat Omar  
Business Name: Marino's Pizza & Subs  
Proposed Business Name: Omar's Pitas & Platters  
Planner: Patrick Silva  
Status: Approved April 8, 2024

Special Use Permit #2024-00010  
2800 Shirlington Road  
Administrative Special Use Permit request for a Minor Amendment to modify a sign, amending SUP#2017-00014; zoned: OCH/Office Commercial High  
Applicant: VHC Health  
Business Name: VHC Health  
Planner: Mavis Stanfield  
Status: Approved March 28, 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.**