

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, May 2, 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.

The May 2, 2023 Alexandria Planning Commission Public Hearing is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission and staff are participating in-person. The Planning Commission Public Hearing can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom Webinar by the following link:

Planning Commission (Public Hearing Webinar):

The Webinar will open at 6:30 p.m. to allow individuals to join, while the Planning Commission hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_8cvENG5FRF6x_LPC9gjbeA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 933 2756 1848

Password: 896448

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 Department of Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission Hearing or make public comments on the day of the 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.

1 Call to Order

Consent Calendar

2 Special Use Permit #2023-00020

114 North Patrick Street

Public Hearing and consideration for a parking reduction Special Use Permit with open space, lot frontage and side yard modifications; zoned: CD/Commercial Downtown.

Applicant: Jorge and Lorie Nevares

Attachments: [SUP2023-00020 Staff Report](#)
[SUP2023-00020 Presentation](#)

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Special Use Permit #2023-00023

1033 West Glebe Road

Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance; zoned: CG/Commercial General.

Applicant: 1033 W Glebe Road ALX LLC

Attachments: [SUP2023-00023 Staff Report](#)
[SUP2023-00023 Presentation](#)

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Vacation #2023-00003

5165 and 5173 Seminary Road, 5118 and 5129 Fairbanks Avenue, 2641, 2648, and 2658 Foster Avenue - Upland Park Foster Avenue

Public Hearing and consideration of a request to vacate a portion of public right of way abutting multiple addresses in order to construct improvements shown pursuant to approved Development Special Use Permit #2019-00017; zoned: CDD #21/Coordinated Development District #21 (Beauregard).

Applicant: Alexandria Development Associates, LLC, represented by Kenneth W. Wire, attorney

Attachments: [VAC2023-00003 Staff Report](#)
[VAC2023-00003 Presentation](#)

New Business

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Discussion Item: Text Amendment to Article IX of the Zoning Ordinance regarding regulations for signs.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Sign Ordinance Presentation](#)

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1300 North Royal Street

Consideration of an endorsement for the Coordinated Sustainability Strategy for the Potomac River Generating Station pursuant to the conditions of approval for CDD#2021-00004.

Applicant: HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [PRGS CSS Memorandum](#)
[PRGS CSS Presentation](#)

Other Business

7 Commissioner's Reports, Comments & Questions

Minutes

8 Consideration of the minutes from the March 30, 2023 Planning Commission meeting.

Attachments: [March 30, 2023 Meeting Minutes](#)

9 Adjournment

10 Administrative Approvals

Special Use Permit #2023-00001

704 Four Mile Road

Administrative Special Use Permit request for a New Use for a Child Care Home;
zoned: RA/Residential Multi-Family.

Applicant: Esau Merino & Imelda Majano

Business Name: Esau's Family Home Daycare

Planner: Patrick Silva

Status: Approved March 10, 2023

Special Use Permit #2023-00005

305 South Washington Street

Administrative Special Use Permit request for a Change of Ownership for a
restaurant; zoned: CD/Commercial Downtown.

Applicant: Franco Abbruzzetti

Business Name: Trattoria Da Franco

Planner: Mavis Stanfield

Status: Approved March 20, 2023

Special Use Permit #2023-00016

106 Hume Avenue

Special use permit request for a Minor Amendment for a restaurant; zoned
CL/Commercial Low.

Applicant: Tom Cardarelli

Business Name: Stracci Pizza
Planner: Patrick Silva
Status: Approved March 21, 2023

Special Use Permit #2023-00009
1024 & 1026 King Street
Administrative Special Use Permit request for a Minor Amendment for outdoor dining at a restaurant; zoned: KR/King Street Retail.
Applicant: King Street Italian, LLC/Represented by Lauren Riley
Business Name: Thompson Italian
Planner: Patrick Silva
Status: Approved March 30, 2023

Special Use Permit #2023-00019
716 King Street
Administrative Special Use Permit request for a New Use for a Restaurant; zoned: KR/King Street Retail.
Applicant: Robert Studer
Business Name: The Crazy Mason Milkshake Bar
Planner: Patrick Silva
Status: Approved March 30, 2023

Special Use Permit #2023-00024
4525 Duke Street
Administrative Special Use Permit request for a New Use for Animal Care with Overnight Accommodations; zoned: CG/Commercial General.
Applicant: Devon Arnold
Business Name: Veterinary Emergency Group
Planner: Patrick Silva
Status: Approved April 6, 2023

Special Use Permit #2023-00017
1118 North Pegram Street
Administrative Special Use Permit request for a New Use for a Child Care Home; zoned: R12/Residential Single Family.
Applicant: Judith Paredes
Proposed Business Name: Busy Bunnies Child-Care
Planner: Mavis Stanfield

Status: Approved April 10, 2023

Special Use Permit #2023-00018

2462 Mandeville Lane

Administrative Special Use Permit request for a New Use for a Restaurant with outdoor dining; zoned: CDD#2/Coordinated Development District.

Applicant: Nando's Restaurant Group, Inc.

Business Name: Nando's Peri Peri

Planner: Mavis Stanfield

Status: Approved April 12, 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.