

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, June 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).

The June 6, 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\\_TADRJ7qtTWWTMtm\\_vImb5g](https://zoom.us/webinar/register/WN_TADRJ7qtTWWTMtm_vImb5g)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 921 3405 6016

Password: 157659

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](mailto: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](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 #2023-00021

5150, 5200 and 5230 Eisenhower Avenue (parcel addresses: 5150 and 5200 Eisenhower Avenue)

Public Hearing and consideration of a request for a Special Use Permit for a Change of Ownership, an extension of a Special Use Permit term and to expand the square footage for noncomplying uses (amending SUP#2009-00021); zoned: OCM (100)/ Office Commercial Medium and OCH/ Office Commercial High.

Applicant: Terreno Eisenhower LLC, represented by Kenneth Wire, Attorney

**Attachments:** [SUP2023-00021 Staff Report](#)  
[SUP2023-00021 Presentation](#)  
[SUP2023-00021 Additional Materials](#)

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Special Use Permit #2023-00029

625 First Street and 510 Second Street

Public Hearing and consideration of a Special Use Permit for outdoor dining with over 40 seats (amending SUP #2022-00074); zoned: CD/Commercial downtown.

Applicant: EAHG Alexandria LP, represented by Robert D. Brant, attorney

**Attachments:** [SUP2023-00029 Staff Report](#)  
[SUP2023-00029 Presentation](#)  
[SUP2023-00029 Additional Materials](#)

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Special Use Permit #2023-00030

133 South Peyton Street

Public Hearing and consideration of a request for a Special Use Permit to allow an animal care facility with overnight accommodation; zoned: OCH/ Office Commercial High.

Applicant: Four Rescues, LLC

**Attachments:** [SUP2023-00030 Staff Report](#)  
[SUP2023-00030 Presentation](#)  
[SUP2023-00030 Additional Materials](#)

## New Business

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Special Use Permit #2023-00025

3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue) - Hops 'N Shine

Public Hearing and consideration of a request for a Special Use Permit for an increase in outdoor dining seats and in outdoor dining hours of operation; and to allow outdoor cooking and outdoor live entertainment (amending SUP #2020-00045); zoned: CG/ Commercial General.

Applicant: Abe Hadjiesmaeiloo

**Attachments:** [SUP2023-00025 Staff Report](#)  
[SUP2023-00025 Presentation](#)  
[SUP2023-00025 Additional Materials](#)

- 6 Development Site Plan #2023-00001  
Subdivision #2023-00001  
Potomac River Generating Station (PRGS) Infrastructure - 1300 North Royal Street  
Public Hearing and consideration of a request for a Development Site Plan for the construction of sitewide infrastructure for the PRGS redevelopment and a Subdivision to subdivide 1300 North Royal Street into three (3) lots and a future public right-of-way; zoned CDD #30/Coordinated Development District #30.  
Applicant: HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney

**Attachments:** [DSP2023-00001 Staff Report](#)  
[DSP2023-00001 Site Plan](#)  
[DSP2023-00001 Presentation](#)  
[DSP2023-00001 Additional Materials](#)

- 7 Development Special Use Permit #2023-10003  
426 East Monroe Avenue - Simpson Stadium Park renovation  
Public Hearing and consideration of a request for a Development Special Use Permit with Site Plan for the construction and enlargement of accessory buildings associated with the existing athletic fields and providing more than five new parking spaces, including Special Use Permits for community recreation buildings, congregate recreational facilities, facilities for the lighting of any area in the Public Open Space and Community Recreation (POS) Zone for nighttime use, lighting taller than 15 feet, and accessory buildings and netting taller than 15 feet; and modifications for a reduction of the 35 foot light pole setback; zoned: POS/Public Open Space and Community Recreation Zone and CDD #10/Coordinated Development District #10.  
Applicant: City of Alexandria, represented by Mitch Dillon, Department of Project Implementation on behalf of the Department of Recreation, Parks and Cultural Activities

**Attachments:** [DSUP2023-10003 Staff Report](#)  
[DSUP2023-10003 Site Plan](#)  
[DSUP2023-10003 Presentation](#)  
[DSUP2023-10003 Additional Materials](#)

- 8 Zoning Text Amendment #2023-00001  
Public Open Space and Community Recreation (POS) Zone  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 2-129.1 to change the

definition of congregate recreational facilities; amend section 2-181.5 to change the definition of park; and amend Section 6-100 to change the allowed uses, special uses and development requirements in the Public Open Space and Community Recreation (POS) Zone.

Staff: City of Alexandria, Department of Recreation, Parks and Cultural Activities

**Attachments:** [ZTA2023-00001 Staff Report](#)  
[ZTA2023-00001 Presentation](#)

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Development Special Use Permit #2022-10027

Coordinated Sign Special Use Permit #2023-00037

Transportation Management Plan Special Use Permit #2022-00097

The Rutherford- 5000 Seminary Road

Public Hearing and consideration of a request for (A) a Development Special Use Permit to construct a multi-family building with 367 units, including Special Use Permits to decrease the off-street parking requirement, for penthouses to exceed 15 feet in height, (B) a Coordinated Sign Special Use Permit, and (C) a Tier III Transportation Management Plan Special Use Permit; zoned CDD #4.

Applicant: Mark Center Residential, LLC, represented by Kenneth Wire, Attorney

**Attachments:** [DSUP2022-10027 Staff Report](#)  
[DSUP2022-10027 Site Plan](#)  
[DSUP2022-10027 Presentation](#)  
[DSUP2022-10027 Additional Materials](#)

## Other Business

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Commissioner's Reports, Comments & Questions

## Minutes

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

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

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Consideration of the minutes from the May 2, 2023 Planning Commission meeting.

**Attachments:** [May 2, 2023 Meeting Minutes](#)

13 **Adjournment**

14 **Administrative Approvals**

Special Use Permit #2023-00022  
2701 Cameron Mills Road

Administrative Special Use Permit request for a Minor Amendment for a Daycare Center; zoned: RB/Residential Single Family  
Applicant: Westminster Presbyterian Church/Carolyn Burke, Director  
Business Name: Westminster Weekday Preschool  
Planner: Mavis Stanfield  
Status: Approved April 14, 2023

Special Use Permit #2023-00027  
621 North Saint Asaph Street  
Administrative Special Use Permit request for a Minor Amendment for a condominium to remove the requirement for rooftop mechanical equipment screening; zoned: CRMU/X, Commercial Residential Mixed Use (High)  
Applicant: Portner's Landing Unit Owners Association/Stephanie Chaufournier  
Business Name: Portner's Landing  
Planner: Mavis Stanfield  
Status: Approved April 25, 2023

Special Use Permit #2023-00012  
1508 Mount Vernon Avenue  
Administrative Special Use Permit request for a Minor Amendment to add outdoor dining up to 40 seats; zoned: CL/Commercial Low  
Applicant: Noe Landini; Rep. Duncan Blair  
Business Name: Junction Bakery  
Planner: Patrick Silva  
Status: Approved April 26, 2023

Special Use Permit #2023-00031  
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: Patrick Silva  
Status: Approved May 1, 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.**