

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, September 5, 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 September 5, 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_PrM4MunOT8qLGLEwza9jMw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 998 7415 9741

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 or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made.

Work Session

The Planning Commission will hold a Work Session prior to the Public Hearing to discuss the following item:

- a) Zoning for Housing/Housing for All Initiative

The session will begin at 5:00 PM and go until approximately 7:00 PM.

1 Call to Order

New Business

- 2** Special Use Permit #2023-00052
800 and 820 Slaters Lane (Parcel address: 800 Slaters Lane) - The Art League
Public Hearing and consideration of a request for a Special Use Permit for a
private commercial school; zoned: RC/Residential Commercial.
Applicant: Suzanne Bethel
Attachments: [SUP2023-00052 Staff Report](#)
[SUP2023-00052 Presentation](#)
[SUP2023-00052 Additional Materials](#)
- 3** Development Special Use Permit #2023-10004
West End (Landmark) Open Spaces - 5801 Duke Street
Public Hearing and consideration of a request for a Development Special Use
Permit to construct the Central Plaza (Blocks F and N), Paseo (Block R), and
Terrace Park (Block P), including two retail/restaurant pavilions with outdoor
dining, a playground, seasonal ice-skating rink, sports courts, and areas for
passive recreation; zoned CDD #29/Coordinated Development District #29.
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire,
Attorney
Attachments: [DSUP2023-10004 Staff Report](#)
[DSUP2023-10004 Presentation](#)
- 4** Special Use Permit #2023-00011
West End (Landmark) Comprehensive Sign Plan - 5801 Duke Street
Public Hearing and consideration of a request for a Coordinated Sign Special
Use Permit for a Comprehensive Sign Plan for Blocks D, E, F, G, H, I, J, K, L,
M, N, P, R, S, and public and private streets within the West End neighborhood;
zoned CDD #29/Coordinated Development District #29.
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire,
Attorney
Attachments: [SUP2023-00011 Staff Report](#)
[SUP2023-00011 Presentation](#)
- 5** Development Special Use Permit #2023-10008
West End (Landmark) Blocks E & G Major Amendment- 5801 Duke Street
Public Hearing and consideration of a request for a Development Special Use
Permit to amend the Block E & G approval for three mixed-use buildings with
390 apartments, ground floor retail, and medical office space to have the option
to infill the Block E ground floor courtyard by extending the adjacent
commercial space, adding new rooftop open space, and other associated changes
to the ground floor layout; (amending DSUP #2022-10017); zoned CDD
#29/Coordinated Development District #29.
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire,
Attorney

Attachments: [DSUP2023-10008 Staff Report](#)
[DSUP2023-10008 Presentation](#)

- 6 Public Hearing and consideration of a request for the Planning Commission to adopt a resolution amending its Fiscal Year 2024 meeting schedule and establish continuation dates for meetings.
Staff: City of Alexandria, Department of Planning & Zoning
- Attachments:** [Resolution Memorandum](#)
[Resolution](#)

Other Business

- 7 Commissioners' Reports, Comments, & Questions

Minutes

- 8 Consideration of the minutes from the June 22, 2023 Planning Commission meeting
- Attachments:** [June 22, 2023 Minutes](#)

9 Adjournment

10 Administrative Approvals

Special Use Permit #2023-00063
1300 King Street
Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: KR/King Street Retail
Proposed Business Name: Call Your Mother Deli
Applicant: Dee Zee Group LLC
Planner: Patrick Silva
Status: Approved August 18, 2023

Special Use Permit #2023-00059
207 King Street
Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: KR/King Street Retail
Business Name: Sonoma Cellar
Applicant: Daniel Wharam
Planner: Patrick Silva
Status: Approved August 15, 2023

Special Use Permit #2023-00058
102 South Patrick Street
Administrative Special Use Permit request for a Change of Ownership for a

Restaurant; zoned: KR/King Street Retail
Business Name: Jeni's Ice Creams
Applicant: Madison Ward
Planner: Mavis Stanfield
Status: Approved August 3, 2023

Special Use Permit #2023-00053
700 Slaters Lane
Administrative Special Use Permit request for a New Use for a Restaurant with
Outdoor Dining; zoned: CG/Commercial General
Applicant: Papatella RD II, LLC
Proposed Business Name: Papatella
Planner: Mavis Stanfield
Status: Approved August 22, 2023

Special Use Permit #2023-00051
25 South Washington Street
Administrative Special Use Permit request for a New Use for a Restaurant;
zoned: CL/Commercial Low
Applicant: Khanh Dao
Proposed Business Name: Bloom Tea
Planner: Patrick Silva
Status: Approved July 26, 2023

Special Use Permit #2023-00055
222 North Lee Street
Administrative Special Use Permit request for a Change of Ownership for a
Restaurant; zoned: CD/Commercial Downtown
Business Name: Jack's Place
Applicant: Uyanga Tsogbaatar
Planner: Patrick Silva
Status: Approved August 16, 2023

Special Use Permit #2023-00050
1003 North Vail Street
Administrative Special Use Permit request for a New Use for a Child Care
Home; zoned: RA/Residential Multi-Family
Applicant: Shazia Asim
Proposed Business Name: Blooming Babies Daycare
Planner: Mavis Stanfield
Status: Approved July 25, 2023

Special Use Permit #2023-00047
4748 Eisenhower Avenue

Administrative Special Use Permit request for a Change of Ownership and Minor Amendment for an animal care with overnight accommodations; zoned: OCM(100)/Office Commercial Medium (100)
Applicant: Destination Pet, LLC dba Whole Dogz
Business Name: Whole Dogz
Planner: Patrick Silva
Status: Approved July 25, 2023

Special Use Permit #2023-00049
424 South Pickett Street
Administrative Special Use Permit request for a New Use for a Restaurant; zoned: CDD#17a/Coordinated Development District #17a
Applicant: Khalil and Hamoudi VA-157 LLC
Business Name: Tropical Smoothie
Planner: Mavis Stanfield
Status: Approved July 10, 2023

Special Use Permit #2023-00046
121 East Maple Street
Administrative Special Use Permit request for a New Use for a Child Care Home; zoned: R-2-5/Residential Single- and Two-Family
Applicant: Alexia Acho
Planner: Mavis Stanfield
Status: Approved June 29, 2023

Special Use Permit # 2023-00043
2309 Mount Vernon Avenue
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CL/Commercial Low
Applicant: Nicole Jones
Current Business Name: Stomping Ground LLC
Proposed Business Name: Rubia's LLC
Planner: Patrick Silva
Status: Approved August 1, 2023

Special Use Permit #2023-00042
746 North Ashton Street
Administrative Special Use Permit request for a New Use for a Child Care Home; zoned: R-12/Residential Single Family
Applicant: Esmeralda Olan Enriquez
Planner: Patrick Silva
Status: Approved June 13, 2023

Special Use Permit #2023-00032

1320 Prince Street

Administrative Special Use Permit request for a New Use for a Restaurant with outdoor seating; zoned: CL/Commercial Low

Applicant: Marsha D. Banks-Harold

Proposed Business Name: Connect & Sip Cafe

Planner: Mavis Stanfield

Status: Approved June 8, 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.