

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, February 6, 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, February 6, 2024 beginning at 7:00 p.m. in the City Hall Council Chamber, on the second floor of City Hall, 301 King Street, Alexandria, Virginia 22314. The hearing 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 hearing via the following registration link:

Planning Commission Public Hearing:

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\\_xFMdpOjwSt-7xOt-AbuGVg](https://zoom.us/webinar/register/WN_xFMdpOjwSt-7xOt-AbuGVg)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 981 8703 5854

Password: 540634

City Council (Public Hearing Webinar)

Registration Link:

[https://zoom.us/webinar/register/WN\\_EJslv9rwT3q7aEUZcPYRkQ](https://zoom.us/webinar/register/WN_EJslv9rwT3q7aEUZcPYRkQ)

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 941 5247 3452

Webinar Passcode: 475494

Public comment will be received at the meeting. The public may 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 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 #2023-00098  
6055 Duke Street  
Public Hearing and consideration of a request for a Coordinated Sign Special Use Permit for a Comprehensive Sign Plan for the Hospital Campus, Block Q, and portions of Julia Johns Pl. and Westend Blvd. within the West End neighborhood; zoned CDD#29/Commercial development district #29.  
Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney
- Attachments:** [SUP2023-00098 Staff Report](#)  
[SUP2023-00098 Memorandum](#)  
[SUP2023-00098 Presentation](#)

- 3** Special Use Permit #2023-00099  
2000 Mount Vernon Avenue  
Public Hearing and consideration for a Special Use Permit to waive the zoning requirements of Article IX of the Zoning Ordinance for a sign; zoned CL/Commercial low.  
Applicant: Majestic Grill, Inc., represented by M. Catharine Puskar, attorney
- Attachments:** [SUP2023-00099 Staff Report](#)  
[SUP2023-00099 Presentation](#)

## New Business

- 4** Master Plan Amendment #2023-00008  
Rezoning #2023-00006  
Development Special Use Permit #2023-10012  
1201 East Abingdon Drive  
Public Hearing and consideration of requests for (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map to allow for 65 feet in building height; (B) amendment to the official zoning map to change the zone for the site from OCM(50)/Office commercial medium (50) to CRMU-X/Commercial residential mixed use (Old Town North); (C) a Development Special Use Permit and Site Plan to construct a multi-unit building, including a Special Use Permit to increase the permitted floor area ratio to 2.5 in the CRMU-X zone; zoned OCM(50).  
Applicant: PF III Abingdon, LLC, represented by Kenneth W. Wire, attorney.

**Attachments:** [DSUP2023-10012 Staff Report](#)  
[MPA2023-00008 Resolution](#)  
[DSUP2023-10012 Memorandum](#)  
[DSUP2023-10012 Memorandum](#)  
[DSUP2023-10012 Presentation](#)  
[DSUP2023-10012 Site Plans](#)  
[DSUP2023-10012 Additional Materials](#)

## Other Business

5 Commissioners' Reports, Comments & Questions

## Minutes

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

**Attachments:** [January 4, 2024 Minutes](#)

7 **Adjournment**

8 **Administrative Approvals**

Special Use Permit #2023-00101

1028 King Street

Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: KR/King Street Retail

Proposed Business Name: Ben'yays

Applicant: Benyay's LLC c/o Theodros Gidey

Planner: Patrick Silva

Status: Approved December 29, 2023

Special Use Permit #2023-00103

2381 Dove Street

Administrative Special Use Permit request for a New Use for an Animal Care with Overnight Accommodations; zoned: OCM(50)/Office Commercial

Medium

Business Name: Happy Cat Hotel

Applicant: Leanne McRoberts

Planner: Patrick Silva

Status: Approved January 13, 2024

Special Use Permit #2023-00104

218-20 North Lee Street

Administrative Special Use Permit request for a Change of Ownership for a

restaurant; zoned: CD/Commercial Downtown  
Proposed Business Name: Mystic BBQ & Grill  
Applicant: Ralph Davis  
Planner: Patrick Silva  
Status: Approved January 23, 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.**