

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, April 2, 2024

7:00 PM

******This is a preliminary docket and is subject to change at any time******

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 .

A Public Hearing will be held by the Planning Commission on Tuesday, April 2, 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_K-KSX-x4SLK3qnzCINM1Mg

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 981 0460 5397

Password: 298540

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_HNaL3WUuTe6t5k925n8alg

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 925 8951 5073

Webinar Passcode: 559945

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 Planning & Zoning staff at 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 or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper

arrangements may be made.

Call To Order

Work Session

The Planning Commission will hold a Work Session in the Chambers to discuss the following item:

- a.) Sign Ordinance

Consent Calendar

New Business

Special Use Permit #2023-00106

406 E. Glebe Rd.

Public Hearing in consideration of a Special Use Permit for auto sales; zoned: CDD#24/Coordinated Development District #24.

Applicant: Petru Stratan

Master Plan Amendment #2023-00007

Text Amendment #2023-00006

Rezoning #2023-00005

Coordinated Development District Concept Plan #2023-00004

Development Special Use Permit #2023-10007 - Condo Flats

Development Special Use Permit #2023-10013 - Hotel

Development Special Use Permit #2023-10014 - Townhouses/Stacked Townhouses

Development Site Plan #2023-00013 - Infrastructure and public streets

Development Site Plan #2023-00014 - public park

Coordinated Sign Special Use Permit #2023-00100

Subdivision #2023-00006

Vacation #2023-00005

Vulcan Site Redevelopment - 701 S Van Dorn Street and 698 Burnside Place

Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Eisenhower West Small Area Plan chapter of the Master Plan to facilitate redevelopment of the Vulcan Materials Company site into a mixed-use neighborhood with residential, retail, hotel, and public park uses including amendments to change street alignments, change allowed uses, lower minimum building heights, allow above grade parking and on-street parking in certain areas, and to not provide active ground floor uses in certain areas; (B) a Text Amendment to the Zoning Ordinance to amend provisions of Section 5-602 to include hotel and townhouses as permitted uses within CDD#26 with a CDD Special Use Permit; (C) an amendment to the official zoning map to change the zoning district of 701 S Van Dorn Street and 698 Burnside Place

from I/Industrial to CDD #26/Coordinated Development District #26; (D) a Coordinated Development District Concept Plan conceptual design plan amendment to include the project site in CDD #26; (E) a Development Special Use Permit with site plan to construct six multifamily residential buildings with 208 total units with a Special Use Permit to reduce the off-street parking requirement; (F) a Development Special Use Permit with Site Plan and modifications to construct a 256-room hotel with ground floor retail; (G) a Development Special Use Permit with Site Plan to construct 31 townhouse and 88 stacked townhouse (multifamily residential) units with a Special Use Permit to reduce the off-street parking requirement for the stacked townhouses; (H) a Development Site Plan to construct three new streets and associated infrastructure; (I) a Development Site Plan to construct a public park; (J) a Coordinated Sign Special Use Permit for the hotel signage; (K) a Subdivision to create the new internal blocks and dedicate right-of-way; and (L) to vacate a portion of the public right of way located at Courtney Ave and S Van Dorn Street, zoned: I/Industrial.

Applicants: City of Alexandria (Text Amendment); Lennar Corporation and Potomac Land Group II, LLC, represented by Kenneth Wire, attorney.

Attachments: [DSUP2023-10007 Application Materials \(combined\)](#)

[DSUP2023-10007 Site Plan](#)

[CDD2023-00004 Site Plan](#)

[VAC2023-00005 Site Plan](#)

[SUB2023-00006 Site Plan](#)

Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2025 Capital Improvement Program.

Staff: City of Alexandria, Office of Management & Budget (OMB)

Other Business

Commissioners' Reports, Comments & Questions

Minutes

Consideration of the minutes from the March 5, 2024 Planning Commission meeting.

Adjournment

Administrative Approvals

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.