

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, September 5, 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 .

1 Call to Order

A Public Hearing will be held by the Planning Commission on Thursday, September 5, beginning at 7 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, September 14 at 9:30 a.m. in City Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings 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 hearings via the following registration links:

Planning Commission (Public Hearing Webinar)

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_53bgpzWCTk2nv4ejgHDnXw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 988 5817 8007

Password: 950974

City Council (Public Hearing Webinar)

Registration Link:

Zoom Audio Conference:

Dial-in number:

Webinar ID:

Webinar Passcode:

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 Webinars, please use the Dial-In number to access the hearings. Public comment will be received at the hearings. The public may also 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 the City Council hearing, the public may submit comments to the City Clerk at 703.746.4550, at

CouncilComment@alexandriava.gov or make comments on the day of the City Council 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. For the City Council hearing, individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056).

Consent Calendar

Items Previously Deferred

- 2** Master Plan Amendment #2024-00002
Eisenhower East Design Standards
Public Hearing and consideration of a request for an amendment to the Eisenhower East Small Area Plan chapter of the Alexandria Master Plan to add revised design standards for the CDD#2 and CDD#11-zoned portions of the plan area.
Applicant: City of Alexandria Department of Planning & Zoning

New Business

- 3** Special Use Permit #2024-00042
Riparian Area Adjacent to 1A Prince Street - Tall Ship Providence Pier
Public Hearing and consideration of a Special Use Permit (amending SUP2019-0113) for outdoor dining over 49 seats and live entertainment; zoned: WPR/Waterfront Park and Recreation.
Applicant: Tall Ship Providence Foundation, represented by M. Catharine Puskar, attorney
Attachments: [SUP2024-00042 Application Materials](#)
- 4** **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**
- Subdivision #2024-00006
1033 & 1055 N Fairfax Street
Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; Zoned CRMU/X
Applicant: TideLock Apartment Owner, LLC
Attachments: [SUB2024-00006 Application Materials](#)

- 5** **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2024-00007

415 E Nelson Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB.

Applicant: OCH at Nelson LLC, a Virginia limited liability company.

Attachments: [SUB2024-00007 Application Materials](#)

- 6** **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2024-00008

26 W Chapman Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB.

Applicant: Bluestone Builders, LLC, represented by M.Catharine Puskar, attorney.

Attachments: [SUB2024-00008 Application Materials](#)

- 7** Encroachment #2024-00002
461 Swann Avenue - Founding Farmers Outdoor Dining
Public Hearing and consideration of a request for an Encroachment for outdoor dining with an all-seasons pergola structure, revolving door, and other related structures into the public right-of-way at 461 Swann Avenue.

Applicant: OT Block A1 Sub, LLC, represented by Duncan Blair, attorney

Attachments: [ENC2024-00002 Application Materials](#)

- 8** Vacation #2024-00001
Vacation #2024-00002
Vacation #2024-00003
Public Hearing and consideration of three requests to vacate various areas of unimproved right-of-way located between 404A, 406, and 408 East Alexandria Avenue to add area to residential yards.
Applicants: Brett Rice (VAC2024-00001), Alicia Montgomery (VAC2024-00002), Eric Teran (VAC2024-00003)

Attachments: [VAC2024-00001 Application Materials](#)

[VAC2024-00002 Application Materials](#)

[VAC2024-00003 Application Materials](#)

- 9** Master Plan Amendment #2024-00003

AlexWest Small Area Plan

(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of an amendment to the Master Plan to create the AlexWest Small Area Plan and Design Standards replacing the Alexandria West Small Area Plan and the Beauregard Small Area Plan.

Applicant: City of Alexandria Department of Planning & Zoning

- 10 Other Business**
- 11 Minutes**
- 12 Adjournment**
- 13 Administrative Approvals**