

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, February 4, 2025

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.

Call to Order

A Public Hearing will be held by the Planning Commission on Tuesday, February 4, 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, February 22 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__JfxXwaJR2mkCdfuQCQ1DQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 980 9166 2224

Password: 247836

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_vw1_RFT2QI-IDm0JV3HA9w

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 999 9869 9264

Webinar Passcode: 556875

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 Department of Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public 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 or for translation services for the Planning Commission Public 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 Public Hearing, individuals with disabilities who require assistance or require translation services 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). It is requested that you provide a 48 hour notice to the City Clerk so that proper arrangements can be made.

New Business

Public Hearing and discussion of the DRAFT FY2026-FY2027 Long Range Planning Interdepartmental Work Program.

Staff: City of Alexandria, Department of Planning and Zoning

Zoning Text Amendment #2024-00011

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of Text Amendments to the Zoning Ordinance to amend Article VII (Supplemental Zone Regulations), section 7-1400 to establish short-term residential rental regulations and permits; delete Section 7-203(B)(7) related to the maximum number of days an accessory dwelling may operate as a short-term residential rental; and amend section 7-302 to clarify that short-term residential rentals are not regulated as a home occupation.

Applicant: City of Alexandria Department of Planning & Zoning

Special Use Permit #2024-00074

7 King Street, 101,105, and 107 North Union Street

Public Hearing and consideration of a Special Use Permit for a temporary trailer (amending SUP# 2022-00049); zoned CD/Commercial Downtown, KR/King Street urban retail, and WPR/Waterfront Park and Recreation Zones

Applicant: ARP Waterfront, LLC; represented by M. Catharine Puskar, attorney

Attachments: [SUP2024-00074 Application Materials](#)

Special Use Permit #2024-00075

628 King Street

Public Hearing and consideration of a request for a second floor office to residential conversion and parking reduction at 628 King Street. Zoned CD/KR

Applicant: Jemal's 628 Newco L.L.C.; Represented by M. Catharine Puskar, Attorney

Attachments: [SUP2024-00075 Application Materials](#)

Special Use Permit #2024-00079

1506 Mount Vernon Avenue

Public Hearing and consideration for a Special Use Permit for two temporary

trailers, a restaurant, and outdoor dining: zoned CL/Commercial Low

Applicant: Beckham Baffer

Attachments: [SUP2024-00079 Application Materials](#)

Development Special Use Permit #2024-10009

500 and 501 North Union Street

Robinson Terminal North

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct two mixed-use buildings with a total 73 dwelling units and three ground-floor commercial spaces, including Special Use Permit requests for (a) increased density outlined in the Waterfront Plan per Section 5-504(D) of the Zoning Ordinance, (b) an increase in height above 30 feet in the Potomac River Vicinity Height District per Section 6-404 of the Zoning Ordinance (501 North Union Street), (c) a Parking Reduction for residential multi-unit and commercial spaces (500 North Union Street), and (d) for an increase of up to 20 feet for a mechanical penthouse (500 N. Union Street); zoned W-1 / Waterfront Mixed-Use.

Applicant: RTN East LLC and RTN West LLC, represented by Kenneth W. Wire, attorney, and City of Alexandria (Outdoor Market SUP only).

Attachments: [DSUP2024-10009 Application Materials](#)

Development Special Use Permit #2024-10019

Eisenhower Block 23 - Extension

2111 & 2121 Eisenhower Avenue.

Public Hearing and consideration of a request for an extension of previously approved Development Special Use Permit #2021-10028 with Site Plan to construct a new multi-unit residential building; zoned CDD#2/ Coordinated Development District #2.

Applicant: MidAtlantic Realty Partners, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2024-10019 Application Materials](#)

Development Site Plan #2024-00016

Subdivision #2024-00011

Vacation #2024-00007

Clarens Estates - 1 & 2 N Clarens Street

Public Hearing and consideration of requests for: a Development Site Plan with modifications to construct six detached homes, a Subdivision to create six new lots, two outlots, and dedicate right-of-way; and to vacate a portion of the N Clarens Street public right-of-way, zoned: R-20 Residential.

Applicant: Clarens Estates, LLC, represented by M. Catharine Puskar, attorney

Attachments: [DSP2024-00016 Application Materials](#)

Minutes

Adjournment

Other Business

Administrative Approvals