

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, February 1, 2022

6:00 PM

Work Session - 6:00 PM; Public Hearing - 7:00 PM

Electronic Public Hearing

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.

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar):

The Webinar will open at 5:30 p.m. to allow individuals to join, while the Work Session will begin at 6:00 p.m. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_u4M0BYqdQLqSoZAfUHwNRA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 959 6968 0316

Password: 646773

City Council (Public Hearing Webinar):

Registration link:

https://zoom.us/webinar/register/WN_eBIOTO4pTbmr-DrJNLdaYw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 913 7047 7368

Password: 957542

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission hearing, to the City Clerk at Gloria.Sitton@alexandriava.gov for the City Council hearing, or make public comments on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at jackie.cato@alexandriava.gov or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). 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) Potomac River Generating Station Coordinated Development District Conceptual Design Plan Update

The session will begin at 6:00 PM and go until approximately 7:00 PM.

1 Call To Order

1.1 Resolution Finding Need to Conduct the Planning Commission Electronically

Attachments: [Resolution](#)

Consent Calendar

An item on the consent calendar will be heard only if a Board or Commission member, City staff or a member of the public requests it be removed from the consent calendar. Items not removed will be approved or recommended for approval as a group at the beginning of the meeting.

2 Special Use Permit #2021-00109

28 East Maple Street

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 2-5/ Single- and two- family.

Applicant: LA, Linden, LLC, A Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

Attachments: [SUP2021-00109 Staff Report](#)

3 Special Use Permit #2021-00115

3507 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the intensification of a non-complying general automobile repair use with the addition of automobile sales; zoned: NR/Neighborhood Retail (Arlandria).

Applicant: Kostadinov Pehlivanis

Attachments: [SUP2021-00115 Staff Report](#)

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Special Use Permit #2021-00118

3316 Circle Hill Road

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R-8/Single-family.

Applicant: Dumor Properties, LLC, a Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

Attachments: [SUP2021-00118 Staff Report](#)
[Additional Materials \(2.1.22\)](#)

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Special Use Permit #2021-00121

5241 Seminary Road

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling with lot modifications; zoned: R-12/Single-family.

Applicant: Eden Wubante

Attachments: [SUP2021-00121 Staff Report](#)
[Additional Materials \(1.28.22\)](#)

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Subdivision #2021-00007

1801, 1901 and 1461 North Beauregard Street

Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record; zoned: CDD #4/Coordinated Development District #4.

Applicant: Beauregard Alexandria, LLC

Attachments: [SUB2021-00007 Staff Report](#)

New Business

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Special Use Permit #2021-00119

711 Princess Street

Public Hearing and consideration of (1) a one year Special Use Permit review and (2) a request to extend the hours for indoor and outdoor live entertainment, to expand the number of seats for outdoor dining and outdoor live entertainment, to permit amplified sound, and to allow a parking reduction for an indoor and outdoor live entertainment and outdoor dining use (amending Special Use Permit #2020-00102); zoned: CD/Commercial Downtown.

Applicant: Blue Heart Travel, Inc., dba Classical Movements, represented by Neeta Helms

Attachments: [SUP2021-00119 Staff Report](#)
[Additional Materials \(2.1.22\)](#)

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Rezoning #2021-00007

Development Special Use Permit #2021-10029

Transportation Management Plan Special Use Permit #2021-00088

5380 Holmes Run Parkway - ParcView II

Public Hearing and consideration of requests for (A) an amendment to the official zoning map to change the zone from RC/High Density Apartment Zone to RMF/Residential Multifamily Zone; (B) a Development Special Use Permit with site plan and modifications and a subdivision to construct two connected affordable apartment buildings with 227 units, a daycare/commercial/community use, and an underground garage; to renovate an existing apartment building with 146 affordable units, to re-subdivide the lot into two fee simple lots and dedicate a portion of Holmes Run Parkway and the newly created lot in Holmes Run Park to the City of Alexandria; including Special Use Permits to increase the allowable Floor Area Ratio to 2.7 and to have more than three mechanical penthouses; and (C) a Tier III Transportation Management Plan Special Use Permit; zoned: RC/High Density Apartment.

Applicant: Wesley Housing Development Corporation of Northern Virginia, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2021-10029 Staff Report](#)
[DSUP2021-10029 Site Plan](#)
[Additional Materials \(2.1.2022\)](#)

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City Charter Section 9.06 Case #2021-00010

Right-of-Way in front of 1050 North Fayette Street

Public Hearing and consideration of a request for the Planning Commission to review whether the interim use of a portion of the sidewalk in front of the building for overflow operations from the Yates Car Wash & Detail Center at 1018 North Henry Street is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Attachments: [SEC2021-00010 Staff Report](#)

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Staff has requested for deferral of this item.

City Charter Section 9.06 Case #2022-00001

ROW Adjacent to 4600 Eisenhower Avenue

Public Hearing and consideration of request for Planning Commission to review whether the proposed disposition of property (4600 Eisenhower Avenue) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

- 11 Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its FY 2023 meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Resolution](#)
[Resolution Memorandum](#)
[Additional Materials \(2.1.22\)](#)

Other Business

- 12.1 Draft PC/EPC/TC Joint Letter to City Council regarding the Climate Emergency, for discussion/adoption at the Feb. 1, 2022 Planning Commission Public Hearing - Discussion/Action

Attachments: [Draft Joint Commission Letter on Climate Emergency](#)

- 12.2 Commissioner's Reports, Comments & Questions

Minutes

- 13 Consideration of the minutes from the December 7, 2021 Planning Commission meeting.

Attachments: [December 7, 2021 Minutes](#)

- 14 Consideration of the minutes from the December 8, 2021 Planning Commission meeting.

Attachments: [December 8, 2021 Minutes](#)

- 15 Consideration of the minutes from the January 4, 2022 Planning Commission meeting.

Attachments: [January 4, 2022 Minutes](#)

Adjournment

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.