

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

**Tuesday, June 7, 2022**

**7:00 PM**

**City Hall Council Chamber**

## **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).

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 6:30 p.m. to allow individuals to join, while the Planning Commission hearing will begin at approximately 7:00 p.m.

Registration Link:

[https://zoom.us/webinar/register/WN\\_wwYfuJvPRou7Cpy-Qevu2Q](https://zoom.us/webinar/register/WN_wwYfuJvPRou7Cpy-Qevu2Q)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 914 1872 2672

Password: 333243

City Council (Public Hearing Webinar):

Registration Link:

[https://zoom.us/webinar/register/WN\\_t6Dj\\_yvRTyuf1vhWPJyxZA](https://zoom.us/webinar/register/WN_t6Dj_yvRTyuf1vhWPJyxZA)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 990 9589 6474

Password: 501291

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) for the Planning Commission hearing, to the City Clerk at [CouncilComment@alexandriava.gov](mailto:CouncilComment@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](mailto: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.

## **1 Call To Order**

### **Consent Calendar**

#### **2 Special Use Permit #2022-00024**

1101 King Street

Public Hearing and consideration of a request for a Special Use Permit for a conversion from nonresidential to residential use for the upper floors of an existing building including a parking reduction; zoned KR/King Street urban retail.

Applicant: AREP SOF III King Street LLC, represented by Kenneth W. Wire, attorney

**Attachments:** [SUP2022-00024 Staff Report](#)

#### **3 Rezoning #2022-00002**

31 and 33 East Bellefonte Avenue

Public Hearing and consideration of a request for an amendment to the official zoning map to change the zone from R-2-5/Single- and two-family to RB/Townhouse; zoned R-2-5/Single- and two-family.

Applicant: Megan Lantz, Catterson Oh, and Michelle Taylor, represented by Kim Robbert

**Attachments:** [REZ2022-00002 Staff Report](#)  
[REZ2022-00002 Additional Materials](#)

#### **4 Zoning Text Amendment #2022-00008**

(A) Initiation of a text amendment and (B) public hearing and consideration of a text amendment to the zoning ordinance to amend various sections of Article II to correct technical errors, to clarify open space and floor area regulations as related to accessory structures, and to define principal building; to amend section 7-103 to allow certain accessory structures forward of a front building wall for non-residential lots; to amend sections 7-301 and 12-213 to clarify language related to home occupation limitations; to amend section 7-902 to clarify language related to zone transition setbacks; to amend section 11-1302 to specify what is authorized by special exception approval; and to amend section 12-102 to correct a technical error related to residential reuse.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:** [ZTA2022-00008 Staff Reports](#)

5

Development Special Use Permit #2021-10022

3120 Colvin Street - Colvin Street Garage

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 2-story commercial building for general auto repair and a warehouse, including a Special Use Permit to increase the Floor Area Ratio to 0.96; zoned: I/Industrial.

Applicant: Khanh Nguyen

**Attachments:** [DSUP2021-10022 Staff Report](#)

[DSPU2021-10022 Site Plan](#)

6

Development Site Plan #2022-00005

951 North Fairfax Street - Perfect Pita addition

Public Hearing and consideration of a request for a Development Site Plan to construct an addition that is more than a third of the commercial building's existing gross square footage, with a modification to the street tree planting requirement; zoned: OCM(50)/Office Commercial Medium (50).

Applicant: Atilla & Carol Kan

**Attachments:** [DSP2022-00005 Staff Report](#)

[DSP2022-00005 Site Plan](#)

## New Business

7

Public Hearing and consideration of the FY 2023 Long Range Planning

Interdepartmental Work Program

Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks, & Cultural Activities

**Attachments:** [FY 2023 LRPIWP Memo](#)

8

Encroachment #2022-00001

300 Hume Avenue

Public Hearing and consideration of a request for an Encroachment into the public rights-of-way along Hume Avenue and Turner Road for a fence; zoned: R-2-5/Single- and-two family.

Applicant: Jeffrey W. Howard and Jenafer B. Howard, represented by Duncan W. Blair, attorney

**Attachments:** [ENC2022-00001 Staff Report](#)

[ENC2022-00001 Additional Materials](#)

**9                    The applicant has requested for deferral of this item.**

Special Use Permit #2022-00018

1605 and 1611 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit to allow for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and repair dealership until December 31, 2045 (amending SUP #2010-00052); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

**Attachments:**    [SUP2022-00018 Application Materials](#)

**10                    Development Site Plan #2021-00012**

Subdivision #2022-00005

5801 and 6001 Duke Street - Landmark Mall Infrastructure

Public Hearing and consideration of a request for a Development Site Plan for the construction of sitewide infrastructure for the Landmark Mall redevelopment and a Subdivision with street dedication to subdivide 5801 Duke Street into eight lots; zoned CDD #29/Coordinated Development District #29.

Applicant: Landmark Land Holdings, LLC, represented by Kenneth W. Wire, attorney

**Attachments:**    [DSP2021-00012 Staff Report](#)  
                          [DSP2021-00012 Site Plan](#)

**Other Business****11                    Commissioner's Reports, Comments & Questions****Minutes****12                    Consideration of the minutes from the May 3, 2022 Planning Commission meeting.**

**Attachments:**    [May 3, 2022 Minutes](#)

**13                    Adjournment****14                    Administrative Approvals**

*The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.*

Special Use Permit #2021-00102

1640 King Street

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

Restaurant; zone: KR/King Street Urban Retail.

Proposed Business Name: Chewish Deli

Applicant: Chewish Deli King St LLC

Planner: Patrick Silva

Status: Approved - 3/2/2022

Special Use Permit #2021-00122

116 South Royal Street

Administrative Special Use Permit request for a New Use of a Restaurant; zoned: CD/ Commercial Downtown.

Proposed Business Name: Lavender Moon Cupcakery

Applicant: Peter Durkin

Planner: Patrick Silva

Status: Approved - 3/18/2022

Special Use Permit #2021-00096

190 S Whiting Street

Administrative Special Use Permit request for a Change of Ownership of an automobile service station and repair establishment; Zoned: OCM(50)/Office Commercial Medium (50).

Current Business Name: Landmark Petro Services

Proposed Business Name: Old Ox Tire & Auto

Applicant: SADR LLC

Planner: Patrick Silva

Status: Approved - 3/30/2022

**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.**