

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Tuesday, September 6, 2022

7:00 PM

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

**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) .

## Call To Order

## Consent Calendar

## Items Previously Deferred

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 Application Materials](#)

## New Business

Zoning Text Amendment #2022-00009

(A) Initiation and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to align minor elements of the King Street outdoor dining overlay zone (Section 6-800) with the commercial parklet program for outdoor dining in on-street parking spaces.

Staff: City of Alexandria, Department of Planning & Zoning

Zoning Text Amendment #2022 00010

Minor Updates to the KR/King Street Urban Retail zone

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 6-702 to allow administrative special uses on both the ground and upper floors in the KR/King Street Urban Retail zone.

Staff: City of Alexandria, Department of Planning & Zoning

Master Plan Amendment #2022-00003

(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of the update to the Water Quality Management Supplement Chapter of the City's Master Plan and a change in name to the Chesapeake Bay Preservation Plan. The amendment is required pursuant to the Chesapeake Bay Preservation Act and the Chesapeake Bay Preservation Area Designation and Management Regulations, it includes an information base, policies and policy implementation related to: the location and extent of Chesapeake Bay Preservation Areas; physical constraints to development, including soil limitations; the character and location of commercial and

recreational fisheries and other aquatic resources; shoreline and streambank erosion problems; existing and proposed land uses; catalog of existing and potential water pollution sources; and public and private waterfront access areas, including the general locations of or information about docks, piers, marinas, boat ramps, and similar water access facilities.

Applicant: City of Alexandria, Department of Transportation & Environmental Services

Special Use Permit #2022-00022

103A East Del Ray Avenue

Public Hearing and consideration of a request for a Special Use Permit for: (A) redevelopment of a developed substandard lot with lot modifications, and; (B) a two space Parking Reduction; zoned: R-2-5/Single and two-family.

Applicant: Melanie Bradshaw and David Metzner

**Attachments:** [SUP2022-00022 Application Materials](#)

Special Use Permit #2022-00048

106 Hume Avenue - Stracci Pizza

Public Hearing and consideration of a Special Use Permit for a temporary trailer and outdoor dining with over 40 seats (amending SUP #2021-00033); zoned: CL/Commercial low.

Applicant: Annalisa Cardarelli

**Attachments:** [SUP2022-00048 Application Materials](#)

Special Use Permit #2022-00049

7 King Street, 101, 105 and 107 North Union Street - Vola's Dockside Grill

Public Hearing and consideration of a request for a Special Use Permit for: (A) an expansion of the indoor dining area; (B) outdoor dining seats over 40; and (C) a temporary trailer (amending SUP #2017-00039); zoned; KR/King Street urban retail, WPR/Waterfront Park and recreation, and CD/Commercial downtown.

Applicant: ARP Waterfront, LLC

**Attachments:** [SUP2022-00049 Application Materials](#)

Special Use Permit #2022-00052

4200 Eisenhower Avenue - Joseph Hensley Park renovation

Public Hearing and consideration of a request for a Special Use Permit to allow three (3) structures above 15 feet that measure between 20 and 30 feet tall, for safety netting and fencing around athletic fields within the public park; zoned: POS/Public Open Space.

Application: City of Alexandria, represented by Judy Lo, Department of Recreation,

Parks and Cultural Activities

**Attachments:** [SUP2022-00052 Application Materials](#)

Rezoning #2022-00006

Development Special Use Permit #2022-10011

Transportation Management Plan Special Use Permit #2022-00053

615, 615A and 621 King Street

Public Hearing and consideration of a request for (A) a Rezoning of a portion of the property from CD / Commercial Downtown to KR / King Street Retail; (B) a Development Special Use Permit and Site Plan with modifications to construct a 24-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic buildings for commercial use, including Special Use Permits to increase the FAR up to 2.5 in the KR zone, to permit a personal service establishment with more than 30 linear feet of frontage on King Street, a Parking Reduction from 32 to zero parking spaces, and a loading space reduction from one to zero loading spaces for the commercial uses; and (C) a Special Use Permit for a transportation management plan; zoned KR / King Street Retail and CD / Commercial Downtown. Applicant: The Silverman Group, represented by M. Catharine Puskar, Attorney

**Attachments:** [DSUP2022-10011 Application Materials](#)

Street Naming Case #2022-00002

Eisenhower Pointe - 4901 Eisenhower Avenue

Public Hearing and consideration of a request for the approval of two new Street Names located in the redevelopment called Eisenhower Pointe at 4901 Eisenhower Avenue; zoned CRMU-H, with proffers/Commercial Residential Mixed-Use High, with proffers.

Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

**Attachments:** [SNC2022-00002 Application Materials](#)

## Other Business

Commissioner's Reports, Comments & Questions

## Minutes

Consideration of the minutes from the June 7, 2022 Planning Commission meeting.

Consideration of the minutes from the June 23, 2022 Planning Commission meeting.

## Adjournment

## Administrative Approvals