

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Thursday, October 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

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](#)

## New Business

Special Use Permit #2022-00058

3103 Park Center, Unit 1600

Public Hearing and consideration of a request for a Special Use Permit for a congregate housing use; zoned: CRMU-H/Commercial Residential Mixed Use-High.

Applicant: Sheltered Homes of Alexandria, represented by Mary Catherine Gibbs, attorney/agent.

**Attachments:** [SUP2022-00058 Application Materials](#)

Special Use Permit #2022-00061

516 Oronoco Street

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying use; zoned: RM/Townhouse Zone.

Applicant: Stella Kim.

**Attachments:** [SUP2022-00061 Application Materials](#)

Special Use Permit #2022-00063

1701 and 1711 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying use; zoned: CL/Commercial Low.

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

**Attachments:** [SUP2022-00063 Application Materials](#)

Special Use Permit #2022-00064

1801 and 1803 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying use; zoned: CL/Commercial Low.

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

**Attachments:** [SUP2022-00064 Application Materials](#)

Special Use Permit #2022-00042

4646 Seminary Road - Francis C Hammond Middle School Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to permit the installation of lighting for congregate recreational facilities at Francis C Hammond Middle School; zoned: R-8/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:** [SUP2022-00042 Application Materials](#)

Special Use Permit #2022-00043

1005 Mount Vernon Avenue - George Washington Middle School Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to permit the installation of lighting for congregate recreational facilities at George Washington Middle School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:** [SUP2022-00043 Application Materials](#)

Special Use Permit #2022-00044

1501 Cameron Street - Jefferson Houston Elementary School Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to permit the installation of lighting for congregate recreational facilities at Jefferson Houston Elementary School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:** [SUP2022-00044 Application Materials](#)

Special Use Permit #2022-00045

4643 Taney Avenue - Patrick Henry Elementary School and Recreation Center Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to permit the installation of lighting for congregate recreational facilities at Patrick Henry Elementary School; zoned: R-12/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:** [SUP2022-00045 Application Materials](#)

Special Use Permit #2022-00046

600 E Monroe Avenue - Simpson Stadium Park Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to permit the installation of lighting for congregate recreational facilities at Simpson Stadium Park; zoned: POS/Public open space and community recreation zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

**Attachments:** [SUP2022-00046 Application Materials](#)

Special Use Permit #2022-00028

1940 Duke Street - Carlyle Block C Rooftop Amendment

Public Hearing and consideration of a request for a Special Use Permit to increase the gross square footage allowable for Carlyle Block C within the allowed maximum for the Carlyle District and to amend the Design Guidelines for Block C, which includes an increase in height from the maximum of 82 feet currently allowed (amending SUP#2020-00065) (Carlyle Block P); zoned: CDD #1/Coordinated Development District #1.

Applicant: I&G Direct Real Estate 25 LP, represented by Robert Brant, attorney

**Attachments:** [SUP2022-00028 Application Materials](#)

Rezoning #2022-00005

Development Special Use Permit #2022-10014

2729 King Street - Woodbine Rehabilitation and Healthcare Facility Addition

Public Hearing and consideration of a request for: (A) an amendment to the official zoning map to change the zone from R-8/Single-family to RB/Townhouse and (B) a Development Special Use Permit and site plan, with modifications to both side yard setbacks, zone transition setback, and loading zone to construct an addition to the existing nursing home building, including a special use permit for a parking reduction to increase the permitted number of compact spaces from a maximum of 75% to 82%.; zoned: R-8/Single-family.

Applicant: Woodbine Property 1, LLC. represented by M. Catharine Puskar, attorney

**Attachments:** [DSUP2022-10014 Application Materials](#)

[DSUP2022-10014 Site Plan](#)

## Other Business

Commissioner's Reports, Comments & Questions

**Minutes**

Consideration of the minutes from the September 6, 2022 Planning Commission meeting.

**Adjournment****Administrative Approvals**

**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.**