

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, January 5, 2023

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.

The January 5, 2023 Alexandria Planning Commission Public Hearing is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission and staff are participating in-person. The Planning Commission Public Hearing can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom Webinar by the following link:

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_A7g2N5bIR7CmdjGjnY1F5A

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 996 0177 1982

Password: 157659

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 Webinar, please use the Dial-In number to access the meeting.

Public comment will be received at the meeting. The public may submit comments in advance to Department of Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission Hearing or make public comments on the day of the Hearing.

For reasonable disability accommodation for the Planning Commission 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.

1 Call To Order

The Planning Commission meeting was called to order at 7:00 p.m. Commissioner Manor arrived at 7:03 p.m., all other members were present at the call to order.

Consent Calendar

- 2** Encroachment #2022-00005
2462 Mandeville Lane - Nando's Outdoor Dining
Public Hearing and consideration of a request for an Encroachment for outdoor dining and related structures into the public right-of-way at 2462 Mandeville Lane.
Applicant: Nando's Restaurant Group, Inc., represented by LJP Architects
- Attachments:** [ENC2022-00005 Staff Report](#)
[ENC2022-00005 Presentation](#)
- On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2022-00005. The motion carried on a vote of 7-0 on the Consent Calendar.**
- 3** Development Site Plan #2022-00025
Discovery Time Learning Center - 417 Hume Avenue
Public Hearing and consideration of a request for a Development Site Plan to allow for the enclosure and renovation of an existing open porch within a zone transition setback at a day care center pursuant to Section 7-903 of the Zoning Ordinance; zoned CDD#24 / Coordinated Development District #24.
Applicant: Stephanie Harris, represented by Theresa del Ninno, Architect
- Attachments:** [DSP2022-00025 Staff Report](#)
[DSP2022-00025 Site Plan](#)
[DSP2022-00025 Presentation](#)
[DSP2022-00025 Additional Materials](#)
- On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2022-00025. The motion carried on a vote of 7-0 on the Consent Calendar.**
- 4** Special Use Permit #2022-00092
1225 King Street
Public Hearing and consideration of a request for a Special Use Permit for a floor area ratio (FAR) of up to 2.5 with an open space modification for the conversion from nonresidential to residential use for the upper floors of an existing building, zoned KR.
Applicant: King Street Apts LLC, represented by Duncan Blair
- Attachments:** [SUP2022-00092 Staff Report](#)
[SUP2022-00092 Presentation](#)
[SUP2022-00092 Additional Materials](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2022-00092, as amended. The motion carried on a vote of 7-0 on the Consent Calendar.

New Business

5 Discussion Item: Draft FY 2024 Long Range Planning Interdepartmental Work Program
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Draft FY 2024 LRPIWP Memo](#)
[Draft FY 2024 LRPIWP Presentation](#)

Carrie Beach, Planning & Zoning; Christopher Ziemann, Transportation & Environmental Services; Jack Browand, Recreation, Parks & Cultural Activities; and Helen McIlvaine, Office of Housing gave a presentation on the FY 2024 Long Range Planning Interdepartmental Work Program.

6 Discussion Item: Draft Energy and Climate Change Action Plan
 Staff: City of Alexandria, Departments of General Services and Transportation and Environmental Services

Bill Eger, General Services, gave a presentation on the draft Energy and Climate Change Action Plan.

7 City Charter Section 9.06 Case #2022-00006
 William Ramsay Recreational Center and Park
 Public Hearing and consideration of request for Planning Commission to review whether several new utility easements related to Dominion Energy infrastructure and service reliability improvements are consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: Virginia Electric and Power Company (doing business in Virginia as Dominion Energy Virginia)

Attachments: [SEC2022-00006 Staff Report](#)
[SEC2022-00006 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to find the proposed new utility easements at William Ramsay Recreational Center and Park consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7-0.

8 Rezoning #2022-00007
 Development Site Plan #2022-00004
 Subdivision #2022-00004

6336 Stevenson Avenue - Edgewood Towns

Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RB/Townhouse zone to RC/High density apartment zone with proffer; (B) a Development Site Plan with modifications to construct seven (7) townhomes and site improvements, including shared driveway and parking access pursuant to Section 7-1600(F) and reduced size parking spaces pursuant to Section 11-512(B), and; (C) a Subdivision to subdivide the existing one (1) lot into seven (7) lots; zoned R-B/Townhouse Zone.

Applicant: Old Creek Homes LLC, represented by Duncan Blair

- Attachments:** [DSP2022-00004 Staff Report](#)
 [DSP2022-00004 Site Plan](#)
 [DSP2022-00004 Presentation](#)
 [DSP2022-00004 Additional Materials](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2022-00007. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2022-00004, as amended. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2022-00004. The motion carried on a vote of 7-0.

Other Business

9 Commissioner’s Reports, Comments & Questions

Minutes

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

- Attachments:** [December 6, 2022 Meeting Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of December 6, 2022. The motion carried on a vote of 7-0.

11 Adjournment

The Planning Commission meeting was adjourned at 8:39 p.m.

12 Administrative Approvals

Special Use Permit #2022-00071

218 East Monroe Avenue

Administrative Special Use Permit request for a New Use for a Day Care Center;
zoned: R-2-5/Residential Single or Two Family.

Applicant: Charlotte Haynes/Monarch Montessori School, LLC

Current Business Name: Monarch Montessori School, LLC

Planner: Mavis Stanfield

Status: Approved - November 9, 2022

Special Use Permit #2022-00086

3120 Colvin Street

Administrative Special Use Permit request for a Minor Amendment for automobile
and trailer rental or sales area and a temporary trailer; zoned: I/Industrial

Applicant: Behrooz (Bruce) Raiszadeh

Current Business Name: A & B Auto Finance Co.

Planner: Mavis Stanfield

Status: Approved - December 1, 2022

Special Use Permit #2022-00089

900 Virginia Avenue

Administrative Special Use Permit request for a Change of Ownership; zoned:
R8/Single-Family Residential

Applicant: Alexandria Real Property LLC

Current Business Name: Envoy of Alexandria

Proposed Business Name: Alexandria Rehabilitation and Healthcare Center

Planner: Mavis Stanfield

Status: Approved - November 23, 2022

Special Use Permit #2022-00090

806 King Street

Administrative Special Use Permit request for a New Use for a Restaurant; zoned:
KR/King Street urban retail

Applicant: JuAnn Wong

Current Business Name: Zen Press LLC

Planner: Mavis Stanfield

Status: Approved - November 22, 2022

Special Use Permit #2022-00091
3401 Mount Vernon Avenue
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned, CSL/Commercial Service Low
Applicant: Alex Rosenberg
Proposed Business Name: District Biscuit
Planner: Patrick Silva
Status: Approved - November 29, 2022

Special Use Permit #2022-00095
5612 Harding Avenue
Administrative Special Use Permit request for a New Use for residential child care: RB/Residential Townhouse
Applicant: Anila Naz
Proposed Business Name: Naz Daycare
Planner: Mavis Stanfield
Status: Approved - December 2, 2022

Special Use Permit #2022-00094
693 North Washington Street
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CRMU/X, Commercial Residential Mixed Use (High)
Applicant: Zento One LLC
Business Name: Zento Restaurant
Planner: Mavis Stanfield
Status: Approved - December 1, 2022

Special Use Permit #2022-00096
710 King Street
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: KR/King Street Retail
Applicant: Rodolfo E. Garcia
Business Name: Village Brauhaus
Planner: Patrick Silva
Status: Approved - December 15, 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.