

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, February 7, 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](mailto:PlanComm@alexandriava.gov) .

The February 7, 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\\_xR3RAELcQt-4aa-BSqpWSA](https://zoom.us/webinar/register/WN_xR3RAELcQt-4aa-BSqpWSA)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 918 0280 4400

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](mailto: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](mailto: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 7:03 p.m. All members were present at the call to order.**

**Consent Calendar**

**2** Zoning Text Amendment #2022-00015  
 King Street Outdoor Dining sidewalk use permit validity dates  
 (A) Initiation of a Text Amendment: and (B) Public Hearing and consideration of a Text Amendment to change the permit validity dates for King Street Outdoor Dining on public sidewalks from April 1 - March 31 to October 1 - September 30.  
 Staff: City of Alexandria, Department of Planning & Zoning.

**Attachments:** [ZTA2022-00015 Staff Report](#)  
[ZTA2022-00015 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2022-00015. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00015. The motion carried on a vote of 7-0.**

**3** Special Use Permit #2022-00102  
 700 South Patrick Street  
 Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile service station use; zoned CL/Commercial Low.  
 Applicant: Adam Aldie, LLC

**Attachments:** [SUP2022-00102 Staff Report](#)  
[SUP2022-00102 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00102, as amended. The motion carried on a vote of 7-0.**

**4** Special Use Permit #2022-00103  
 4513 Duke Street  
 Public Hearing and consideration of a request for a Special Use Permit to amend Condition #3 for the extension of a temporary trailer use (amending SUP #2020-00105); zoned: CG/Commercial General.  
 Applicant: DHL Express US

**Attachments:** [SUP2022-00103 Staff Report](#)  
[SUP2022-00103 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit**

**#2022-00103, as amended. The motion carried on a vote of 7-0.**

- 5 Development Site Plan #2021-00016  
4 East Oak Street and 7 East Chapman Street  
Public Hearing and consideration of a request for a Development Site Plan with modifications to construct additions to an existing church building; zoned R-2-5/Single- and two-family zone.  
Applicant: Redeemed Church of Our Lord Jesus Christ

**Attachments:**     [DSP2021-00016 Staff Report](#)  
                                  [DSP2021-00016 Site Plan](#)  
                                  [DSP2021-00016 Presentation](#)  
                                  [DSP2021-00016 Additional Materials \(1.30.23\)](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to approve Development Site Plan #2021-00016, as amended. The motion carried on a vote of 7-0.**

**New Business**

- 6 Master Plan Amendment #2022-00006  
Rezoning #2022-00009  
Development Special Use Permit #2022-10020  
Transportation Management Plan Special Use Permit #2022-00104  
Special Use Permit (Restaurant) #2022-00105  
Special Use Permit (Medical Care Facility) #2022-00115  
Special Use Permit (Athletic Club/Fitness Facility) #2022-00116  
899 and 999 North Henry Street - Samuel Madden Homes  
Public Hearing and consideration of requests for (A) amendment to the Braddock Road Metro Station Small Area Plan through the Braddock East Master Plan overlay to update the Land Use and Development Framework Tables; (B) amendment to the official zoning map to change the zone for the site from RB/Townhouse zone to RMF/Residential multifamily zone; (C) a Development Special Use Permit and Site Plan with modification to construct two mixed-income multifamily buildings on two blocks with 532 units and ground floor retail and day care center, including Special Use Permits to increase the floor area ratio to 3.0 in the RMF zone, for the utilization of Section 7-700 for Bonus Height and Density for the provision of affordable housing and a modification to the crown coverage requirement; (D) a Special Use Permit for a Transportation Management Plan; (E) a Special Use Permit for a restaurant with outdoor dining; (F) a Special Use Permit for a medical care facility; (G) a Special Use Permit for a health or athletic club or

fitness facility; zoned RB/ Townhouse zone.

Applicant: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, represented by Steven M. Mikulic, Attorney

- Attachments:**     [DSUP2022-10020 Staff Report](#)  
                                  [DSUP2022-10020 Site Plan](#)  
                                  [DSUP2022-10020 Presentation](#)  
                                  [DSUP2022-10020 Additional Materials \(2.6.23\)](#)

**On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Master Plan Amendment #2022-00006. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2022-00009. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10020, as amended. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Transportation Management Plan Special Use Permit #2022-00104, Special Use Permit #2022-00105, Special Use Permit #2022-00115, and Special Use Permit #2022-00116. The motion carried on a vote of 7-0.**

7

Rezoning #2022-00008

Development Special Use Permit #2022-10022

Transportation Management Plan Special Use Permit #2022-00111

3908 Elbert Avenue - Elbert Avenue Residences

Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the property from RA/Multifamily zone to RMF/ Residential Multifamily zone; and (B) a Development Special Use Permit to construct a new multifamily residential building including a Special Use Permit to increase the floor area ratio to 3.0 in the RMF zone; and (C) Special Use Permit for a Transportation Management Plan; zoned RA/Multifamily zone.

Applicant: Community Lodgings, Inc., represented by Mary Catherine Gibbs, attorney

- Attachments:**     [DSUP2022-10022 Staff Report](#)  
                                  [DSUP2022-10022 Site Plan](#)  
                                  [DSUP2022-10022 Presentation](#)  
                                  [DSUP2022-10022 Additional Materials \(2.6.23\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00008. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10022 and Transportation Management Plan Special Use Permit #2022-00111. The motion carried on a vote of 7-0.

**Other Business**

8 Commissioner’s Reports, Comments & Questions

Attachments: [EPC PC Joint Letter \(2.7.23\)](#)

**Minutes**

9 Consideration of the minutes from the January 5, 2023 Planning Commission meeting.

**10 Adjournment**

The Planning Commission meeting was adjourned at 12:04 AM.

**11 Administrative Approvals**

Special Use Permit #2022-00098  
 101 N Union Street Suite 101  
 Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: KR/King Street Retail  
 Applicant: Hyndford Street Hospitality LLC  
 Business Name: B Flats  
 Planner: Mavis Stanfield  
 Status: Approved - January 4, 2023

Special Use Permit #2022-00099  
 211 King Street  
 Administrative Special Use Permit request for a Change of Ownership and Minor Amendment for a restaurant; zoned: KR/King Street Retail  
 Applicant: Rajat Malhotra  
 Current Business Name: Ichiban Sushi House  
 Proposed Business Name: Bollywood Masala  
 Planner: Mavis Stanfield

Status: Approved - January 20, 2023

Special Use Permit #2022-00100

4942-C Eisenhower Avenue

Administrative Special Use Permit request for a New Use for a catering operation in an industrial or flex space center; zoned: OCM(100)/Office Commercial Medium (100)

Applicant: Erin White

Business Name: Mindy's Catering

Planner: Patrick Silva

Status: Approved - January 2, 2023

Special Use Permit #2022-00101

631 King Street

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

Applicant: Saifalden Alobaidi

Business Name: Lily's Chocolate & Coffee

Planner: Mavis Stanfield

Status: Approved - January 10, 2023

**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.**