

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, May 2, 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 May 2, 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_8cvENG5FRF6x_LPC9gjbeA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 933 2756 1848

Password: 896448

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 7:03 p.m, with Vice Chair McMahon excused. All other members were present at the Call to Order.

Consent Calendar

- 2** Special Use Permit #2023-00020
114 North Patrick Street
Public Hearing and consideration for a parking reduction Special Use Permit with open space, lot frontage and side yard modifications; zoned: CD/Commercial Downtown.
Applicant: Jorge and Lorie Nevares
- Attachments:** [SUP2023-00020 Staff Report](#)
[SUP2023-00020 Presentation](#)
- On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2023-00020. The motion carried on a vote of 6-0 on the Consent Calendar, with Vice Chair McMahon excused.**
- 3** Special Use Permit #2023-00023
1033 West Glebe Road
Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance; zoned: CG/Commercial General.
Applicant: 1033 W Glebe Road ALX LLC
- Attachments:** [SUP2023-00023 Staff Report](#)
[SUP2023-00023 Presentation](#)
- On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2023-00023. The motion carried on a vote of 6-0 on the Consent Calendar, with Vice Chair McMahon excused.**
- 4** Vacation #2023-00003
5165 and 5173 Seminary Road, 5118 and 5129 Fairbanks Avenue, 2641, 2648, and 2658 Foster Avenue - Upland Park Foster Avenue
Public Hearing and consideration of a request to vacate a portion of public right of way abutting multiple addresses in order to construct improvements shown pursuant to approved Development Special Use Permit #2019-00017; zoned: CDD #21/Coordinated Development District #21 (Beauregard).
Applicant: Alexandria Development Associates, LLC, represented by Kenneth W. Wire, attorney

Attachments: [VAC2023-00003 Staff Report](#)
 [VAC2023-00003 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Vacation #2023-00003. The motion carried on a vote of 6-0 on the Consent Calendar, with Vice Chair McMahon excused.

New Business

5 Discussion Item: Text Amendment to Article IX of the Zoning Ordinance regarding regulations for signs.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Sign Ordinance Presentation](#)

Rachel Drescher and Sam Shelby, Planning & Zoning, gave a presentation on a Text Amendment to Article IX of the Zoning Ordinance regarding regulations for signs.

6 1300 North Royal Street
 Consideration of an endorsement for the Coordinated Sustainability Strategy for the Potomac River Generating Station pursuant to the conditions of approval for CDD#2021-00004.

Applicant: HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney

Attachments: [PRGS CSS Memorandum](#)
 [PRGS CSS Presentation](#)

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend endorsement of the Coordinated Sustainability Strategy for the Potomac River Generating Station. The motion carried on a vote of 6-0, with Vice Chair McMahon excused.

Other Business

7 Commissioner’s Reports, Comments & Questions

Minutes

8 Consideration of the minutes from the March 30, 2023 Planning Commission meeting.

Attachments: [March 30, 2023 Meeting Minutes](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to defer consideration of the minutes of March 30, 2023. The motion carried on a vote of 6-0 on the Consent Calendar, with Vice

Chair McMahon excused.

9 Adjournment

The Planning Commission meeting was adjourned at 8:16 p.m.

10 Administrative Approvals

Special Use Permit #2023-00001

704 Four Mile Road

Administrative Special Use Permit request for a New Use for a Child Care Home;
zoned: RA/Residential Multi-Family.

Applicant: Esau Merino & Imelda Majano

Business Name: Esau's Family Home Daycare

Planner: Patrick Silva

Status: Approved March 10, 2023

Special Use Permit #2023-00005

305 South Washington Street

Administrative Special Use Permit request for a Change of Ownership for a
restaurant; zoned: CD/Commercial Downtown.

Applicant: Franco Abbruzzetti

Business Name: Trattoria Da Franco

Planner: Mavis Stanfield

Status: Approved March 20, 2023

Special Use Permit #2023-00016

106 Hume Avenue

Special use permit request for a Minor Amendment for a restaurant; zoned
CL/Commercial Low.

Applicant: Tom Cardarelli

Business Name: Stracci Pizza

Planner: Patrick Silva

Status: Approved March 21, 2023

Special Use Permit #2023-00009

1024 & 1026 King Street

Administrative Special Use Permit request for a Minor Amendment for outdoor
dining at a restaurant; zoned: KR/King Street Retail.

Applicant: King Street Italian, LLC/Represented by Lauren Riley

Business Name: Thompson Italian

Planner: Patrick Silva

Status: Approved March 30, 2023

Special Use Permit #2023-00019

716 King Street

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

Applicant: Robert Studer

Business Name: The Crazy Mason Milkshake Bar

Planner: Patrick Silva

Status: Approved March 30, 2023

Special Use Permit #2023-00024

4525 Duke Street

Administrative Special Use Permit request for a New Use for Animal Care with Overnight Accommodations; zoned: CG/Commercial General.

Applicant: Devon Arnold

Business Name: Veterinary Emergency Group

Planner: Patrick Silva

Status: Approved April 6, 2023

Special Use Permit #2023-00017

1118 North Pegram Street

Administrative Special Use Permit request for a New Use for a Child Care Home; zoned: R12/Residential Single Family.

Applicant: Judith Paredes

Proposed Business Name: Busy Bunnies Child-Care

Planner: Mavis Stanfield

Status: Approved April 10, 2023

Special Use Permit #2023-00018

2462 Mandeville Lane

Administrative Special Use Permit request for a New Use for a Restaurant with outdoor dining; zoned: CDD#2/Coordinated Development District.

Applicant: Nando's Restaurant Group, Inc.

Business Name: Nando's Peri Peri

Planner: Mavis Stanfield

Status: Approved April 12, 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.