

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, June 6, 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 June 6, 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_TADRJ7qtTWWTMtm_vlmb5g

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 921 3405 6016

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 7:02 p.m, with Chair Macek participating remotely for personal reasons and arriving at 7:12 p.m. All other members were present at the Call to Order.

Consent Calendar

- 2** Special Use Permit #2023-00021
5150, 5200 and 5230 Eisenhower Avenue (parcel addresses: 5150 and 5200 Eisenhower Avenue)
Public Hearing and consideration of a request for a Special Use Permit for a Change of Ownership, an extension of a Special Use Permit term and to expand the square footage for noncomplying uses (amending SUP#2009-00021); zoned: OCM (100)/ Office Commercial Medium and OCH/ Office Commercial High.
Applicant: Terreno Eisenhower LLC, represented by Kenneth Wire, Attorney
- Attachments:** [SUP2023-00021 Staff Report](#)
 [SUP2023-00021 Presentation](#)
 [SUP2023-00021 Additional Materials](#)
- On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2023-00021, as amended. The motion carried on a vote of 6-0 on the Consent Calendar.**
- 3** Special Use Permit #2023-00029
625 First Street and 510 Second Street
Public Hearing and consideration of a Special Use Permit for outdoor dining with over 40 seats (amending SUP #2022-00074); zoned: CD/Commercial downtown.
Applicant: EAHG Alexandria LP, represented by Robert D. Brant, attorney
- Attachments:** [SUP2023-00029 Staff Report](#)
 [SUP2023-00029 Presentation](#)
 [SUP2023-00029 Additional Materials](#)
- On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2023-00029, as amended. The motion carried on a vote of 6-0 on the Consent Calendar.**
- 4** Special Use Permit #2023-00030
133 South Peyton Street
Public Hearing and consideration of a request for a Special Use Permit to allow an animal care facility with overnight accommodation; zoned: OCH/ Office Commercial High.
Applicant: Four Rescues, LLC

Planning Commission voted to approve Development Site Plan #2023-00001 and Subdivision #2023-00001, as amended. The motion carried on a vote of 7-0.

7

Development Special Use Permit #2023-10003

426 East Monroe Avenue - Simpson Stadium Park renovation

Public Hearing and consideration of a request for a Development Special Use Permit with Site Plan for the construction and enlargement of accessory buildings associated with the existing athletic fields and providing more than five new parking spaces, including Special Use Permits for community recreation buildings, congregate recreational facilities, facilities for the lighting of any area in the Public Open Space and Community Recreation (POS) Zone for nighttime use, lighting taller than 15 feet, and accessory buildings and netting taller than 15 feet; and modifications for a reduction of the 35 foot light pole setback; zoned: POS/Public Open Space and Community Recreation Zone and CDD #10/Coordinated Development District #10.

Applicant: City of Alexandria, represented by Mitch Dillon, Department of Project Implementation on behalf of the Department of Recreation, Parks and Cultural Activities

Attachments: [DSUP2023-10003 Staff Report](#)
 [DSUP2023-10003 Site Plan](#)
 [DSUP2023-10003 Presentation](#)
 [DSUP2023-10003 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2023-10003. The motion carried on a vote of 7-0.

8

Zoning Text Amendment #2023-00001

Public Open Space and Community Recreation (POS) Zone

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 2-129.1 to change the definition of congregate recreational facilities; amend section 2-181.5 to change the definition of park; and amend Section 6-100 to change the allowed uses, special uses and development requirements in the Public Open Space and Community Recreation (POS) Zone.

Staff: City of Alexandria, Department of Recreation, Parks and Cultural Activities

Attachments: [ZTA2023-00001 Staff Report](#)
 [ZTA2023-00001 Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2023-00001. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00001. The motion carried on a vote of 7-0.

9

Development Special Use Permit #2022-10027
 Coordinated Sign Special Use Permit #2023-00037
 Transportation Management Plan Special Use Permit #2022-00097
 The Rutherford- 5000 Seminary Road
 Public Hearing and consideration of a request for (A) a Development Special Use Permit to construct a multi-family building with 367 units, including Special Use Permits to decrease the off-street parking requirement, for penthouses to exceed 15 feet in height, (B) a Coordinated Sign Special Use Permit, and (C) a Tier III Transportation Management Plan Special Use Permit; zoned CDD #4.
 Applicant: Mark Center Residential, LLC, represented by Kenneth Wire, Attorney

- Attachments:** [DSUP2022-10027 Staff Report](#)
 [DSUP2022-10027 Site Plan](#)
 [DSUP2022-10027 Presentation](#)
 [DSUP2023-10027 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2023-10027, Special Use Permit #2023-00037 and Special Use Permit #2022-00097. The motion carried on a vote of 7-0.

Other Business

10

Commissioner’s Reports, Comments & Questions

Minutes

11

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 approve the minutes of March 30, 2023. The motion carried on a vote of 7-0.

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Consideration of the minutes from the May 2, 2023 Planning Commission meeting.

- Attachments:** [May 2, 2023 Meeting Minutes](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes of May 2, 2023. The motion

carried on a vote of 7-0.

13 Adjournment

The Planning Commission meeting was adjourned at 11:24 p.m.

14 Administrative Approvals

Special Use Permit #2023-00022

2701 Cameron Mills Road

Administrative Special Use Permit request for a Minor Amendment for a Daycare Center; zoned: RB/Residential Single Family

Applicant: Westminster Presbyterian Church/Carolyn Burke, Director

Business Name: Westminster Weekday Preschool

Planner: Mavis Stanfield

Status: Approved April 14, 2023

Special Use Permit #2023-00027

621 North Saint Asaph Street

Administrative Special Use Permit request for a Minor Amendment for a condominium to remove the requirement for rooftop mechanical equipment screening; zoned: CRMU/X, Commercial Residential Mixed Use (High)

Applicant: Portner's Landing Unit Owners Association/Stephanie Chaufourmier

Business Name: Portner's Landing

Planner: Mavis Stanfield

Status: Approved April 25, 2023

Special Use Permit #2023-00012

1508 Mount Vernon Avenue

Administrative Special Use Permit request for a Minor Amendment to add outdoor dining up to 40 seats; zoned: CL/Commercial Low

Applicant: Noe Landini; Rep. Duncan Blair

Business Name: Junction Bakery

Planner: Patrick Silva

Status: Approved April 26, 2023

Special Use Permit #2023-00031

500 John Carlyle Street

Administrative Special Use Permit request for a Change of Ownership for a

restaurant; zoned: CDD#1/Coordinated Development District #1

Applicant: Gin Ramen & Asian Tapas

Business Name: Gin Ramen & Asian Tapas

Planner: Patrick Silva

Status: Approved May 1, 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.