

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, September 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 September 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_PrM4MunOT8qLGLEwza9jMw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 998 7415 9741

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 or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made.

Work Session

The Planning Commission will hold a Work Session prior to the Public Hearing to discuss the following item:

- a) Zoning for Housing/Housing for All Initiative

The session will begin at 5:00 PM and go until approximately 7:00 PM.

1 Call to Order

The Planning Commission meeting was called to order at 7:39 p.m., with Commissioner Koenig participating remotely for health reasons. All other members were present at the Call to Order.

New Business

- 2** Special Use Permit #2023-00052
 800 and 820 Slaters Lane (Parcel address: 800 Slaters Lane) - The Art League Public Hearing and consideration of a request for a Special Use Permit for a private commercial school; zoned: RC/Residential Commercial.
 Applicant: Suzanne Bethel

Attachments: [SUP2023-00052 Staff Report](#)
 [SUP2023-00052 Presentation](#)
 [SUP2023-00052 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2023-00052. 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 reopen the public hearing. 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 close the public hearing. The motion carried on a vote of 7-0.

- 3** Development Special Use Permit #2023-10004
 West End (Landmark) Open Spaces - 5801 Duke Street
 Public Hearing and consideration of a request for a Development Special Use Permit to construct the Central Plaza (Blocks F and N), Paseo (Block R), and Terrace Park (Block P), including two retail/restaurant pavilions with outdoor dining, a playground, seasonal ice-skating rink, sports courts, and areas for passive recreation; zoned CDD #29/Coordinated Development District #29.
 Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

Attachments: [DSUP2023-10004 Staff Report](#)
 [DSUP2023-10004 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2023-10004, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

- 4** Special Use Permit #2023-00011
 West End (Landmark) Comprehensive Sign Plan - 5801 Duke Street
 Public Hearing and consideration of a request for a Coordinated Sign Special

Use Permit for a Comprehensive Sign Plan for Blocks D, E, F, G, H, I, J, K, L, M, N, P, R, S, and public and private streets within the West End neighborhood; zoned CDD #29/Coordinated Development District #29.
 Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

Attachments: [SUP2023-00011 Staff Report](#)
 [SUP2023-00011 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2023-00011, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

5

Development Special Use Permit #2023-10008
 West End (Landmark) Blocks E & G Major Amendment- 5801 Duke Street
 Public Hearing and consideration of a request for a Development Special Use Permit to amend the Block E & G approval for three mixed-use buildings with 390 apartments, ground floor retail, and medical office space to have the option to infill the Block E ground floor courtyard by extending the adjacent commercial space, adding new rooftop open space, and other associated changes to the ground floor layout; (amending DSUP #2022-10017); zoned CDD #29/Coordinated Development District #29.
 Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

Attachments: [DSUP2023-10008 Staff Report](#)
 [DSUP2023-10008 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2023-10008. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

6

Public Hearing and consideration of a request for the Planning Commission to adopt a resolution amending its Fiscal Year 2024 meeting schedule and establish continuation dates for meetings.
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Resolution Memorandum](#)
 [Resolution](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the resolution amending its Fiscal Year 2024 meeting schedule. The motion carried on a vote of 7-0.

Other Business

7

Commissioners’ Reports, Comments, & Questions

Minutes

8 Consideration of the minutes from the June 22, 2023 Planning Commission meeting

Attachments: [June 22, 2023 Minutes](#)

On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of June 22, 2023, as amended and with a related attachment. The motion carried on a vote of 7-0.

9 **Adjournment**

The Planning Commission meeting was adjourned at 8:33 p.m.

10 **Administrative Approvals**

Special Use Permit #2023-00063
 1300 King Street
 Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: KR/King Street Retail
 Proposed Business Name: Call Your Mother Deli
 Applicant: Dee Zee Group LLC
 Planner: Patrick Silva
 Status: Approved August 18, 2023

Special Use Permit #2023-00059
 207 King Street
 Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: KR/King Street Retail
 Business Name: Sonoma Cellar
 Applicant: Daniel Wharam
 Planner: Patrick Silva
 Status: Approved August 15, 2023

Special Use Permit #2023-00058
 102 South Patrick Street
 Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: KR/King Street Retail
 Business Name: Jeni’s Ice Creams
 Applicant: Madison Ward
 Planner: Mavis Stanfield
 Status: Approved August 3, 2023

Special Use Permit #2023-00053
700 Slaters Lane
Administrative Special Use Permit request for a New Use for a Restaurant with Outdoor Dining; zoned: CG/Commercial General
Applicant: Pupatella RD II, LLC
Proposed Business Name: Pupatella
Planner: Mavis Stanfield
Status: Approved August 22, 2023

Special Use Permit #2023-00051
25 South Washington Street
Administrative Special Use Permit request for a New Use for a Restaurant; zoned: CL/Commercial Low
Applicant: Khanh Dao
Proposed Business Name: Bloom Tea
Planner: Patrick Silva
Status: Approved July 26, 2023

Special Use Permit #2023-00055
222 North Lee Street
Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: CD/Commercial Downtown
Business Name: Jack's Place
Applicant: Uyanga Tsogbaatar
Planner: Patrick Silva
Status: Approved August 16, 2023

Special Use Permit #2023-00050
1003 North Vail Street
Administrative Special Use Permit request for a New Use for a Child Care Home; zoned: RA/Residential Multi-Family
Applicant: Shazia Asim
Proposed Business Name: Blooming Babies Daycare
Planner: Mavis Stanfield
Status: Approved July 25, 2023

Special Use Permit #2023-00047
4748 Eisenhower Avenue
Administrative Special Use Permit request for a Change of Ownership and Minor Amendment for an animal care with overnight accommodations; zoned: OCM(100)/Office Commercial Medium (100)
Applicant: Destination Pet, LLC dba Whole Dogz
Business Name: Whole Dogz

Planner: Patrick Silva
Status: Approved July 25, 2023

Special Use Permit #2023-00049
424 South Pickett Street
Administrative Special Use Permit request for a New Use for a Restaurant;
zoned: CDD#17a/Coordinated Development District #17a
Applicant: Khalil and Hamoudi VA-157 LLC
Business Name: Tropical Smoothie
Planner: Mavis Stanfield
Status: Approved July 10, 2023

Special Use Permit #2023-00046
121 East Maple Street
Administrative Special Use Permit request for a New Use for a Child Care
Home; zoned: R-2-5/Residential Single- and Two-Family
Applicant: Alexia Acho
Planner: Mavis Stanfield
Status: Approved June 29, 2023

Special Use Permit # 2023-00043
2309 Mount Vernon Avenue
Administrative Special Use Permit request for a Change of Ownership for a
restaurant; zoned: CL/Commercial Low
Applicant: Nicole Jones
Current Business Name: Stomping Ground LLC
Proposed Business Name: Rubia's LLC
Planner: Patrick Silva
Status: Approved August 1, 2023

Special Use Permit #2023-00042
746 North Ashton Street
Administrative Special Use Permit request for a New Use for a Child Care
Home; zoned: R-12/Residential Single Family
Applicant: Esmeralda Olan Enriquez
Planner: Patrick Silva
Status: Approved June 13, 2023

Special Use Permit #2023-00032
1320 Prince Street
Administrative Special Use Permit request for a New Use for a Restaurant
with outdoor seating; zoned: CL/Commercial Low
Applicant: Marsha D. Banks-Harold

Proposed Business Name: Connect & Sip Cafe
Planner: Mavis Stanfield
Status: Approved June 8, 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.