

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, October 3, 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.

1 Call to Order

The Planning Commission meeting was called to order at 7:04 p.m. All members were present at the Call to Order.

Work Session

The Planning Commission will hold a Work Session in the Chamber to discuss the following item:

- a) Zoning for Housing/Housing for All Initiative

The Work Session will begin at 7:00 PM.

Attachments: [10.3.2023 Zoning For Housing-Housing for All Presentation](#)

A Public Hearing will be held by the Planning Commission on Tuesday, October 3, 2023 beginning at 7:00 p.m. in the City Hall Council Chamber, on the second floor of City Hall, 301 King Street, Alexandria, Virginia 22314. The hearing can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearing via the following registration link:

Planning Commission Public Hearing:

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN__upG4KhbRsiNQWlfqaJqHw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 924 1413 8850

Password: 036593

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

Consent Calendar

- 2 Special Use Permit #2023-00065
1303 King Street - Galactic Panther
Public Hearing and consideration of a Special Use Permit for live entertainment;
zoned: KR/King Street Urban Retail.
Applicant: Erik Muendel

Attachments: [SUP2023-00065 Staff Report](#)
 [SUP2023-00065 Presentation](#)
 [SUP2023-00065 Additional Materials](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for Special Use Permit #2023-00065. The motion carried on a vote of 7-0 on the Consent Calendar.

- 3 Special Use Permit #2023-00057
103 East Del Ray Avenue
Public Hearing and consideration of a request for a Special Use Permit to construct
a new single-family dwelling on a developed substandard lot with yard modifications
and a parking reduction; zoned: R-2-5/Single and two-family.
Applicant: Deyi Awadallah

Attachments: [SUP2023-00057 Staff Report](#)
 [SUP2023-00057 Presentation](#)
 [SUP2023-00057 Memorandum](#)
 [SUP2023-00057 Additional Materials](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the public hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner McMahon, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval for Special Use Permit #2023-00057. The motion carried on a vote of 6-1.

- 4 Development Special Use Permit #2023-10006
801 S. Payne Street - Alexandria Fire Department Burn Building
Public Hearing and consideration of a request for a Development Special Use
Permit with site plan for the demolition and reconstruction of a non-habitable burn
building, including a Special Use Permit for expansion of a noncomplying use; a
Special Use Permit for a building taller than 30 feet; and modifications to the crown
coverage requirements; zoned: UT/Utility and Transportation
Applicant: City of Alexandria, represented by Noah Bergman, of Wiley|Wilson on

behalf of the Department of General Services

Attachments: [DSUP2023-100006 Staff Report](#)
 [DSUP2023-10006 Presentation](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for Development Special Use Permit #2023-10006. The motion carried on a vote of 7-0 on the Consent Calendar.

New Business

5

Special Use Permit #2023-00060
2000 Mount Vernon Avenue - Evening Star Cafe / Hi/Fi Tex-Mex BBQ
Public Hearing and consideration of a Special Use Permit for additional outdoor seating, expanded outdoor dining hours, outdoor live entertainment, and a temporary trailer at an existing restaurant (amending SUP2012-00054); zoned: CL/Commercial Low.

Applicant: Majestic Grill, Inc., represented by M. Catharine Puskar, Attorney

Attachments: [SUP2023-00060 Staff Report](#)
 [SUP2023-00060 Presentation](#)
 [SUP2023-00060 Memorandum](#)
 [SUP2023-00060 Memorandum \(2\)](#)
 [SUP2023-00060 Additional Materials - Re Video](#)
 [SUP2023-00060 Additional Materials \(Video\)](#)
 [SUP2023-00060 Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00060, as amended. The motion carried on a vote of 6-1.

Applicant has requested for deferral of item #6

6

Zoning Text Amendment #2023-00005
Issue: (A) Initiation of a text amendment and (B) public hearing and consideration of a text amendment to the zoning ordinance to amend Section 6-300 to: revise the effective date of the Federal Emergency Management Agency's (FEMA) updated Flood Insurance Rate; revise existing and add new definitions related to floodplain management and development in floodplain districts; revise existing and add new sections to update language related to floodplain management and regulations for development in floodplain districts in compliance with federal regulations related to the National Flood Insurance Program (NFIP); and to correct typographical errors.
Staff: City of Alexandria - Department of Transportation & Environmental Services

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use Permit #2023-00005. The motion carried on a vote of 7-0.

Other Business

7 Commissioners' Reports, Comments, & Questions

7a Fiscal Year 2023 Planning Commission Annual Report

Attachments: [Planning Commission Fiscal Year 2023 Annual Report](#)

Minutes

8 Consideration of the minutes from the September 5, 2023 Planning Commission meeting

Attachments: [September 5, 2023 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of September 5, 2023. The motion carried on a vote of 7-0.

9 Adjournment

The Planning Commission meeting was adjourned at 11:15 p.m.

10 Administrative Approvals

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.