

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Monday, November 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](mailto:PlanComm@alexandriava.gov).

A Public Hearing will be held by the Planning Commission on Monday, November 6, 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\\_kB7L4WzSSMGJdeMTPC0mng](https://zoom.us/webinar/register/WN_kB7L4WzSSMGJdeMTPC0mng)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 934 3237 6408

Password: 125381

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 Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto: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](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 7:00 p.m., with Chair Macek participating remotely for personal reasons. Commissioner Manor arrived at 7:35 p.m. All other members were present at the Call to Order.**

## Consent Calendar

2

Special Use Permit #2023-00072  
 5318 and 5320 Eisenhower Avenue (parcel address: 5300 Eisenhower Avenue)  
 Public Hearing and consideration of a Special Use Permit for expansion of an  
 existing non-complying general automobile repair use (amending Special Use Permit  
 #2004-00049); zoned OCH/Office Commercial High  
 Applicant: East Coast Collision, Inc., represented by Matthew Roberts, attorney

**Attachments:**     [SUP2023-00072 Staff Report](#)  
                                  [SUP2023-00072 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00072. The motion carried on a vote of 6-0 on the Consent Calendar.**

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to reconsider the initial vote. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00072. The motion carried on a vote of 6-0 on the Consent Calendar.**

3

Special Use Permit #2023-00079  
 600 Madison Street and 724, 728, 730, and 734 North Saint Asaph Street (parcel  
 address: 734 North Saint Asaph Street)  
 Public Hearing and consideration of a Special Use Permit for outdoor dining; zoned  
 CDX/Commercial Downtown (Old Town North)  
 Applicant: ARP Royal OPCO, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [SUP2023-00079 Staff Report](#)  
                                  [SUP2023-00079 Memorandum](#)  
                                  [SUP2023-00079 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00079, including the Staff Memorandum of November 6, 2023. The motion carried on a vote of 6-0 on the Consent Calendar.**

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to reconsider the initial vote. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00079. The motion carried on a vote of 6-0 on the Consent Calendar.**

4

Development Site Plan #2023-00012

550 South Pickett Street - Avanti 550 Retail Building

Public Hearing and consideration of a request for a Development Site Plan, with a modification, to construct a new retail building; zoned I/Industrial.

Applicant: Avanti HG 550, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [DSP2023-00012 Staff Report](#)  
                                 [DSP2023-00012 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00072. The motion carried on a vote of 6-0 on the Consent Calendar.**

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to reconsider the initial vote. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00072. The motion carried on a vote of 6-0 on the Consent Calendar.**

## Items Previously Deferred

5

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

**Attachments:**     [ZTA2023-00005 Staff Report](#)  
                                 [Region III Ordinance Checklist Alexandria](#)  
                                 [ZTA2023-00005 Ordinance Updates - Text Changes](#)  
                                 [ZTA2023-00005 Presentation](#)

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.**

**On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to initiate Zoning Text Amendment #2023-00005. The motion carried on a vote of 6-0.**

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00005. The motion carried on a vote of 6-0.

**6 New Business**

**Other Business**

7 Commissioner’s Reports, Comments & Questions

**Minutes**

8 Consideration of the minutes from the October 3, 2023 Planning Commission meeting.

**9 Adjournment**

The Planning Commission meeting was adjourned at 7:36 p.m.

**10 Administrative Approvals**

Special Use Permit #2023-00069  
3131 Colvin Street  
Administrative Special Use Permit request for a Change of Ownership for Auto Trailer Rental or Sales; zoned: I/Industrial & CG/Commercial General  
Proposed Business Name: CarPlug of Alexandria  
Applicant: Gabriel Wassif  
Planner: Patrick Silva  
Status: Approved September 25, 2023

Special Use Permit #2023-00081  
5101 Seminary Rd.  
Administrative Special Use Permit request for a Minor Amendment for a temporary trailer; zoned: CG/Commercial General  
Applicant: Ramzi Haifawi and Bashiar Mchiar  
Business Name: Apple Lounge  
Planner: Mavis Stanfield  
Status: Approved October 11, 2023

Special Use Permit #2023-00075  
1406 King Street

Administrative Special Use Permit request for a New Use for a Restaurant; zoned:  
KR/King Street Retail  
Applicant: Edward McIntosh  
Business Name: Eddie's Little Shop & Deli  
Planner: Mavis Stanfield  
Status: Approved October 11, 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.**