

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, January 4, 2024

6:00 PM

City Hall Council Chambers

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.

A Public Hearing will be held by the Planning Commission on Thursday, January 4, 2024 beginning at 6:00 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 Work Session on AlexWest and Planning Commission Public Hearing:

Planning Commission (Public Hearing Webinar):

The Webinar will open at 5:30 p.m. to allow individuals to join prior to the 6:00 p.m. Work Session and prior to the Planning Commission Public Hearing which is scheduled to start at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_DHkHgpwITk21QB6_ufL71g

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 957 0145 3218

Password: 093259

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_vJL3qb1vRsG9xac14Xvxxw

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 967 324 6248

Webinar Passcode: 096445

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.

1 Call To Order

The Planning Commission was called to order at 7:00 p.m. All other members were present at the Call to Order.

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

- a.) AlexWest

The Work Session will begin at 6:00 PM.

Attachments: [AlexWest Presentation](#)

Work Session

Consent Calendar

2

Special Use Permit #2023-00094
 421 Clifford Avenue
 Public Hearing and consideration of a Special Use Permit for a temporary trailer; zoned CDD#24/Coordinated development district.
 Applicant: Matilde Alvarado

Attachments: [SUP2023-00094 Staff Report](#)
 [SUP2023-00094 Memorandum](#)
 [SUP2023-00094 Memorandum](#)
 [SUP2023-00094 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval for Special Use Permit #2023-00094 as amended. The motion carried on a vote of 7-0 on the Consent Calendar.

3

Development Special Use Permit #2023-10018
 Special Use Permit #2023-00093
 4898 West Braddock Road - Newport Village II (NVII)
 Public Hearing and consideration of requests for: (A) a Development Special Use Permit (with Site Plan) to construct a new multifamily residential building, with Special Use Permits for a maximum allowable floor area ratio of 2.3, a parking reduction, more than three mechanical rooftop penthouses, and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance (amending DSUP #2020-10026); and (B) a Special Use Permit for a coordinated sign plan; zoned CRMU-H Commercial Residential Mixed Use -

High. Applicant UDR Newport Village, LLC, represented by Kenneth W. Wire, Attorney, Wire Gill LLP

Attachments: [DSUP2023-10018 Staff Report](#)
 [DSUP2023-10018 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval for Development Special Use Permit #2023-10018 and Special Use Permit #2023-00093. The motion carried on a vote of 7-0 on the Consent Calendar.

New Business

4

Master Plan Amendment #2023-00006
 Rezoning #2023-00004
 Development Special Use Permit #2023-10011
 300 Wythe Street and 600 N. Fairfax Street - The Ladrey
 Public Hearing and consideration of requests for (A) amendments to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map to allow for 85 feet in building height and the Development Summary Table to update the proposed zoning, floor area ratio, height, the Recommended Zoning Map to change from CRMU-X to RMF, and total allowable development; (B) amendment to the official zoning map to change the zone for the site from RC/High density apartment zone to RMF/Residential multifamily zone; (C) a Development Special Use Permit and site plan to construct a 270 unit multifamily affordable building, including special use permits to increase the floor area ratio to 3.0 in the RMF zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for a parking reduction; zoned RC/High Density Apartment.
 Applicant: Alexandria Redevelopment and Housing Authority, by its agent Ladrey Developer LLC, represented by Steven Mikulic, attorney

Attachments: [DSUP2023-10011 Staff Report](#)
 [MPA 2023-00006 Resolution](#)
 [DSUP2023-10011 Presentation](#)
 [DSUP2023-10011 Site Plans](#)

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.

On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to adopt Master Plan Amendment Resolution #2023-00006. The motion carried on a vote of 7-0.

On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval for Rezoning #2023-00004.

The motion carried on a vote of 7-0.

On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval for Development Special Use Permit #2023-10011 as amended. The motion carried on a vote of 7-0.

5

Special Use Permit #2023-00097
 1601 Mount Vernon Avenue
 Public Hearing and consideration to extend the Special Use Permit until December 31, 2045 for the continued use of a nonconforming automobile service station (amending SUP #2010-00051); zoned CL/Commercial low.
 Applicant: MVSC, Inc., represented by Lauren G. Riley, attorney

- Attachments:** [SUP2023-00097 Staff Report](#)
 [SUP2023-00097 Memorandum](#)
 [SUP2023-00097 Presentation](#)
 [SUP2023-00097 Additional Materials](#)

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.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval for Special Use Permit #2023-00097, as amended. The motion carried on a vote of 7-0.

6

Special Use Permit #2023-00076
 404A E Alexandria Avenue
 Public Hearing and consideration of a request for a Special Use Permit to construct a single-family dwelling on a vacant substandard lot, for a lot without frontage on a public street, and for a parking reduction; zoned: R-2-5/Single and Two-family.
 Applicant: Eric Teran and Daniela Gross

- Attachments:** [SUP2023-00076 Staff Report](#)
 [SUP2023-00076 Presentation](#)
 [SUP2023-00076 Additional Materials](#)

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.

On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval for Special Use Permit #2023-00076. The motion carried on a vote of 4-3.

7

Master Plan Amendment #2023-00003
 Rezoning#2023-00002
 Development Special Use Permit #2023-10017
 Encroachment #2023-00002

S Alfred Street Townhomes - 816-820 Gibbon Street and 608-614 South Alfred Street

Public Hearing and consideration of requests for (A) an amendment to the Southwest Quadrant Small Area Plan Chapter of the Master Plan through an update to the Southwest Quadrant Land Use Map for the site from Commercial Low to Residential Medium; (B) an amendment to the official zoning map to change the zone for the site from CL/Commercial Low to CRMU-L/Commercial Residential Mixed Use (Low); (C) a Development Special Use Permit and Site Plan with modifications to construct 14 townhouses, including special use permits to increase the floor area ratio to 1.5 in the CRMU-L zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for land without frontage and modifications to the open space requirement and side yard setbacks; and (D) an Encroachment for three bay windows along South Alfred Street; zoned: CL/Commercial Low.

Applicant: MS-Alfred, LLC, represented by M. Catharine Puskar, attorney

- Attachments:** [DSUP2023-10017 Staff Report](#)
[MPA 2023-00003 Resolution](#)
[DSUP2023-10017 Presentation](#)

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.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt Master Plan Amendment Resolution #2023-00003. 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 recommend approval for Rezoning #2023-00002. 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 recommend approval for Development Special Use Permit #2023-10017. 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 recommend approval for Encroachment #2023-00002. The motion carried on a vote of 7-0.

Other Business

8 Commissioners’ Reports, Comments & Questions

Minutes

9 Consideration of the minutes from the October 3, 2023 and December 5, 2023

Planning Commission meeting.

Attachments: [October 3, 2023 Minutes](#)
[December 5, 2023 Minutes](#)

On a Motion by Vice Chair McMahon, seconded by Commissioner Lyle, the planning Commission voted to approve the minutes of October 3, 2023 and December 5, 2023. The motion carried on a vote of 7-0.

10 **Adjournment**

The Planning Commission adjourned at 11:45 p.m

11 **Administrative Approvals**

Special Use Permit #2023-00092
2900 Eisenhower Avenue
Administrative Special Use Permit request for a Change of Ownership for a private school, academic; zoned: OCM(100)/Office Commercial Medium
Business Name: Washington University
Applicant: Dr. Hasan Karaburk
Planner: Mavis Stanfield
Status: Approved November 16, 2023

Special Use Permit #2023-00089
904 King Street
Administrative Special Use Permit request for a Change of Ownership for a Restaurant; zoned: KR/King Street Retail
Proposed Business Name: Extra Perks LLC
Applicant: Nga Ho
Planner: Patrick Silva
Status: Approved November 24, 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.