

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, June 4, 2024

7:00 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.

Call to Order

- 1 A Public Hearing will be held by the Planning Commission on Tuesday, June 4, 2024, beginning at 7:00 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, June 15, 2024 at 9:30 a.m. in City Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings 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 hearings via the following registration links:

Planning Commission (Public Hearing Webinar)

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_S9gPQWkUTwCurS_kFvkY_Q

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 966 3157 7740

Password: 524250

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_8KZekmJtQqOcVKNxbVHCPQ

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 970 5055 6323

Webinar Passcode: 314126

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 Webinars, please use the Dial-In number to access the hearings. Public comment will be received at the hearings. The public may also 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 the City Council hearing, the public may submit comments to the City Clerk at

703-746-4550, at CouncilComment@alexandriava.gov or make comments on the day of the City Council 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. For the City Council hearing, individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056).

The Planning Commission meeting was called to order at 7:06 p.m., with Chair Macek participating remotely for personal reasons. All other members were present at the Call to Order.

Consent Calendar

2

Zoning Text Amendment #2024-00006

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a minor update to the Zoning Ordinance to Section 2-188.1 to add dog play area to the recreation and entertainment use definition; and to Sections 4-100 (CL/Commercial low), 4-200 (CC/Commercial community), 4-300 (CSL/Commercial service low), and 6-600 (Mount Vernon Urban Overlay) zone to add recreation and entertainment, indoor as a permitted use and recreation and entertainment, outdoor as a special use.

Applicant: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2024-00006 Staff Report](#)
[ZTA 2024-00006 Presentation](#)
[Planning Commission Memorandum](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner Manor, seconded by Commissioner Keonig, the Planning Commission voted to initiate Zoning Text Amendment #2024-00006. The motion carried on a vote of 6-1.

On a motion by Commissioner Manor, seconded by Commissioner Keonig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2024-00006. The motion carried on a vote of 6-1.

3

Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council Docket for information, and heard by City Council only upon appeal.

Subdivision #2024-00004

1608 North Frost Street Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-20

Applicant: Ryan D. Katz & Amy J Katz

Attachments: [SUB2024-00004 Staff Report](#)
 [SUB2024-00004 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2024-00004. The motion carried on a vote of 7-0.

Items Previously Deferred

4

Rezoning #2024-00001

709 & 711 Pendleton Street

Public Hearing and consideration of a request for an amendment to the official Zoning Map to rezone the subject properties from CL/Commercial low with proffer to CL/Commercial low.

Applicant: Sevda Tahirli, Shi Hailing, and Jiangling Wang

Attachments: [REZ2024-00001 Staff Report](#)
 [REZ2024-00001 Presentation](#)
 [Additional Materials](#)

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 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Rezoning #2024-00001. The motion carried on a vote of 7-0.

5

Special Use Permit #2023-00044

80 S. Early Street

Public Hearing and consideration of a Special Use Permit for three temporary trailers; zoned I/Industrial.

Applicant: David Donnelly

Attachments: [SUP2023-00044 Staff Report](#)
 [SUP2023-00044 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner Manor, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00044. The motion carried on a vote of 6-1.

New Business

6

Special Use Permit #2024-00026

Hops N Shine - 3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue) Public Hearing and consideration of a request for 1) a one year review of SUP #2023-00025 for outdoor dining, outdoor dining hours of operation, indoor live entertainment, and outdoor amplified background music and 2) to allow outdoor cooking, outdoor live entertainment, outdoor games as an accessory use, the extension of the outdoor dining closing hour, and the opening of the garage door for indoor live entertainment (amending SUP #2023-00025) ; zoned: CG/ Commercial General.

Applicant: Abe Hadjiesmaeiloo

Attachments: [SUP2024-00026 Staff Report](#)
[SUP2024-00026 Presentation](#)
[Planning Commission Memorandum](#)
[Additional Materials](#)
[Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, 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 Commissioner Manor, the Planning Commission voted to defer this item until later in this Public Hearing to give staff time to update conditions. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2024-00026 based on the June 4, 2024 Staff Memorandum with amendments. The motion carried on a vote of 7-0.

7

Special Use Permit #2024-00030

1050 North Fayette Street

Public Hearing and consideration of a Special Use Permit for a non-complying light automobile repair use (amending SUP #2014-00032); zoned: CRMU-H/Commercial residential mixed use (high).

Applicant: Jeffrey Yates

Attachments: [SUP2024-00030 Staff Report](#)
[SUP2024-00030 Presentation](#)
[Additional Materials](#)
[Planning Commission Memorandum](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, 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 Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2024-00030. The motion carried on a vote of 7-0.

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Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2024-00003

635 Upland Place Public Hearing and consideration of a request for a Subdivision with variations to re-subdivide an existing lot into two lots; zoned R-5/Residential. Applicant: Windmill Hill LLC represented by M. Catharine Puskar, attorney

Attachments: [SUB2024-00003 Staff Report](#)
 [SUB2024-00003 Presentation](#)
 [Additional Materials](#)
 [Planning Commission Memorandum](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, 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 Commissioner Manor, the Planning Commission voted to approve Subdivision #2024-00003. The motion carried on a vote of 6-1.

9

Master Plan Amendment #2024-00001

Rezoning #2024-00002

Development Special Use Permit #2024-10001

6101 and 6125 Stevenson Avenue

Public Hearing and consideration of requests for (A) an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to amend the Master Plan Designation from OCM(50) to Residential High; (B) an amendment to the official zoning map to change the zone of 6101 and 6125 Stevenson Avenue from Office Commercial Medium (50) (OCM(50)) to Commercial Residential Mixed Use (High) (CRMU-H); and (C) for a Development Special Use Permit and Site Plan for up to 2.5 floor area ratio to construct a residential building with Special Use Permits to (1) allow for an increase in height to 85 feet and an increase in density to 3.18 floor area ratio pursuant to Section 7-700, (2) allow for greater than three mechanical penthouses, and (3) reduce the off-street parking requirement; zoned OCM(50).

Applicants: SP Stevenson, LLC, represented by Catharine Puskar, Attorney.

Attachments: [DSUP2024-10001 Staff Report](#)
 [DSUP2024-10001 Presentation](#)
 [Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, 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 Commissioner Manor, the Planning Commission voted to recommend approval of Master Plan Amendment #2024-00001. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Rezoning #2024-00002. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2024-00002. The motion carried on a vote of 7-0.

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**THE APPLICANT (CITY) HAS REQUESTED DEFERRAL OF
 MPA#2024-00002**

Master Plan Amendment #2024-00002
 Zoning Text Amendment #2024-00007
 Coordinated Development District Conceptual Design Plan #2022-00001
 315 Stovall Street; 312 Taylor Drive; 2380 and 2425 Mill Road; 206 Hoffman Street; 2310, 2356 and 2400 Eisenhower Avenue; 2200, 2250, and 2300 Dock Lane.

Public Hearing and consideration of requests for: (A) an amendment to the Eisenhower East Small Area Plan chapter of the Master Plan to add design guidelines for a portion of the plan area; (B) a text amendment to Section 5-602(A) of the Zoning Ordinance to eliminate minimum parking requirements for the CDD#2 zone; and (C) Coordinated Development District (CDD) Conceptual Design Plan approval to allow for future development on 11 development blocks; zoned CDD#2 / Coordinated Development District #2.

Applicants: Hoffman Companies, represented by Kenneth Wire, attorney, and Mill Road Block 20 LLC and Block 20 A LLC, represented by Mary Catherine Gibbs, attorney (CDD2022-00001) and City of Alexandria Department of Planning & Zoning (MPA2024-00002 and Text Amendment #2024-0007).

Attachments: [CDD2022-00001 Staff Report](#)
 [CDD2022-00001 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to defer Master Plan Amendment #2024-00002. The

motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, 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 Commissioner Ramirez, the Planning Commission voted to initiate Zoning Text Amendment #2024-00007. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Zoning Text Amendment #2024-00007. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2022-00001. The motion carried on a vote of 7-0.

Other Business

11 Commissioners’ Reports, Comments & Questions

12 Minutes

Consideration of the minutes from the May 7, 2024 Planning Commission meeting.

Attachments: [May 7, 2024 Minutes](#)

On a Motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes of May 7, 2024 . The motion carried on a vote of 7-0.

13 Adjournment

The Planning Commission meeting was adjourned at 12:46 a.m.

14 Administrative Approvals

Special Use Permit #2024-00020
 2501 North Shelley Street
 Administrative Special Use Permit request for a New Use for a Child Care Home;
 zoned: R8/Residential
 Applicant: Dessye Ayal-Sew
 Proposed Business Name: Wolela Childcare
 Planner: Mavis Stanfield
 Status: Approved - May 23, 2024

Special Use Permit #2024-00032

885 North Howard Street

Administrative Special Use Permit request for a Minor Amendment for a day care center within a church; zoned: R-12/Residential

Applicant: St. Andrews United Methodist Church

Business Name: Creative Play School

Planner: Patrick Silva

Status: Approved - May 24, 2024