

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Monday, June 24, 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.

A Public Hearing will be held by the Planning Commission on Monday, June 24, beginning at 7p.m. in the City Hall Council Chambers Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Tuesday, July 2 at 7 p.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_Q0wMnyhjSiOZ6LwJx_r9cw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 964 4507 1627

Password: 874440

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_TIzcBGsfTmqAYnmVfOB1GQ

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 921 2826 5213

Webinar Passcode: 476031

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).

1 Call To Order

The Planning Commission meeting was called to order at 7:04 p.m., Commissioner Manor was participating remotely for personal reasons. Chair Macek was absent. All other members were present at the Call to Order.

Commissioner Manor arrived at 7:50.

Consent Calendar

2

Special Use Permit #2024-00014
 3950 Wheeler Avenue
 Public Hearing and consideration of a request for a temporary trailer; zoned I/Industrial
 Applicant: North Lock, LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUP2024-00014 Staff Report](#)
 [SUP2024-00014 Presentation](#)
 [PC Memorandum](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of SUP2024-00014. The motion carried on a vote of 5-0.

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 #2024-00005
 41 East Reed Avenue
 Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB.

Applicant: Kulinski Group Architects, P.C.

Attachments: [SUB2024-00005 Staff Report](#)
[SUB2024-00004 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve SUB2024-00005. The motion carried on a vote of 5-0 on the Consent Calendar.

4

Vacation #2024-00004

4601 Eisenhower Avenue

Public Hearing and consideration of a request to vacate 8,621 square feet of reserved right-of-way located at the southeast corner of lot 500 adjacent to the intersection of Clermont and Eisenhower Avenues; zoned OCM(100)/Office Commercial Medium.

Applicant: Boundary Investments, LLC represented by Robert Brant, Attorney

Attachments: [VAC2024-00004 Staff Report](#)
[VAC2024-00004 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of VAC2024-00004. The motion carried on a vote of 5-0 on the Consent Calendar.

5

Development Special Use Permit #2024-10002

2927 & 2957 Eisenhower Avenue

Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit (DSUP2015-0001) with Site Plan to construct a new multi-unit residential building with ground-level retail/commercial; zoned CDD#3/ Coordinated Development District #3.

Applicant: Rushmark Eisenhower South Tower, LLC represented by M. Catharine Puskar, attorney

Attachments: [DSUP2024-10002 Staff Report](#)
[DSUP2024-10002 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 5-0.

On a Motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of DSUP2024-10002. The Motion carried on a vote of 5-0.

6

Development Special Use Permit #2024-10003

1604-1614 King Street, 1604 Dechantal Street

Public Hearing and consideration of a request for a Development Special Use

Permit and Site Plan with modifications to construct a 44-unit multi-unit building and convert five existing townhouses to 10 multi-unit dwellings, including Special Use Permit requests to increase the floor area ratio from 2.0 to 3.0 in the KR zone and for a parking reduction of 10 spaces from the Article VIII requirements; zoned KR / King Street urban retail.

Applicant: Dechantal Associates, LLC

Attachments: [DSUP2024-10003 Staff Report](#)
 [DSUP2024-10003 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of DSUP2024-00003. The motion carried on a vote of 5-0 on the Consent Calendar.

7

Development Special Use Permit #2024-10005

201 Cambridge Road

Public Hearing and consideration of a request for an amendment to a previously approved Development Special Use Permit (DSUP #2014-00029) for additions to the existing chapel at a private school; zoned R-8 / Residential zone.

Applicant: Bishop Ireton High School, represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2024-10005 Staff Report](#)
 [DSUP2024-10005 Presentation](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of DSUP2024-10005. The motion carried on a vote of 5-0 on the Consent Calendar.

New Business

8

Special Use Permit #2024-00033

201 East Del Ray Avenue, 2207 and 2213 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit for outdoor dining over 49 seats and for recreation and entertainment (amending SUP #2022-00060);

zoned CL/Commercial low Applicant: Abderrahim (Rayan) Moussaif

Attachments: [SUP2024-00033 Staff Report](#)
 [SUP2024-00033 Presentation](#)
 [PC Memorandum](#)
 [PC Memorandum 6.24.2024](#)
 [Additional Materials](#)

On a motion by Commissioner Ramirez, and seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0.

On a motion by Commissioner Lyle, and seconded by Commissioner Ramirez,

the Planning Commission recommended approval of Special Use Permit 2024-00033 to include the Memoranda of June 21 and June 24, with an additional directive that staff and the applicant work with the Department of Transportation and Environmental Services to resolve the curb cut issues prior to the City Council Public Hearing. The motion carried by a vote of 6-0.

9

Development Special Use Permit #2024-10004
 107 and 125 North West Street - North West Street Townhomes
 Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan, including a Special Use Permit for land without frontage, Subdivision and modifications, to construct nine (9) residential townhouses and four (4) semi-detached dwellings; zoned: CD/Commercial Downtown
 Applicant: 125 N. West Street LLC, represented by Duncan Blair, attorney

Attachments: [DSUP2024-10004 Staff Report](#)
 [DSUP2024-10004 Presentation](#)
 [Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, 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 Koenig, the Planning Commission voted to recommend approval of DSUP2024-10004. The motion carried on a vote of 5-1.

10

THE APPLICANT (CITY) HAS REQUESTED WITHDRAWAL OF SEC#2024-00003

City Charter Section 9.06 Case #2024-00003
 5801 Duke Street
 Public Hearing and consideration of request for the Planning Commission to review whether the proposal to vacate public access easements and acquire modified public access easements that are consistent with the Landmark West End open space approvals (5801 Duke Street) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
 Applicant: City of Alexandria

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to accept the withdrawal of SEC2024-00003. The motion carried on a vote of 5-0.

Other Business

11

Commissioners' Reports, Comments & Questions

Consideration of the minutes from the June 4, 2024 Planning Commission meeting.

12 Minutes**13 Adjournment**

The Planning Commission meeting was adjourned at 9:06 p.m.

14 Administrative Approvals

SUP#2023-00102

5418 Duke Street

Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CG/Commercial General

Current Business Name: AJ's Pizza & Cheesesteak

Proposed Business Name: AZ Pizza & Cheesesteak

Applicant: Azeb Kassa

Planner: Patrick Silva

Status: Approved - June 13, 2024