

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, February 4, 2025

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](mailto:PlanComm@alexandriava.gov).

A Public Hearing will be held by the Planning Commission on Tuesday, February 4, beginning at 7 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, February 22 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\\_\\_JfxXwaJR2mkCdfuQCQ1DQ](https://zoom.us/webinar/register/WN__JfxXwaJR2mkCdfuQCQ1DQ)

#### Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 980 9166 2224

Password: 247836

#### City Council (Public Hearing Webinar)

#### Registration Link:

[https://zoom.us/webinar/register/WN\\_vw1\\_RFT2QI-IDm0JV3HA9w](https://zoom.us/webinar/register/WN_vw1_RFT2QI-IDm0JV3HA9w)

#### Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 999 9869 9264

Webinar Passcode: 556875

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 Department of Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public Hearing, the public may submit comments to the City Clerk at 703-746-4550, at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov) or make comments on the day of the City

Council hearing.

For reasonable disability accommodation or for translation services for the Planning Commission Public 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. For the City Council Public Hearing, individuals with disabilities who require assistance or require translation services 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). It is requested that you provide a 48 hour notice to the City Clerk so that proper arrangements can be made.

**1 Call to Order**

**The Planning Commission meeting was called to order at 7:00 p.m. Commissioner Koenig arrived at 7:02. All other members were present at the Call to Order.**

**Consent Calendar**

**2**

Special Use Permit #2024-00075  
 628 King Street  
 Public Hearing and consideration of requests for Special Use Permits to convert an existing non-residential building to a residential use and for a parking reduction; zoned CD & KR/Commercial Downtown & King Street Urban Retail  
 Applicant: Jemal's 628 Newco LLC; represented by M. Catharine Puskar, attorney

- Attachments:**     [SUP2024-00075 Staff Report](#)  
                                  [SUP2024-00075 Presentation](#)  
                                  [Additional Materials](#)  
                                  [Additional Materials](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SUP2024-00075. The motion carried on a vote of 7-0 on the Consent Calendar.**

**3**

Special Use Permit #2024-00079  
 1506 Mount Vernon Avenue  
 Public Hearing and consideration for a Special Use Permit for two temporary trailers, a restaurant, and outdoor dining; zoned CL/Commercial Low  
 Applicant: Beckham Baffer

- Attachments:**     [SUP2024-00079 Staff Report](#)  
                                  [SUP2024-00079 Presentation](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the**

**Planning Commission voted to recommend approval of SUP2024-00079. The motion carried on a vote of 6-1.**

**4**

Development Special Use Permit #2024-10014

Eisenhower Block 23 - Extension

2111 & 2121 Eisenhower Avenue

Public Hearing and consideration of a request for an extension of previously approved Development Special Use Permit #2021-10028 with Site Plan to construct a new multi-unit residential building; zoned CDD#2/ Coordinated Development District #2.

Applicant: MidAtlantic Realty Partners, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [DSUP2024-10014 Eisenhower East Block 23 Extension Staff Report](#)  
                                  [DSUP2024-10014 Eisenhower East Block 23 Extension Presentation](#)

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of DSUP2024-10014. The motion carried on a vote of 7-0 on the Consent Calendar.**

**5**

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

Development Site Plan #2024-00016

Subdivision #2024-00011

Vacation #2024-00007

Clarens Estates - 1 & 2 N. Clarens Street

Public Hearing and consideration of requests for: a Development Site Plan with modifications to construct six detached homes, a Subdivision to create six new lots, two outlots, and dedicate right-of-way; and to vacate a portion of the N. Clarens Street public right-of-way, zoned; R-20 Residential.

Applicant: Clarens Estates, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [DSP2024-00016 Clarens Estates Staff Report](#)  
                                  [DSP2024-00016 Clarens Estates Presentation](#)

**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 Brown, seconded by Commissioner Koenig, the Planning Commission voted to approve DSP2024-00016. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to approve SUB2024-00011. The motion carried on a vote of 7-0.**

**On a motion by Commissioner Brown, seconded by Commissioner Koenig, the**

Planning Commission voted to recommend approval of VAC2024-00007. The motion carried on a vote of 7-0.

**New Business**

- 6 Public Hearing and discussion of the DRAFT FY2026-FY2027 Long Range Planning Interdepartmental Work Program.  
Staff: City of Alexandria, Department of Planning and Zoning

**Attachments:** [Staff Memorandum Long Range Work Program - FY 2026-27](#)  
[Draft FY 2026-27 Long Range Planning Work Program Bar Chart](#)  
[Draft FY 2026-27 Long Range Work Program Presentation](#)

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

- 7 Zoning Text Amendment #2024-00011  
 (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article VII (Supplemental Zone Regulations), section 7-1400 to establish short-term residential rental regulations and permits; delete Section 7-203(B)(7) related to the maximum number of days an accessory dwelling may operate as a short-term residential rental; and amend section 7-302 to clarify that short-term residential rentals are not regulated as a home occupation.  
 Applicant: City of Alexandria Department of Planning & Zoning

**Attachments:** [ZTA2024-00011 Short-Term Residential Rentals Staff Report](#)  
[ZTA2024-00011 Short-Term Residential Rentals Presentation](#)  
[Staff Memorandum](#)  
[Additional Materials](#)  
[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 Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate ZTA2024-00011. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of ZTA2024-00011 as amended. The motion carried on a vote of 7-0.**

- 8 **THE APPLICANT HAS REQUESTED WITHDRAWAL OF SUP #2024-00074**  
 Special Use Permit #2024-00074

7 King Street; 101,105, and 107 North Union Street  
 Public Hearing and consideration of a Special Use Permit for a temporary trailer (amending SUP# 2022-00049); zoned CD/Commercial Downtown, KR/King Street urban retail, and WPR/Waterfront Park and Recreation Zones  
 Applicant: ARP Waterfront, LLC; represented by M. Catharine Puskar, attorney

**On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission accepted the withdrawal of SUP2024-00074. The motion carried on a vote of 7-0.**

**Minutes**

**9** Consideration of the minutes from the January 9, 2025 Planning Commission meeting.

Attachments: [January 9, 2025 Minutes](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of January 9, 2025. The motion carried on a vote of 7-0.**

**Other Business**

**10** Commissioners’ Reports, Comments & Questions

Attachments: [Planning Commission Letter Regarding Civic Engagement on George Mason Elementary School Project](#)

**The Planning Commission unanimously voted in a support of the Civic Engagement Letter on the George Mason Elementary School Modernization Project.**

**11 Adjournment**

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

The Planning Commission meeting was adjourned at 10:36 p.m.

**12 Administrative Approvals**

SUP#2024-00085  
 611 King Street  
 Administrative Special Use Permit request for a change of ownership of a restaurant, zoned: KR/King Street urban retail.  
 Applicant: Akeno Old Town, LLC represented by Benjamin Kenney, agent  
 Business Name: Java Grill  
 Proposed Business Name: Akeno Sushi  
 City Planner: Mavis Stanfield

Status: Approved January 7, 2025

SUP#2024-00073

682 N Saint Asaph Street

Administrative Special Use Permit request for a change of ownership of a restaurant, zoned: CRMU/X, Commercial residential mixed use (Old Town North).

Applicant: The Capital USA LLC represented by Connie Park of the Law Office of Gregory Y. Lee, PLLC, agent

Business Name: Vitalitea LLC

Proposed Business Name: Narman

City Planner: Ann Horowitz

Status: Approved January 3, 2025

SUP#2024-00081

555 S Van Dorn Street

Administrative Special Use Permit request for a change of ownership of a restaurant and a minor amendment to allow for building expansion up to 33 percent of additional floor area, zoned; CG/Commercial general

Applicant: Good Charm, LLC, DBA Yami Buffet represented by Duncan W. Blair, attorney

Business Name: Red Lobster

Proposed Business Name: Yami Buffett

City Planner: William Cook

Status: Approved December 27, 2024

SUP#2024-00077

1640 King Street

Administrative Special Use Permit request for a change of ownership of a restaurant and a minor amendment to allow outdoor dining, zoned; KR/King Street urban retail

Applicant: Ilhama Safarova

Business Name: The Chewish Deli

Proposed Business Name: Sharbat Bakery and Cafe

City Planner: Mavis Stanfield

Status: Approved December 26, 2024

SUP#2024-00080

5418 Duke Street

Administrative Special Use Permit request for a change of ownership, zoned: CG/Commercial General

Applicant: Zaytoun LLC, Mushtaq Habibi

Business Name: AJ's Pizza & Cheesesteak  
Proposed Business Name: Zaytoun Halal Grill  
City Planner: Mavis Stanfield  
Status: Approved December 19, 2024

SUP#2024-00071  
621 King Street  
Administrative Special Use Permit request for a new restaurant, zoned: KR/King Street urban retail  
Proposed Business Name: Shake Shack  
Applicant: Claudia Jessen  
Planner: Mavis Stanfield  
Status: Approved December 27, 2024

SUP#2024-00070  
2 Prince Street  
Administrative Special Use Permit request for a new restaurant with outdoor dining, zoned: W-1/Waterfront Mixed Use Zone  
Applicant: Murray B. Bonitt and 2 Prince Street LLC represented by Duncan Blair, attorney  
Proposed Business Name: Waterfront Taco Factory  
Planner: Ann Horowitz  
Status: Approved December 13, 2024

SUP#2024-00069  
1600 King Street  
Administrative Special Use Permit request for a change of ownership and a minor amendment to allow outdoor speakers amending Condition 38m of SUP#2024-00050, zoned: KR/OCH, King Street Retail/Office Commercial High.  
Applicant: Morning Glory Alexandria, LLC, represented by Catharine Puskar, attorney  
Business Name: BRABO Brasserie  
Proposed Business Name: HomeGrown A Daytime Eatery  
City Planner: Ann Horowitz  
Status: Approved December 5, 2024

Coordinated Sign Plan Special Use Permit #2024-00068  
1940 Duke Street  
*(Also, the area bounded by Duke Street to the north, Holland Lane to the east, Eisenhower Ave to the south, and Mill Road to the west known as the Carlyle Development)*



Applicant: Five Guys Enterprises, LLC, represented by Robert Brant, attorney  
Business Name: Five Guys Enterprises, LLC (corporate offices)  
Administrative Special Use Permit request for a Minor Amendment to Coordinated  
Sign Plan SUP#2007-0107 to allow illuminated signs above 35 feet for business  
and professional office uses; zoned: CDD#1/Duke Street.  
City Planner: Alexa Powell  
Status: Approved December 17, 2024

SUP#2024-00052  
711 Pendleton Street  
Administrative Special Use Permit request for a new restaurant, zoned:  
CL/Commercial Low  
Proposed Business Name: Bora Trading & Services LLC  
Applicant: Sevda Tahirli  
Planner: Ann Horowitz  
Status: Approved January 15, 2025

**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.**