

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, March 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.

A Public Hearing will be held by the Planning Commission on Tuesday, March 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, March 15 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_PpgF9I3iSxqUOegNN5AX7g

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 947 6418 9712

Password: 133687

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_MDMmIzARTlyKTZf0fkUjiA

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 918 8853 4218

Webinar Passcode: 272085

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 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 or make comments on the day of the City Council Public Hearing

For reasonable disability accommodation or for translation services for the Planning Commission Public 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 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 was called to order at 7:02 p.m. All members were present at the Call to Order.

2 Elections of Planning Commission Chair and Vice Chair

The Planning Commission elected Melissa McMahon as Chair and elected Stephen Koenig as Vice Chair.

Consent Calendar

3

Special Use Permit #2024-00089
1913 Mount Vernon Avenue
Public Hearing and consideration of a Special Use Permit for a parking reduction for an outdoor garden center; zoned CL/Commercial low
Applicant: D. Jason Portlance

Attachments: [SUP#2024-00089 Staff Report](#)
[SUP#2024-00089 Presentation](#)
[Additional Materials](#)

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

On a motion by Commissioner Dubé, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of SUP#2024-00089. The motion carried on a vote of 7-0.

4

Special Use Permit #2024-00091
2701 Cameron Mills Road
526 Monticello Boulevard
Public Hearing and consideration of a Special Use Permit for a cemetery and lot modifications; zoned R-8/Residential
Applicant: Westminster Presbyterian Church of Alexandria, Inc.

Attachments: [SUP#2024-00091 Staff Report](#)
 [SUP#2024-00091 Presentation](#)
 [Staff Memorandum 3.4.2025](#)

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of SUP#2024-00091. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

5 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 #2024-00018

29 E Reed Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB/Residential

Applicant: Classic Cottages, LLC

Attachments: [SUB#2024-00018 Staff Report](#)
 [SUB#2024-00018 Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Koenig, 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 SUB#2024-00018. The motion carried on a vote of 7-0.

6 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 Amendment #2025-00003

3830 Seminary Road

Public Hearing and consideration of a Development Site Plan for a religious building to modify the front yard setback and to construct a fence (amending SIT68-010); zoned R-20/Residential

Applicant: Beth El Hebrew Congregation

Attachments: [DSP#2025-00003 Staff Report](#)
 [DSP#2025-00003 Presentation](#)
 [Additional Materials](#)
 [Staff Memorandum 3.4.2025](#)

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, 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 Vice Chair Koenig, the Planning Commission voted to deny DSP#2025-00003. The motion failed 3-4.

On a motion by Commissioner Ramirez, seconded by Commissioner Lennihan, the Planning Commission voted to approve DSP#2025-00003. The motion carried on a vote of 4-3.

7

Zoning Text Amendment #2025-00001

(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to: (1) correct technical errors and unintentional omissions in Articles II, III, IV, V, VII, and XI; (2) amend Sections 4-500 and 6-700 to increase height and FAR limits for public buildings constructed prior to January 24, 1998 in the Commercial District (CD) and King Street Retail (KR) zones; (3) amend Section 7-200 to allow fences up to 10 feet in height in required side or rear yards when a subject property immediately abuts a lot developed with a nonresidential use and to clarify that wall mounted mechanical equipment may be located in a required side or rear yard; (4) amend Section 11-400 to allow additions less than 3,000 square feet to be exempt from Site Plan requirements; (5) amend Sections 12-200 and 12-300 to clarify that a public building constructed prior to June 24, 1998 is not a nonconforming use, that such public building is a noncomplying use, and that such use may be expanded without Special Use Permit approval; and (6) to amend Article XI to make the Director of Planning & Zoning responsible for certain activities and make other clarifications.

Applicant: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA#2025-00001 Staff Report](#)

[ZTA#2025-00001 Presentation](#)

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, 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 Vice Chair Koenig, the Planning Commission voted to initiate ZTA#2025-00002. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of ZTA#2025-00002. The motion carried on a vote of 7-0.

New Business

8

**THE APPLICANT (CITY) HAS REQUESTED DEFERRAL OF
MPA#2025-00001**

Master Plan Amendment #2025-00001

AlexWest Design Standards

Public Hearing and consideration of a request for an amendment to the AlexWest Small Area Plan chapter of the Alexandria Master Plan to add design standards for the plan area.

Applicant: City of Alexandria

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to accept the deferral of MPA#2025-00001. The motion carried on a vote of 7-0.

9

Zoning Text Amendment #2025-00002

Coordinated Development District Concept Plan #2023-00003

CDD #21 Amendment

1250, 1350, 1460-1470A, 1500, 1600, 1800, 1900, 2000 N Beaugard St.

5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Rd.

2618, 2623, 2627, 2641, 2638, 2648, 2658 Foster Ave.

5741 Leverett Ct.

5650 Rayburn Ave.

5501, 5600, 5711, 5900A Sanger Ave.

5055, 5143, 5165, 5173, 5183 Seminary Rd.

5443A Sheffield Ct.

(A) Initiation of and Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602 replacing references to the Beaugard Small Area Plan with the AlexWest Small Area Plan and (C) Public Hearing and consideration of an amendment to Coordinated Development District Concept Plan #21, including for the Adams Neighborhood, to align with the AlexWest Small Area Plan, zoned CDD #21/Coordinated Development District #21.

Applicants: City of Alexandria (Text Amendment); 1900 Beaugard Property Owner, LLC, represented by Kenneth W. Wire, Attorney; Alexandria Development Associates, LLC, represented by Kenneth W. Wire & Megan Rappolt, Attorneys; 5021 Seminary Road (VA) Owner, LLC, represented by Kenneth W. Wire & Megan Rappolt, Attorneys; Morgan Properties Management Company, LLC, represented by Matthew J. Allman, Attorney

Attachments: [CDD#2023-00003 Staff Report](#)

[CDD#2023-00003 Presentation](#)

[Additional Materials](#)

[Staff Memorandum 3.4.2025](#)

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

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to initiate ZTA#2025-00002. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of ZTA#2025-00002. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of CDD#2023-00003 as amended. The motion carried on a vote of 7-0.

10 Other Business

Commissioners' Reports, Comments & Questions

11 Minutes

Consideration of the minutes from the February 4, 2025 Planning Commission meeting.

Attachments: [February 4, 2025 Minutes](#)

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to approve the minutes of February 4, 2025. The motion carried on a vote of 5-0-2. Commissioners Lennihan and Dubé abstained.

12 Adjournment

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

The Planning Commission meeting was adjourned at 9:32 p.m.

13 Administrative Approvals

SUP2024-00088

720 Jefferson Street

Administrative Special Use Permit request for a change of ownership of a restaurant, zoned: CRMU/L, Commercial residential mixed use (low).

Applicant: Nahom Debessay

Business Name: Abyssinia Mart

Proposed Business Name: Café du Soleil

Planner: Ann Horowitz

Status: Approved

SUP2024-00084

1019 King Street

Administrative Special Use Permit request for a change of ownership of a restaurant, zoned: KR/King Street urban retail.

Applicant: King Buri, Inc. (Andrew Hession)
Business Name: King Thai Kitchen, Inc. DBA Sam Phao Thai Cuisine
Proposed Business Name: King Buri, Inc. DBA Sam Phao Thai Cuisine
Planner: Ann Horowitz
Status: Approved

SUP2024-00090
1913 Mount Vernon Avenue
Administrative Special Use Permit request for a new outdoor garden center, zoned:
CL/Commercial low
Applicant: D Jason Portlance
Proposed Business Name: Del Ray Farmhouse Market & Garden
City Planner: Ann Horowitz
Status: Approved

SUP2025-00003
606 King Street
Administrative Special Use Permit request for a change of ownership of a
restaurant, zoned: KR/King Street urban retail
Applicant: Sandy Truong
Business Name: Pho Nam
Proposed Business Name: Saigon Rolls LLC
Planner: Mavis Stanfield
Status: Approved

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.