

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, June 7, 2022

7:00 PM

City Hall Council Chamber

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.

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also 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, while the Planning Commission hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_wwYfuJvPRou7Cpy-Qevu2Q

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 914 1872 2672

Password: 333243

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_t6Dj_yvRTyuf1vhWPJyxZA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 990 9589 6474

Password: 501291

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission hearing, to the City Clerk at CouncilComment@alexandriava.gov for the City Council hearing, or make public comments on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at jackie.cato@alexandriava.gov or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

1 Call To Order

The Planning Commission meeting was called to order at 7:03 p.m. All members were present at the call to order.

Consent Calendar

2

Special Use Permit #2022-00024

1101 King Street

Public Hearing and consideration of a request for a Special Use Permit for a conversion from nonresidential to residential use for the upper floors of an existing building including a parking reduction; zoned KR/King Street urban retail.

Applicant: AREP SOF III King Street LLC, represented by Kenneth W. Wire, attorney

Attachments: [SUP2022-00024 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2022-00024. The motion carried on a vote of 7-0.

3

Rezoning #2022-00002

31 and 33 East Bellefonte Avenue

Public Hearing and consideration of a request for an amendment to the official zoning map to change the zone from R-2-5/Single- and two-family to RB/Townhouse; zoned R-2-5/Single- and two-family.

Applicant: Megan Lantz, Catterson Oh, and Michelle Taylor, represented by Kim Robbert

Attachments: [REZ2022-00002 Staff Report](#)
 [REZ2022-00002 Additional Materials](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2022-00002. The motion carried on a vote of 6-1.

4

Zoning Text Amendment #2022-00008

(A) Initiation of a text amendment and (B) public hearing and consideration of a text

amendment to the zoning ordinance to amend various sections of Article II to correct technical errors, to clarify open space and floor area regulations as related to accessory structures, and to define principal building; to amend section 7-103 to allow certain accessory structures forward of a front building wall for non-residential lots; to amend sections 7-301 and 12-213 to clarify language related to home occupation limitations; to amend section 7-902 to clarify language related to zone transition setbacks; to amend section 11-1302 to specify what is authorized by special exception approval; and to amend section 12-102 to correct a technical error related to residential reuse.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2022-00008 Staff Reports](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate and recommend approval of Zoning Text Amendment #2022-00008. The motion carried on a vote of 7-0.

5

Development Special Use Permit #2021-10022

3120 Colvin Street - Colvin Street Garage

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 2-story commercial building for general auto repair and a warehouse, including a Special Use Permit to increase the Floor Area Ratio to 0.96; zoned: I/Industrial.

Applicant: Khanh Nguyen

Attachments: [DSUP2021-10022 Staff Report](#)

[DSPU2021-10022 Site Plan](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10022. The motion carried on a vote of 7-0.

6

Development Site Plan #2022-00005

951 North Fairfax Street - Perfect Pita addition

Public Hearing and consideration of a request for a Development Site Plan to construct an addition that is more than a third of the commercial building's existing gross square footage, with a modification to the street tree planting requirement; zoned: OCM(50)/Office Commercial Medium (50).

Applicant: Atilla & Carol Kan

Attachments: [DSP2022-00005 Staff Report](#)

[DSP2022-00005 Site Plan](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2022-00005.

The motion carried on a vote of 7-0.

New Business

- 7 Public Hearing and consideration of the FY 2023 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks, & Cultural Activities
Attachments: [FY 2023 LRPIWP Memo](#)
On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of FY 2023 Long Range Interdepartmental Work Program. The motion carried on a vote of 7-0.
- 8 Encroachment #2022-00001
300 Hume Avenue
Public Hearing and consideration of a request for an Encroachment into the public rights-of-way along Hume Avenue and Turner Road for a fence; zoned: R-2-5/Single- and-two family.
Applicant: Jeffrey W. Howard and Jenafer B. Howard, represented by Duncan W. Blair, attorney
Attachments: [ENC2022-00001 Staff Report](#)
[ENC2022-00001 Additional Materials](#)
On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Encroachment #2022-00001. The motion carried on a vote of 7-0.
- 9 **The applicant has requested for deferral of this item.**
Special Use Permit #2022-00018
1605 and 1611 Mount Vernon Avenue
Public Hearing and consideration of a request for a Special Use Permit to allow for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and repair dealership until December 31, 2045 (amending SUP #2010-00052); zoned: CL/Commercial Low.
Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.
Attachments: [SUP2022-00018 Application Materials](#)
On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2022-00018. The motion carried on a vote of 7-0.

- 10** Development Site Plan #2021-00012
Subdivision #2022-00005
5801 and 6001 Duke Street - Landmark Mall Infrastructure
Public Hearing and consideration of a request for a Development Site Plan for the construction of sitewide infrastructure for the Landmark Mall redevelopment and a Subdivision with street dedication to subdivide 5801 Duke Street into eight lots; zoned CDD #29/Coordinated Development District #29.
Applicant: Landmark Land Holdings, LLC, represented by Kenneth W. Wire, attorney

Attachments: [DSP2021-00012 Staff Report](#)
 [DSP2021-00012 Site Plan](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Development Site Plan #2021-00012 and Subdivision #2022-00005. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Other Business

- 11** Commissioner's Reports, Comments & Questions

Minutes

- 12** Consideration of the minutes from the May 3, 2022 Planning Commission meeting.

Attachments: [May 3, 2022 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of May 3, 2022. The motion carried on a vote of 7-0.

13 Adjournment

The Planning Commission meeting was adjourned at 8:22 PM.

14 Administrative Approvals

Special Use Permit #2021-00102
1640 King Street
Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zone: KR/King Street Urban Retail.
Proposed Business Name: Chewish Deli
Applicant: Chewish Deli King St LLC

Planner: Patrick Silva
Status: Approved - 3/2/2022

Special Use Permit #2021-00122
116 South Royal Street
Administrative Special Use Permit request for a New Use of a Restaurant; zoned:
CD/ Commercial Downtown.
Proposed Business Name: Lavender Moon Cupcakery
Applicant: Peter Durkin
Planner: Patrick Silva
Status: Approved - 3/18/2022

Special Use Permit #2021-00096
190 S Whiting Street
Administrative Special Use Permit request for a Change of Ownership of an
automobile service station and repair establishment; Zoned: OCM(50)/Office
Commercial Medium (50).
Current Business Name: Landmark Petro Services
Proposed Business Name: Old Ox Tire & Auto
Applicant: SADR LLC
Planner: Patrick Silva
Status: Approved - 3/30/2022

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.