

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, September 6, 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.

The September 6, 2022 Alexandria Planning Commission Public Hearing and the September 17, 2022 Alexandria City Council Public Hearing are being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission, City Council, and staff are participating in-person. The Planning Commission and City Council Public Hearings can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom Webinar by the following links:

Planning Commission (Public Hearing Webinar):

The Zoom 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_rWNxqU71QAWRgX1iG3_axQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 972 9577 5195

Password: 157659

City Council (Public Hearing Webinar):

Registration Link:

https://zoom.us/webinar/register/WN_X2A-dEXBT2eOXHxntTybw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 986 8648 8005

Password: 218491

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 Webinar, please use the Dial-In number to access the meeting.

Public comment will be received at the meetings. The public may submit comments in advance to Department of 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 7:00 p.m, with Commissioner Koenig participating remotely. All other members were present at the call to order.

Consent Calendar

2

Zoning Text Amendment #2022-00009

(A) Initiation and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to align minor elements of the King Street outdoor dining overlay zone (Section 6-800) with the commercial parklet program for outdoor dining in on-street parking spaces.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2022-00009 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00009. The motion carried on a vote of 6-0.

3

Zoning Text Amendment #2022 00010

Minor Updates to the KR/King Street Urban Retail zone

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 6-702 to allow administrative special uses on both the ground and upper floors in the KR/King Street Urban Retail zone.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2022-00010 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00010. The motion carried on a vote of 7-0 on the Consent Calendar.

4

Special Use Permit #2022-00022

103A East Del Ray Avenue

Public Hearing and consideration of a request for a Special Use Permit for: (A) redevelopment of a developed substandard lot with lot modifications, and; (B) a

two space Parking Reduction; zoned: R-2-5/Single and two-family.

Applicant: Melanie Bradshaw and David Metzner

Attachments: [SUP2022-00022 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2022-00022. The motion carried on a vote of 7-0.

5

Special Use Permit #2022-00048

106 Hume Avenue - Stracci Pizza

Public Hearing and consideration of a Special Use Permit for a temporary trailer and outdoor dining with over 40 seats (amending SUP #2021-00033); zoned: CL/Commercial low.

Applicant: Stracci Pizza

Attachments: [SUP2022-00048 Staff Report](#)

On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00048, with conditions. The motion carried on a vote of 7-0.

6

Special Use Permit #2022-00052

4200 Eisenhower Avenue - Joseph Hensley Park renovation

Public Hearing and consideration of a request for a Special Use Permit to allow three (3) structures above 15 feet that measure between 20 and 30 feet tall, for safety netting and fencing around athletic fields within the public park; zoned: POS/Public Open Space.

Application: City of Alexandria, represented by Judy Lo, Department of Recreation, Parks and Cultural Activities

Attachments: [SUP2022-00052 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2022-00052. The motion carried on a vote of 7-0 on the Consent Calendar.

7

Street Naming Case #2022-00002

Eisenhower Pointe - 4901 Eisenhower Avenue

Public Hearing and consideration of a request for the approval of two new Street Names located in the redevelopment called Eisenhower Pointe at 4901 Eisenhower Avenue; zoned CRMU-H, with proffers/Commercial Residential Mixed-Use High, with proffers.

Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

Attachments: [SNC2022-00002 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Street Name Case #2022-00002. The motion carried on a vote of 7-0 on the Consent Calendar.

Items Previously Deferred

- 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](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2022-00001 as proposed by staff. The motion carried on a vote of 6-1.

New Business

- 9 Master Plan Amendment #2022-00003
(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of the update to the Water Quality Management Supplement Chapter of the City's Master Plan and a change in name to the Chesapeake Bay Preservation Plan. The amendment is required pursuant to the Chesapeake Bay Preservation Act and the Chesapeake Bay Preservation Area Designation and Management Regulations, it includes an information base, policies and policy implementation related to: the location and extent of Chesapeake Bay Preservation Areas; physical constraints to development, including soil limitations; the character and location of commercial and recreational fisheries and other aquatic resources; shoreline and streambank erosion problems; existing and proposed land uses; catalog of existing and potential water pollution sources; and public and private waterfront access areas, including the general locations of or information about docks, piers, marinas, boat ramps, and similar water access facilities.
Applicant: City of Alexandria, Department of Transportation & Environmental Services

Attachments: [MPA2022-00003 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2022-00003. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt Master Plan Amendment #2022-00003. The motion carried on a vote of 7-0.

10

Special Use Permit #2022-00049

7 King Street, 101, 105 and 107 North Union Street - Vola's Dockside Grill

Public Hearing and consideration of a request for a Special Use Permit for: (A) an expansion of the indoor dining area; (B) outdoor dining seats over 40; and (C) a temporary trailer (amending SUP #2017-00039): zoned; KR/King Street urban retail, WPR/Waterfront Park and recreation, and CD/Commercial downtown.

Applicant: ARP Waterfront, LLC

Attachments: [SUP2022-00049 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00049, with conditions. The motion carried on a vote of 6-0.

11

Rezoning #2022-00006

Development Special Use Permit #2022-10011

Transportation Management Plan Special Use Permit #2022-00053

615, 615A and 621 King Street

Public Hearing and consideration of a request for (A) a Rezoning of a portion of the property from CD / Commercial Downtown to KR / King Street Retail; (B) a Development Special Use Permit and Site Plan with modifications to construct a 24-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic buildings for commercial use, including Special Use Permits to increase the FAR up to 2.5 in the KR zone, to permit a personal service establishment with more than 30 linear feet of frontage on King Street, a Parking Reduction from 32 to zero parking spaces, and a loading space reduction from one to zero loading spaces for the commercial uses; and (C) a Special Use Permit for a transportation management plan; zoned KR / King Street Retail and CD / Commercial Downtown.

Applicant: The Silverman Group, represented by M. Catharine Puskar, Attorney

Attachments: [DSUP2022-10011 Staff Report](#)
 [DSUP2022-10011 Site Plan](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00006. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10011 and Transportation Management Plan Special Use

Permit #2022-00053. The motion carried on a vote of 7-0.

Other Business

12 Commissioner’s Reports, Comments & Questions

Minutes

13 Consideration of the minutes from the June 7, 2022 Planning Commission meeting.

Attachments: [June 7, 2022 Minutes](#)

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

14 Consideration of the minutes from the June 23, 2022 Planning Commission meeting.

Attachments: [June 23, 2022 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of June 23, 2022, with changes as stated by Chair Macek. The motion carried on a vote of 7-0.

15 Adjournment

The Planning Commission meeting was adjourned at 9:24 PM.

16 Administrative Approvals

Special Use Permit #2022-00032
2462 Mandeville Lane
Administrative Special Use Permit request for a New Use of a Restaurant; Zoned: CDD#2/ Coordinated Development District #2.
Proposed Business Name: Nando’s Peri Peri
Applicant: Nando’s Restaurant Group, Inc.
Planner: Patrick Silva
Status: Approved 6/7/2022

Special Use Permit #2022-00025
2450 Mill Road
Administrative Special Use Permit request for a New Use of a Day Care Center; Zoned: CDD#2/ Coordinate Development District #2.
Proposed Business Name: Celebree School of Alexandria
Applicant: VOH Apollo I LLC
Planner: Patrick Silva
Status: Approved 6/7/2022

Special Use Permit #2022-00023

703 King Street

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; Zoned: KR/ King Street urban retail zone.

Current Business Name: Magnolia

Applicant: Khosrow Rezaeipour ZBA llc dba Magnolia

Planner: Patrick Silva

Status: Approved 5/27/2022

Special Use Permit #2022-00016

2310 Mount Vernon Avenue

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; Zoned: CL/ Commercial Low, R-2-5/ Single and Two-Family Residential.

Current Business Name: The Dairy Godmother

Applicant: Koko Dakota LLC

Planner: Patrick Silva

Status: Approved 5/29/2022

Special Use Permit #2022-00017

2466 Mandeville Ln Alexandria, VA 22332

Administrative Special Use Permit request for a New Use of a restaurant; zoned: CDD #2/ Coordinated Development District #2.

Proposed Business Name: Bad Ass Coffee

Applicant: L2 Ohana Café LLC

Planner: Patrick Silva

Status: Approved 5/13/2022

Special Use Permit #2022-00013

100 East Windsor Avenue Alexandria, VA 22301

Administrative Special Use Permit request for a Minor Amendment of a Day Care Center; zoned: R-2-5/Single- and two-family.

Business Name: Creative Play School

Applicant: CPS II, Inc. t/a Creative Play School

Planner: Patrick Silva

Status: Approved April 24, 2022

Special Use Permit #2022-00010

5353 Truman Ave, Alexandria, VA, 22304

Administrative Special Use Permit request for a New Use of a child care home for six to nine persons; zoned: R-5/Single Family.

Proposed Business Name: Jamila Shah

Applicant: Jamila Shah

Planner: Patrick Silva

Status: Approved May 17, 2022

Special Use Permit #2022-00009

1000 Cameron Street, Alexandria, VA 22314

Administrative Special Use Permit request for a New Use of a Restaurant; zoned:

CD/Commercial Downtown

Proposed Business Name: Pluma Café and Wine Bar, Inc.

Applicant: Danny Lopez

Planner: Patrick Silva

Status: Approved April 25, 2022