

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, December 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 December 6, 2022 Alexandria Planning Commission Public Hearing is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the Planning Commission and staff are participating in-person. The Planning Commission Public Hearing 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 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_V0bCpYIYSVatmfQ-5c3JFw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 941 1415 9777

Password: 157659

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 meeting. The public may submit comments in advance to Department of Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission Hearing or make public comments on the day of the 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.

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 #2022-00062
500 North Union Street - Juicebox
Public Hearing and consideration of a Special Use Permit for a temporary trailer;
zoned: W-1/Waterfront mixed use.
Applicant: Christina Barbari

Attachments: [SUP2022-00062 Staff Report](#)
 [SUP2022-00062 Presentation](#)
 [SUP2022-00062 Additional Materials \(12.2.2022\)](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2022-00062, as amended. The motion carried on a vote of 7-0 on the Consent Calendar.

- 3 Street Naming Case #2022-00003
West End Alexandria (Landmark) - 5801 and 6001 Duke Street
Public Hearing and consideration of a request for a Street Name Case to name five new public streets in the redevelopment called West End Alexandria; zoned CDD #29 / Coordinated Development District #29.
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, attorney

Attachments: [SNC2022-00003 Staff Report](#)
 [SNC2022-00003 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Street Naming Case #2022-00003, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Items Previously Deferred

- 4 Zoning Text Amendment #2022-00012
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article XI, Section 11-700 related to Transportation Management Special Use Permits, to adopt a policy for Transportation Management Plans (TMPs) and to allow changes to existing TMPs administratively.
Staff: City of Alexandria, Department of Transportation & Environmental Services

Attachments: [ZTA2022-00012 Staff Report](#)
 [ZTA2022-00012 Presentation](#)
 [ZTA2022-00012 Additional Materials \(12.6.2022\)](#)

units and 32,000 sq. ft. of commercial space, including a Coordinated Development District Special Use Permit, a Special Use Permit to decrease the off-street parking requirement, and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29.

Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

Attachments: [DSUP2022-10016 Staff Report](#)
 [DSUP2022-10016 Site Plan](#)
 [DSUP2022-10016 Presentation](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10016. The motion carried on a vote of 5-1, with Commissioner Ramirez recusing herself.

8

Development Special Use Permit #2022-10017

Transportation Management Plan Special Use Permit #2022-00077

West End (Landmark) Blocks E & G - 5801 Duke Street

Public Hearing and consideration of a request for a Development Special Use Permit to construct three mixed-use buildings with 390 multifamily units, over 80,400 sq. ft. of commercial space, and over 119,500 sq. ft. of medical office space; including a Coordinated Development District Special Use Permit; a Special Use Permit to exceed the maximum allowed off-street parking requirement; a Special Use Permit for more than three mechanical penthouses; a Special Use Permit for a penthouse to exceed 15-ft. in height; and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29.

Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

Attachments: [DSUP2022-10017 Staff Report](#)
 [DSUP2022-10017 Site Plan](#)
 [DSUP2022-10017 Presentation](#)

On a motion by Commissioner Lyle/ Vice Chair McMahon, seconded by Commissioner Lyle/ Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10017. The motion carried on a vote of 5-1, with Commissioner Ramirez recusing herself.

9

Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Memorandum](#)
 [Resolution](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the

Planning Commission voted to adopt the resolution. The motion carried on a vote of 7-0.

Other Business

- 10 Commissioner's Reports, Comments & Questions

Attachments: [Draft Planning Commission Letter Regarding FY 2024 Budget](#)

Minutes

- 11 Consideration of the minutes from the November 1, 2022 Planning Commission meeting.

Attachments: [November 1, 2022 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of November 1, 2022, with a change as stated by Chair Macek. The motion carried on a vote of 7-0.

12 Adjournment

The Planning Commission meeting was adjourned at 9:46 p.m.

13 Administrative Approvals

Special Use Permit #2022-00083

206, 208, 210 Queen Street

Administrative Special Use Permit request for a New Use for a Restaurant; zoned: CD/ Commercial Downtown.

Applicant: Cynthia Higgins

Business Name: Elaine's

Planner: Mavis Stanfield

Status: Approved - November 4, 2022

Special Use Permit #2022-00078

1001 N. Vail Street

Administrative Special Use Permit request for a New Use for a Child and Elder Homes Care Facility; zoned: RA/Residential Multi-Family.

Applicant: Fauzia Hasan Malik

Business Name: Mrs. Malik Daycare

Planner: Mavis Stanfield

Status: Approved - October 10, 2022

Special Use Permit #2022-00071

218 E. Monroe Avenue

Administrative Special Use Permit request for a New Use for a Day Care Center;
zoned: R-2-5/Residential Single or Two Family.

Applicant: Charlotte Haynes/Monarch Montessori School, LLC

Current Business Name: Monarch Montessori School, LLC

Planner: Mavis Stanfield

Status: Approved - November 9, 2022

Special Use Permit #2022-00066

411 Cameron Street

Administrative Special Use Permit request for a New Use of a Restaurant; zoned:
CD/Commercial Downtown.

Applicant: Yagut St, LLC

Proposed Business Name: Yagut St, LLC

Planner: Patrick Silva

Status: Approved - October 19, 2022

Special Use Permit #2021-00012

215 South Union Street

Administrative Special Use Permit request for a New Use for a restaurant; Zone:
W-1/Waterfront Mixed Use.

Proposed Business Name: Café Du Soleil

Applicant: Nahom Debessay

Planner: Patrick Silva

Status: Approved - November, 1, 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.