



**ALEXANDRIA PLANNING COMMISSION & CITY COUNCIL
FEBRUARY 2022**

The items described below will be heard by the Planning Commission and the City Council on the dates and times listed below. NOTICE: Some of the items listed below may be placed on a consent calendar. A consent item will be approved at the beginning of the meeting without discussion unless someone asks that it be taken off the consent calendar and considered separately. The Planning Commission reserves the right to recess and continue the public hearing to a future date. For further information, call the Department of Planning & Zoning at 703.746.4666 or visit alexandriava.gov/dockets.

ALEXANDRIA PLANNING COMMISSION

TUESDAY, FEBRUARY 1, 2022

WORK SESSION 6:00 PM

PUBLIC HEARING 7:00 PM

THIS WILL BE AN ELECTRONIC MEETING

ALEXANDRIA CITY COUNCIL

SATURDAY, FEBRUARY 12, 2022

9:30 AM, CITY HALL

CITY COUNCIL CHAMBER

301 KING STREET

ALEXANDRIA, VIRGINIA 22314

When determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, 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 5:30 p.m. to allow individuals to join the Work Session which begins at 6:00 p.m. The Planning Commission Public Hearing will begin at 7:00 p.m.

Registration Link: https://zoom.us/webinar/register/WN_u4M0BYqdQLqSoZAFUHwNRA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 959 6968 0316

Password: 646773

City Council (Public Hearing Webinar):

Registration link: https://zoom.us/webinar/register/WN_eBIOTO4pTbmr-DrJNLdaYw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 913 7047 7368

Password: 957542

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 Gloria.Sitton@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.

The Planning Commission will hold a Work Session prior to the Public Hearing to discuss the following item:

a) Potomac River Generating Station Coordinated Development District Conceptual Design Plan Update

The Work Session will begin at 6:00 PM and go until approximately 7:00 PM.

Special Use Permit #2021-00109

28 East Maple Street

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 2-5/ Single- and two- family.

Applicant: LA, Linden, LLC, A Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

Special Use Permit #2021-00115

3507 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the intensification of a non-complying light automotive repair use with the addition of automobile sales; zoned:

NR/Neighborhood Retail (Arlandria).

Applicant: Kostadinov Pehlivanis

Special Use Permit #2021-00118

3316 Circle Hill Road

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R-8/Single-family.

Applicant: Dumor Properties, LLC, a Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

Special Use Permit #2021-00119

711 Princess Street

Public Hearing and consideration of (1) a one-year Special Use Permit review and (2) a request to extend the hours for indoor and outdoor live entertainment, to expand the number of seats for outdoor dining and outdoor live entertainment, to permit amplified sound to allow a 38-space parking reduction, and for a change of ownership for indoor and outdoor live entertainment and outdoor dining (amending Special Use Permit #2020-00102); zoned: CD/Commercial Downtown.

Applicant: Blue Heart Travel, Inc, represented by Neeta Helms.

Special Use Permit #2021-00121

5241 Seminary Road

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R-12/Single-family.

Applicant: Eden Wubante

Rezoning #2021-00007

Development Special Use Permit #2021-10029

Transportation Management Plan Special Use Permit #2021-00088

5380 Holmes Run Parkway - ParcView II

Public Hearing and consideration of requests for (A) an amendment to the official zoning map to change the zone from RC/High Density Apartment Zone to RMF/Residential Multifamily Zone; (B) a Development Special Use Permit with site plan and modifications and a subdivision to construct two connected affordable apartment buildings with 227 units, a daycare/commercial/community use, and an underground garage; to renovate an existing apartment building with 146 affordable units, to re-subdivide the lot into two fee simple lots and dedicate a portion of Holmes Run Parkway and the newly created lot in Holmes Run Park to the City of Alexandria; including Special Use Permits to increase the allowable Floor Area Ratio to 2.7 and to have more than three mechanical penthouses; and (C) a Tier III Transportation Management Plan Special Use Permit; zoned: RC/High Density Apartment.

Applicant: Wesley Housing Development Corporation of Northern Virginia, represented by M. Catharine Puskar, attorney

Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its FY 2023 meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

THE FOLLOWING ITEMS WILL BE HEARD BY THE PLANNING COMMISSION ONLY AND BY CITY COUNCIL ONLY UPON APPEAL:

City Charter Section 9.06 Case #2021-00010

Right-of-Way in front of 1050 North Fayette Street

Public Hearing and consideration of a request for the Planning Commission to review whether the interim use of a portion of the sidewalk in front of the building for overflow operations from the Yates Car Wash & Detail Center at 1018 North Henry Street is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

City Charter Section 9.06 Case #2022-00001

ROW Adjacent to 4600 Eisenhower Avenue

Public Hearing and consideration of request for Planning Commission to review whether the proposed disposition of property (4600 Eisenhower Avenue) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Subdivision #2021-00007

1801, 1901 and 1461 North Beauregard Street

Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record; zoned: CDD #4/Coordinated Development District #4.

Applicant: Beauregard Alexandria, LLC