



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

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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 [www.alexandriava.gov/dockets](http://www.alexandriava.gov/dockets).

**ALEXANDRIA PLANNING COMMISSION**

THURSDAY, OCTOBER 6, 2022  
7:00 PM, CITY HALL  
CITY COUNCIL CHAMBER  
301 KING STREET  
ALEXANDRIA, VIRGINIA 22314

**ALEXANDRIA CITY COUNCIL**

SATURDAY, OCTOBER 15, 2022  
9:30 AM, CITY HALL  
CITY COUNCIL CHAMBER  
301 KING STREET  
ALEXANDRIA, VIRGINIA 22314

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The October 6, 2022 Alexandria Planning Commission Public Hearing and the October 15, 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 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\\_IpF22TpER02spFZ386e1hg](https://zoom.us/webinar/register/WN_IpF22TpER02spFZ386e1hg)

Zoom Audio Conference:  
Dial in: 301-715-8592  
Webinar ID: 955 8848 9876  
Password: 157659

City Council (Public Hearing Webinar):

Registration Link:

[https://zoom.us/webinar/register/WN\\_EyeLPxEySbykxAudnNRcqQ](https://zoom.us/webinar/register/WN_EyeLPxEySbykxAudnNRcqQ)

Zoom Audio Conference:  
Dial in: 301-715-8592  
Webinar ID: 976 2987 7499  
Password: 551320

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](mailto:PlanComm@alexandriava.gov) for the Planning Commission Hearing; to the City Clerk at [CouncilComment@alexandriava.gov](mailto: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](mailto: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.

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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 service use until December 31, 2045 (amending SUP #2010-00052); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

Special Use Permit #2022-00063

1707, 1709 and 1711 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP #2006-0019); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

Special Use Permit #2022-00064

1801 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP #2006-0021); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

Special Use Permit #2022-00058

3103 Park Center, Unit 1600

Public Hearing and consideration of a request for a Special Use Permit for a congregate housing facility use; zoned: CRMU-H/Commercial Residential Mixed Use-High.

Applicant: Sheltered Homes of Alexandria, represented by Mary Catherine Gibbs, attorney/agent.

Special Use Permit #2022-00061

516 Oronoco Street

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a health profession office and change in use from a non-complying personal service establishment to a health profession office.

Applicant: Stella Kim.

Special Use Permit #2022-00042

4646 Seminary Road - Francis C Hammond Middle School Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Francis C Hammond Middle School; zoned: R-8/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

Special Use Permit #2022-00043

1005 Mount Vernon Avenue - George Washington Middle School Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at George Washington Middle School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

Special Use Permit #2022-00044

1501 Cameron Street - Jefferson Houston Elementary School Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Jefferson Houston Elementary School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

Special Use Permit #2022-00045

4643 Taney Avenue - Patrick Henry Elementary School and Recreation Center Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Patrick Henry Elementary School; zoned: R-12/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

Special Use Permit #2022-00046

600 E Monroe Avenue - Eugene Simpson Stadium Park Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Simpson Stadium Park; zoned: POS/Public open space and community recreation zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

Discussion Item - Changes to the Transportation Management Program (TMP).

Staff: City of Alexandria, Department of Transportation & Environmental Services

Special Use Permit #2022-00028

1940 Duke Street - Carlyle Block C Rooftop Amendment

Public Hearing and consideration of a request for a Special Use Permit to increase the gross square footage allowable for Carlyle Block C within the allowed maximum for the Carlyle District and to amend the Design Guidelines for Block C which includes an increase in height from the maximum of 82 feet currently allowed (amending SUP#2020-00065); zoned: CDD #1/Coordinated Development District #1.

Applicant: I&G Direct Real Estate 25 LP, represented by Robert Brant, attorney

Master Plan Amendment #2022-00004

Rezoning #2022-00005

Development Special Use Permit #2022-10014

2729 King Street - Woodbine Rehabilitation and Healthcare Facility Addition

Public Hearing and consideration of a request for: (A) Master Plan Amendment to change the height of the subject property to a maximum of 45 feet; (B) an amendment to the official zoning map to change the zone from R-8/Single-family to RB/Townhouse and; (C) a Development Special Use Permit and site plan to construct an addition to an existing nursing home, with modifications to both side yard setbacks to allow greater than 50% of the southern side yard for parking and to the zone transition setbacks and a special use permit for a parking reduction to

reduce the number of required loading spaces and increase the percentage of compact spaces to 82%; zoned R-8 / Single-Family Zone.

Applicant: Woodbine Property 1, LLC. represented by M. Catharine Puskar, attorney