

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Docket - Final

Saturday, December 13, 2025

9:30 AM

City Council Public Hearing

The December 13, 2025 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 915 7237 2564

Webinar Passcode: 250772

Dial-in number: 301-715-8592

Registration: https://zoom.us/webinar/register/WN_kcQTCB3oS2WG3AXtYFze8A

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.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form

<https://apps.alexandriava.gov/SpeakerSignup/>

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution (if needed).

II. Proclamation and Recognitions.

3. [26-0514](#) Presentation of a Proclamation Celebrating the 50th Anniversary of Chris Collins Dance Studio
Attachments: [26-0514 proclamation](#)
4. [26-0513](#) Presentation of a Proclamation for a Day to Celebrate the Legacy of the Alexandria City Hall and Council Chambers.
Attachments: [26-0513 proclamation](#)

5. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

III. Action Docket

Roll-Call Consent Items (6-13)

6. [26-0518](#) Special Use Permit #2025-00055
205 Macarthur Road
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot; zoned R-8/Residential.
Applicant: Character Holding 9, LLC; represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 6-0
Attachments: [26-0518 SUP2025-00055 Staff Report](#)
[26-0518 SUP2025-00055 Presentation](#)

7. [26-0519](#) Special Use Permit #2025-00056
2 West Howell Avenue
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot; zoned R-5/ Residential.
Applicant: Daryl and Caroline Andrews, represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 5-2
Attachments: [26-0519 SUP2025-00056 Staff Report](#)
[26-0519 SUP2025-00056 Presentation](#)
8. [26-0520](#) Special Use Permit #2025-00058
612A-B South Pickett Street (Parcel Address: 600 South Pickett Street)
Public Hearing and consideration of a request for a Special Use Permit for a general automobile repair use; zoned CDD #28/Coordinated Development District #28.
Applicant: DLA Auto Body Inc, represented by Dara Al-Mahwi
Planning Commission Action: Recommend Approval 6-0
Attachments: [26-0520 SUP2025-00058 Staff Report](#)
[26-0520 SUP2025-00058 Presentation](#)
9. [26-0521](#) Special Use Permit #2025-00063
3210 Duke Street
Public Hearing and consideration of a request for a Special Use Permit for a light automobile repair use; zoned CG/Commercial General.
Applicant: Woodward Capital LLC, represented by Julio Veizaga
Planning Commission Action: Recommend Approval 6-0
Attachments: [26-0521 SUP2025-00063 Staff Report](#)
[26-0521 SUP2025-00063 Presentation](#)
10. [26-0522](#) Development Special Use Permit #2025-10027
2729 King Street - Woodbine Rehabilitation Healthcare Facility Addition - Extension
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct an addition to an existing nursing home, with Special Use Permit requests for a reduction to the required loading spaces and to increase the percentage of compact parking spaces; zoned RB/Townhouse.
Applicant: Woodbine Property 1, LLC represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 6-0
Attachments: [26-0522 DSUP2025-10027 Staff Report](#)
[26-0522 DSUP2025-10027 Site Plans](#)
[26-0522 DSUP2025-10027 Presentation](#)
11. [26-0445](#) Introduction of an Amendment to the License Agreement with Cox Virginia Telecom to Permit Cox Virginia Telecoms to Install Additional Conduits and Fiber Optic

Cables in the City of Alexandria's Public Rights-of-way

Attachments: [26-0445 Attachment 1 - Cox renewed 5-year license agreement 2024](#)
[26-0445 Attachment 2 - Cox License Amendment 2](#)
[26-0445 Attachment 3 - INOVA Landmark Duke St - Path 1](#)

12. [26-0457](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Potomac Yard/Potomac Greens chapter of such master plan as Master Plan Amendment No. 2025-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2025-00003 associated with 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac Avenue - Potomac Yard approved by City Council on November 15, 2025).

Attachments: [26-0457 cover](#)
[26-0457 ordinance](#)

13. [26-0459](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00006 (Implementation Ordinance for Text Amendment No. 2025-00006 approved by City Council on November 15, 2025).

Attachments: [26-0459 cover](#)
[26-0459 ordinance](#)

IV. Individual Public Hearing Items (Roll-Call Vote)

14. [26-0528](#) Public Hearing, Second Reading and Final Passage of the Proposed Alexandria Legislative Package for the 2026 General Assembly Session
Attachments: [26-0528 Attachment 1 - 2026 General Assembly Draft Legislative Package](#)
[26-0528 Attachment 2 - 2026 General Assembly Legislative Package Presentation](#)
[26-0528 Item 14 - letters](#)
15. [26-0489](#) Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Alexandria Redevelopment Housing Authority (ARHA) for the Next Phase of The Heritage at Old Town Redevelopment Project [ROLL CALL VOTE]

Attachments: [26-0489 Attachment 1 - Resolution for ARHA Revenue Bonds for Heritage at O](#)
[26-0489 Attachment 2 - Jair Lynch - Block 1 Bond Issuance](#)
[26-0489 Attachment 3 - ARHA 435 S Alfred 2025 NOTICE OF PUBLIC HEARII](#)
[26-0489 Attachment 4 - ARHA Revenue Bond Packet and Signed Resolution fc](#)

16. [26-0523](#) Zoning Text Amendment #2025-00007
Commercial Uses Zoning Regulations
(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of various text amendments to Articles II, III, IV, V, VI, VII, VIII, XI, and XII of the Zoning Ordinance to amend certain commercial and nonresidential definitions and use limitations, to (1) change certain commercial and nonresidential uses from requiring Special Use Permits and Administrative Special Use Permits to permitted uses; (2) to change certain uses from requiring a Special Use Permit to an Administrative Special Use Permit; (3) to add certain commercial and nonresidential uses to more zones; (4) to reduce the processing time for an Administrative Special Use Permit Change of Ownership; and (5) to amend parking requirements associated with significantly altered structures or buildings, indoor and outdoor recreation and entertainment uses, health and athletic club or fitness studios uses, and allowing accessory uses to park in existing parking facilities on nonresidential properties.
Staff: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Initiate 7-0; Recommend Approval 7-0

Attachments: [26-0523 ZTA2025-00007 Staff Report](#)
[26-0523 ZTA2025-00007 Presentation](#)
[26-0523 Items 16-18 - letter](#)

17. [26-0525](#) Rezoning #2025-00004
Development Special Use Permit #2025-10022
598 S Alfred Street - Old Towne West
Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RB/Townhouse zone to RMF/Residential multi-unit zone and (B) a Development Special Use Permit and Site Plan to construct a multi-unit residential building, and a Special Use Permit request to increase the allowed Floor Area Ratio up to 3.0 for the provision of affordable housing pursuant to Section 3-1406(B) of the Zoning Ordinance; zoned RB/Townhouse.
Applicant: Alfred Street Baptist Church and The Community Builders, Inc, represented by Mary Catherine Gibbs, Attorney
Planning Commission Actions: REZ #2025-0004 - Recommend Approval 7-0;
DSUP #2025-10022 - Recommend Approval 7-0

Attachments: [26-0525 Staff Report](#)
[26-0525 DSUP2025-10022 Site Plan](#)
[26-0525 Presentation](#)
[26-0525 Item 17 - letters](#)
[26-0525 Items 16-18 - Letter](#)

18. [26-0526](#) Development Special Use Permit #2025-10023 - Landbay G, Block B/E
Development Special Use Permit #2025-10024 - Landbay G, Block G
Development Special Use Permit #2025-10025 - Landbay H
Encroachment #2025-00008
2901 and 2601 Main Line Boulevard, 2900 Potomac Avenue, and 601 E Glebe Road - Potomac Yard Landbays G & H
Public Hearing and consideration of requests for: (A) Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with publicly accessible open space and ground floor retail, and Special Use Permit requests for more than three rooftop penthouses and a parking reduction for Landbay G, Blocks B and E; (B) a Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building, and a Special Use Permit request for a parking reduction for Landbay G, Block G; and (C) a Development Special Use Permit and Site Plan to construct townhomes with publicly accessible open space, and a Special Use Permit request for lots without frontage per Section 7-1007 of the Zoning Ordinance for Landbay H; and (D) an Encroachment into the public right-of-way for upper floor residential balconies for Landbay G, Block B/E; zoned CDD#10/Coordinated Development District #10.
Applicants: MTV Holdco, L.L.C., Wesley Housing Development Corporation, & Toll Mid-Atlantic LP Company, Inc., represented by M. Catharine Puskar, Attorney
Planning Commission Actions: DSUP #2025-10023 and ENC #2025-00008 - Recommend Approval 6-0-1; DSUP #2025-10024 - Recommend Approval 6-0-1; DSUP #2025-10025 Recommend Approval 4-2-1
Attachments: [26-0526 DSUP2025-10023 & ENC2025-0008 Staff Report](#)
 [26-0526 DSUP2025-10023 Site Plans](#)
 [26-0526 DSUP2025-10024 Staff Report](#)
 [26-0526 DSUP2025-10024 Site Plans](#)
 [26-0526 DSUP2025-10025 Staff Report](#)
 [26-0526 DSUP2025-10025 Site Plans](#)
 [26-0526 Potomac Yard Presentation](#)
 [26-0526 Items 16-18 Letter](#)
 [26-0526 Memo to CC Re VH Condition 12.12.25](#)

Please Note: The following items are for information only and do not require Council action.

19. [26-0527](#) Zoning Text Amendment #2025-00008
Historic Preservation Zoning Regulations
(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of various text amendments to: (1) correct technical errors in Articles VIII, IX, and X; (2) amend Section 6-403(B)(2) to allow the Board of Architectural Review to delegate the waiver of rooftop mechanical screening requirements in the Old and Historic District and for 100 Year Old Buildings; (3) amend Section 7-1800 to

remove restrictions on ATM installations on contributing buildings in the Historic Districts; (4) modify the review process for Development Special Use Permits in the Historic Districts by formalizing the concept review process and separating the Certificate of Appropriateness into two parts; and (5) amend Article X to modify, delete, and update regulations pertaining to the Historic Districts and 100 Year Old Buildings; extend the validity period for Certificates of Appropriateness and Permits to Demolish; clarify Board of Architectural Review standards for routine maintenance, repairs, and alterations; remove outdated references; and update language to be gender-neutral.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Deferred Without Objection

20. Public Discussion Period (Remaining Speakers, if any).

21. Closed Session (if Needed).

22. Adjournment.

The docket is subject to change.

Limited Full-text copies of ordinances, resolutions, and agenda items are available the Office of the City Clerk and Clerk of Council. Meeting materials are also available on-line at alexandriava.gov/council.

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made. City meetings are closed-captioned for the hearing impaired.

If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.