

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, December 2, 2025

7:00 PM

City Hall Council Chambers

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 .

A Public Hearing will be held by the Planning Commission on Tuesday, December 2, beginning at 7 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, December 13, at 9:30 a.m. in City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar)

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_jSX2PRROSNe4kH0xASXD7A

Zoom Audio Conference:

Dial in: 301-715-8592
Webinar ID: 965 1302 4761
Password: 202973

City Council Zoom Link (Public Hearing Webinar)

Registration Link:

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

Zoom Audio Conference:

Dial in: 301-715-8592
Webinar ID: 915 7237 2564
Webinar Passcode: 250772

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 Webinars, please use the Dial-In number to access the hearings.

Public comment will be received at the hearings. The public may also submit comments in advance to the Department of Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public Hearing, the public may submit comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov, or make comments on the day of the City Council hearing.

For reasonable disability accommodation or translation services for the Planning

Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide 48-hour notice so that the proper arrangements may be made. For the City Council Public Hearing, individuals with disabilities who require assistance or require translation services to participate in the City Council meeting may call the City Clerk and the Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice to the City Clerk so that proper arrangements can be made.

1 Call To Order

Consent Calendar

- 2 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
Attachments: [SUP2025-00055 Staff Report](#)
[SUP2025-00055 Presentation](#)
- 3 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
Attachments: [SUP2025-00056 Staff Report](#)
[SUP2025-00056 Presentation](#)
[SUP2025-00056 Additional Materials](#)
- 4 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
Attachments: [SUP2025-00058 PC Staff Report](#)
[SUP2025-00058 Presentation](#)
- 5 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
Attachments: [SUP2025-00063 Staff Report](#)
[SUP2025-00063 Presentation](#)

- 6 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
- Attachments:** [DSUP2025-10027 PC Staff Report](#)
[DSUP2025-10027 Woodbine PC Presentation REVISED](#)
[DSUP2025-10027 Site Plans](#)

New Business

- 7 **DEFERRAL REQUESTED BY CITY STAFF**
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
- 8 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

Attachments: [ZTA2025-00007 Staff Report](#)
[ZTA2025-00007 Presentation](#)
[ZTA2025-00007 Additional Materials](#)

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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

Attachments: [DSUP2025-10022 Staff Report](#)
[DSUP2025-10022 Site Plan](#)
[DSUP2025-10022 Presentation](#)
[DSUP2025-10022 Additional Materials](#)

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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

Attachments: [DSUP2025-10023 Staff Report](#)
[DSUP2025-10023 Site Plans](#)
[DSUP2025-10024 Staff Report](#)
[DSUP2025-10024 Site Plans](#)
[DSUP2025-10025 Staff Report](#)
[DSUP2025-10025 Site Plans](#)
[Potomac Yard PC Presentation REVISED](#)
[DSUP2025-10023-10025 Additional Materials](#)

Minutes

11 Consideration of the minutes from the November 6, 2025 Planning Commission meeting.

Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

Attachments: [2025-12-02 Directors Report](#)

12 **Adjournment**