

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action 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](mailto: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\\_jSX2PRRQSN4kH0xASXD7A>](https://zoom.us/webinar/register/WN_jSX2PRRQSN4kH0xASXD7A)

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>](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](mailto: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](mailto: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](mailto: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

**The Planning Commission Public Hearing was called to order at 7:00 pm. Commissioner Manor arrived at 7:37 pm. All other members were present at the 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](#)

**On a motion by Commissioner Brown, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2025-00055. The motion carried on a vote of 6-0.**

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](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.**

**On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Special Use Permit #2025-00056. The motion carried on a vote of 5-2.**

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](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Special Use Permit #2025-00058 on the Consent Calendar.**

**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](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Special Use Permit #2025-00063 on the Consent Calendar.**

**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](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Development Special Use Permit #2025-10027 on the Consent Calendar.**

## **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

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to accept the deferral of Zoning Text Amendment #2025-00008. The motion carried on a vote of 6-0.**

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](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to initiate Zoning Text Amendment #2025-00007.**

The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Zoning Text Amendment #2025-00007. The motion carried on a vote of 7-0.

9

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](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Rezoning #2025-00004. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10022, as amended. The motion carried on a vote of 7-0.

10

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](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10023 and Encroachment #2025-00008. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10024. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Commissioner Dubé, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10025, as amended. The motion carried on a vote of 4-2-1. Commissioner Ramirez recused herself.

## Minutes

- 11                      Consideration of the minutes from the November 6, 2025 Planning Commission Public Hearing.
- Without objection, the Planning Commission deferred consideration of the November 6, 2025 Planning Commission Public Hearing.

## Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

**Attachments:**     [2025-12-02\\_Directors Report](#)

## **12     Adjournment**

The Planning Commission meeting was adjourned at 11:40 pm.