



City of Alexandria

# Special Use Permit #2024-00034 The Alante Apartments

City Council Public  
Hearing May 14, 2025



# Agenda



1. Summary
2. Background Information
3. Key Findings
4. Planning Commission Guidance



# Summary

## Request

- Parking Reduction of 50 spaces

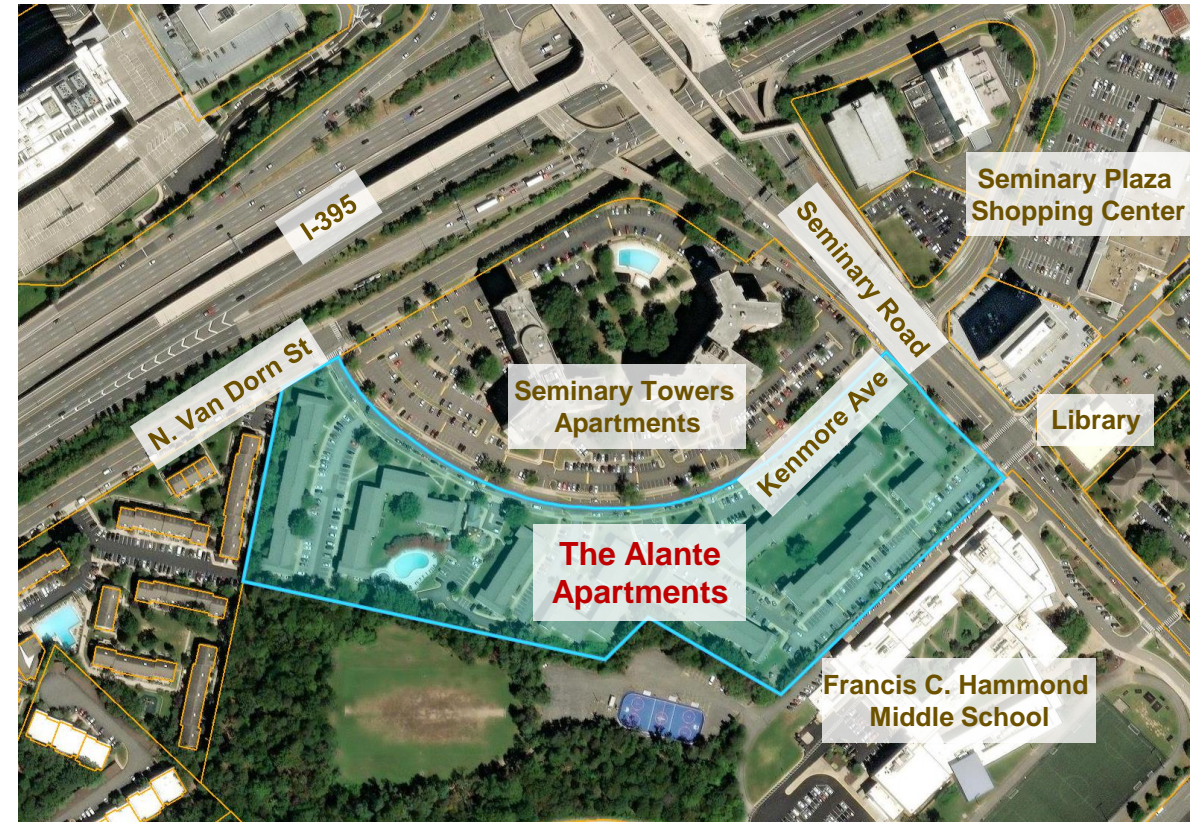
## Key Elements of the Discussion

- Parking reduction requested to support 19 new apartments
- Consider current parking & transportation options
- Review applicant's Parking Management Plan



# Background Information

- Zone:
  - RA/Multi-Unit Residential
- Small Area Plan:
  - AlexWest
- Surrounding Uses:
  - Residential & Institutional







# Key Findings:

## **Sufficient parking remains at the site:**

- Current: 296 units | 447 spaces | 1.51 spaces per unit
- Proposed: 315 units | 447 spaces | 1.41 spaces per unit
- Current parking utilization between 14%-64% vacancy

## **Compatibility:**

- Neighborhood has walkable amenities within a ½ mile radius, including a school, a library, INOVA urgent care and shopping
- Site is directly served by seven bus routes and is .7 mile from two future West End Transitway stations



**Staff and the Planning Commission  
recommend approval, subject to  
conditions**

