



CITY OF ALEXANDRIA
Department of Planning & Zoning

628 King Street Special Use Permit Request

Planning Commission February 4, 2025





Subject Site and Context

- ▶ Zoned KR/CD
- ▶ Non-residential uses on the ground floor: a Sunglass Hut retail store and a Chase Bank branch. Second floor is currently vacant.
- ▶ A variety of non-residential uses surround the subject property.

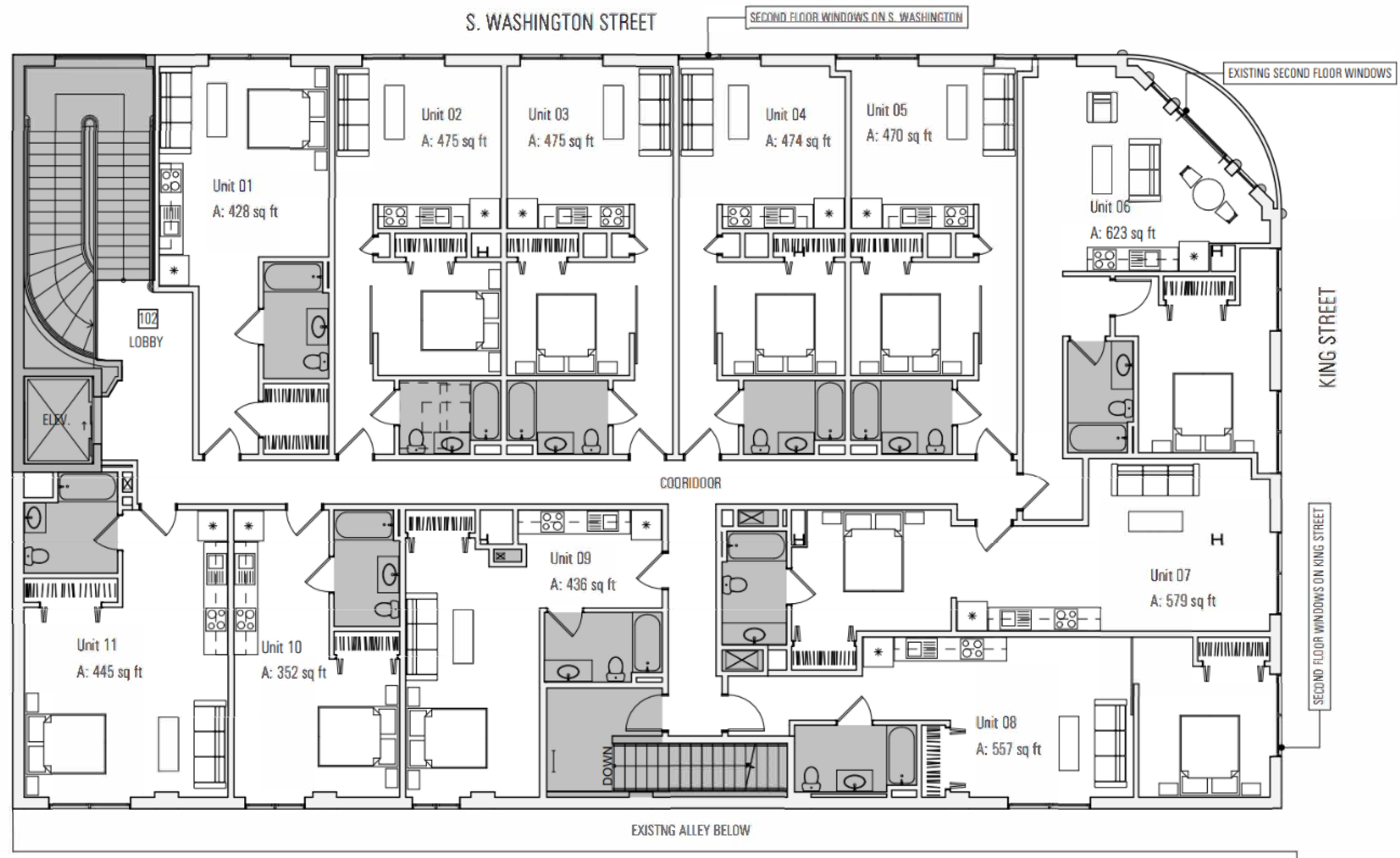




Special Use Permit Request

- ▶ Conversion of the second floor from non-residential to residential, accommodating 11 dwelling units (5 studios and 6 one-bedroom units)
- ▶ Full parking reduction







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Staff recommends approval
subject to the following conditions:

- ▶ Noise mitigation
- ▶ Future residents ineligible for RPP if plans still show more than 10 units at building permit
- ▶ Contribute \$11,016 to the City's Housing Trust Fund

