



City of Alexandria

Special Use Permit #2025-00010 3111 Circle Hill Road

Planning Commission

May 6, 2025



Agenda



1. Summary
2. Background Information
3. SUP Review
4. Planning Commission Guidance



Summary

SUP Review

- Request to construct a single-unit dwelling on a developed substandard lot

Key Elements of the Discussion

- Existing dwelling & Proposed dwelling
- Proposed site plan
- SUP considerations:
 - ▶ Bulk, height, design

SUP#2025-00010



Background Information

- Zone:
 - R-8/Residential
 - Single-unit dwelling
- Small Area Plan:
 - Northridge/Rosemont
- Surrounding uses:
 - Residential



SUP#2025-00010



SUP Review - Request

- Redevelopment of developed substandard lot



Existing dwelling to be demolished

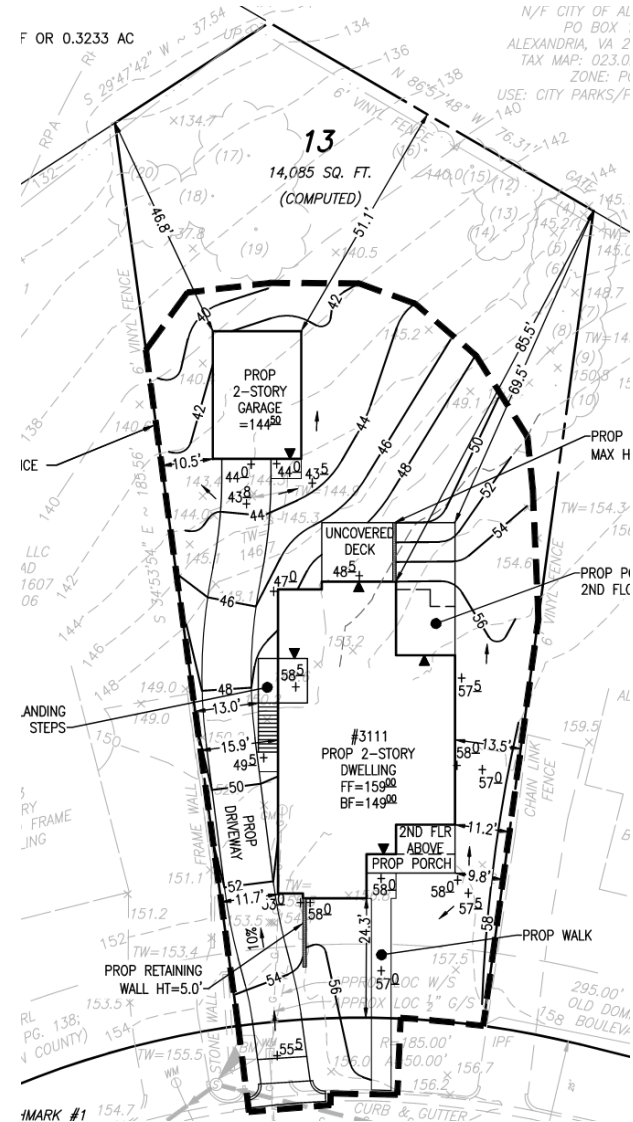


Proposed dwelling

SUP#2025-00010



SUP Review - Proposed Site Plan



SUP#2025-00010



SUP Review - SUP Considerations

- City Council must determine that the proposal is compatible with the existing neighborhood in terms of:
 - ▶ Bulk
 - ▶ Height
 - ▶ Design



**Staff Recommends approval
subject to conditions**





Supplemental Information

SUP#2025-00010



Dwelling Heights

3106 Circle Hill Road	19.7 Ft.
3108 Circle Hill Road	21.1 Ft.
3109 Circle Hill Road	26.8 Ft.
Average	23.36 Ft.
3110 Circle Hill Road	19.1 Ft.
3113 Circle Hill Road	30.1 Ft.
Average + 20%	28 Ft.
Proposed Dwelling	28.7 Ft.



Dwelling FARs

Address	FAR	Floor Area	Lot size
3106 Circle Hill Road	0.34	3,504 Sq. Ft.	10,350 Sq. Ft.
3108 Circle Hill Road	0.28	2,536 Sq. Ft.	9,037 Sq. Ft.
3109 Circle Hill Road	0.25	2,266 Sq. Ft.	9,103 Sq. Ft.
3110 Circle Hill Road	0.25	2,465 Sq. Ft.	9,779 Sq. Ft.
3113 Circle Hill Road	0.30	4,197 Sq. Ft.	14,058 Sq. Ft.
<i>Proposed Dwelling</i>	<i>0.33</i>	<i>4,576 Sq. Ft.</i>	<i>14,085 Sq. Ft.</i>