



City of Alexandria

Special Use Permit #2025-00055

205 MacArthur Road

Planning Commission

December 2, 2025



Agenda



1. Summary
2. Background Information
3. SUP Request
4. SUP Considerations
5. Staff Recommendation



Summary

Request:

- Construct a single-unit dwelling on a developed substandard lot

Key Elements:

- Whether proposed bulk, height, and design of new dwelling would be compatible with neighborhood



Background Information

- **Zone:**
 - R-8/Residential
 - Single-unit dwelling
- **Small Area Plan:**
 - Potomac West
- **Surrounding uses:**
 - Residential



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SUP Request

- Redevelopment of a developed substandard lot



Existing dwelling to be demolished



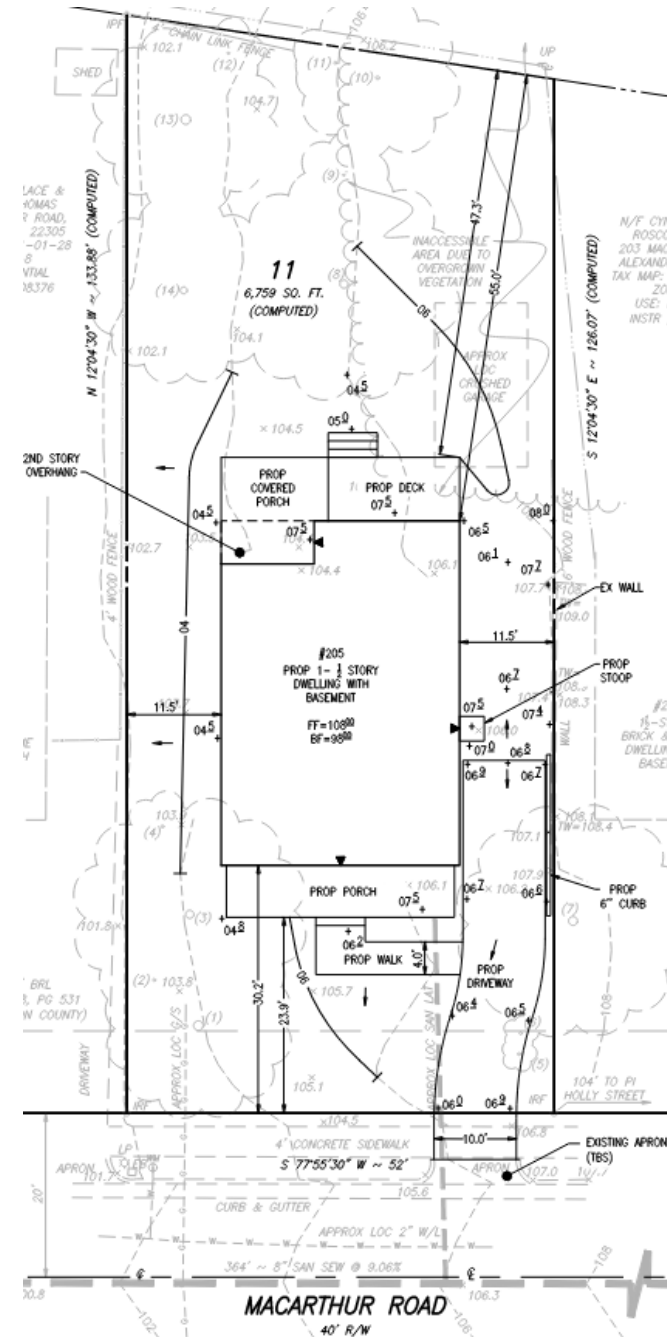
Proposed dwelling

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Proposed Site Plan

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SUP Considerations

- **Bulk**

- ▶ Permitted maximum FAR: 0.35
- ▶ Surrounding homes range in FAR: 0.17 - 0.43
- ▶ **Proposed dwelling FAR: 0.33**

- **Height**

- ▶ Permitted maximum height: 30 ft.
- ▶ Surrounding homes range in height: 16.4 ft. - 25.2 ft.
- ▶ **Proposed dwelling height: 22.8 ft.**



SUP Considerations

- **Design**

- ▶ There is a variety of architectural styles in this neighborhood (see photos)
- ▶ Applicant's design contains mainly Craftsman architectural features



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**Staff recommends approval
subject to conditions**





Supplemental Information

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Dwelling Heights

2930 Holly Street	25.2 Ft.
201 MacArthur Road	18.9 Ft.
202 MacArthur Road	23.0 Ft.
203 MacArthur Road	16.1 Ft.
204 MacArthur Road	20.4 Ft.
207 MacArthur Road	16.4 Ft.
209 MacArthur Road	17.0 Ft.
2909 Russell Road	24.2 Ft.
3001 Russell Road	24.7 Ft.
Average	20.7 Ft
Proposed Dwelling	22.8 Ft.
Average plus 20 percent	24.8 Ft.

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Dwelling FARs

Address	FAR	Floor Area	Lot size
2930 Holly Street	0.26	1,548 Sq. Ft.	6,048 Sq. Ft. *
201 MacArthur Road	0.17	1,171 Sq. Ft.	6,900 Sq. Ft. *
202 MacArthur	0.40**	2,072 Sq. Ft.	5,184 Sq. Ft. *
203 MacArthur Road	0.25	1,376 Sq. Ft.	5,456 Sq. Ft. *
204 MacArthur Road	0.19	2,679 Sq. Ft.	14,060 Sq. Ft.
207 MacArthur Road	0.28	1,643 Sq. Ft.	5,808 Sq. Ft. *
209 MacArthur Road	0.21	1,200 Sq. Ft.	5,746 Sq. Ft. *
2909 Russell Road	0.20	1,638 Sq. Ft.	8,160 Sq. Ft.
3001 Russell Road	0.43**	2,496 Sq. Ft.	5,760 Sq. Ft. *
<i>Proposed Dwelling</i>	<i>0.33</i>	<i>2,202 Sq. Ft.</i>	<i>6,759 Sq. Ft. *</i>

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