



City of Alexandria

Special Use Permit #2025-00008 2525 Mount Vernon Ave

Planning Commission

May 6, 2025



Agenda



1. Summary
2. Background Information
3. SUP Review
4. Key Findings and Recommended Conditions
5. Planning Commission Guidance



Summary

SUP Review

- Review for a parking reduction with yard and open space modifications

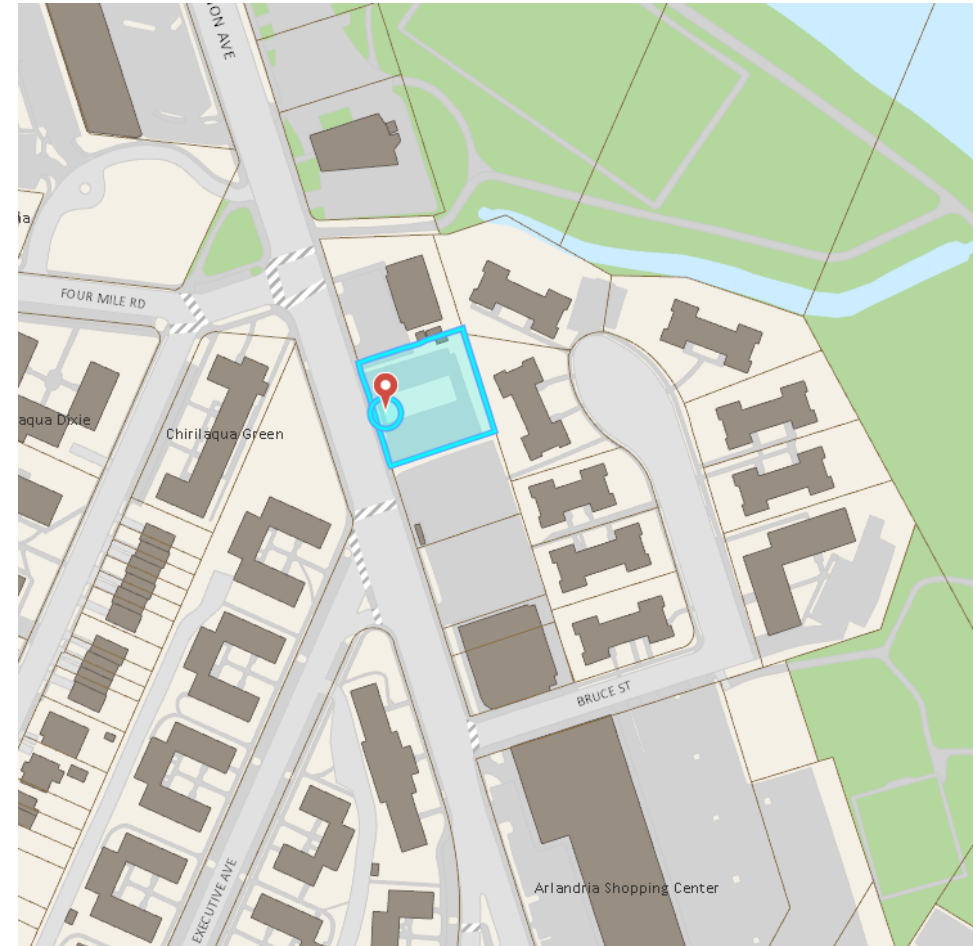
Key Elements of the Discussion

- Adaptative reuse of existing building
- Active ground floor uses
- No parking impacts anticipated



Background Information

- Zone:
 - CL/Commercial Low
- Small Area Plan:
 - Potomac West & Mount Vernon Avenue Business Area Plan
- Surrounding uses:
 - Commercial and Residential





SUP Review

Project Description

- ▶ The applicant proposes to convert the existing vacant two-story building, with retail/restaurant and daycare uses on the first floor and residential on the second
- ▶ The applicant requests approval for a parking reduction and yard and open space modification



SUP#2025-00008



SUP Review

Staff Analysis

- ▶ Parking Reduction
 - ▶ Not feasible to provide required parking **on site** without demolishing the existing building
 - ▶ Not feasible to provide required parking at the parking garage because:
 - ▶ More than 75 percent of the spaces are compact
 - ▶ The garage is not directly across a single street from the building
 - ▶ Transit and amenity-rich area

SUP#2025-00008



SUP Review

Staff Analysis

► Modifications

- Not feasible to provide required residential setbacks and open space without demolishing the existing building
 - Demolishing is undesirable per the Mount Vernon Avenue Business Area Plan
 - On-site open space proposed = minor change from existing open space provided

Key Findings and Recommended Conditions



- A residential/commercial mixed-use building is compatible with surrounding commercial and residential uses, and follows the goals of the SAP
- Provides additional amenities for the neighborhood, with a focus on active ground-floor uses
- Conditions #3 and #4 related to off-street parking

SUP#2025-00008



**Staff Recommends approval
subject to conditions**

