

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Wednesday, June 4, 2025

7:00 PM

City Hall Council Chambers

Planning Commission

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

A Public Hearing will be held by the Planning Commission on Wednesday, June 4, beginning at 7 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, June 14 at 9:30 a.m. in City Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar)

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link: https://zoom.us/webinar/register/WN_ERhYxq4UQZCvbkR-XXSSQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 977 2245 4164

Password: 341259

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_mb8OdIHVRIKIr2D8IJ8IdQ

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 969 2626 3131

Webinar Passcode: 969959

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinars, please use the Dial-In number to access the hearings. Public comment will be received at the hearings. The public may also submit comments in advance to Department of Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public Hearing, the public may submit comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov or make comments on the day of the City Council Public Hearing

For reasonable disability accommodation or for translation services for the Planning Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made. For the City Council Public Hearing, individuals with disabilities who require assistance or require translation services to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). It is requested that you provide a 48 hour notice to the City Clerk so that proper arrangements can be made.

1. Call To Order

The Planning Commission Public Hearing was called to order at 7:00 pm. All members were present.

Consent Calendar

2.

Special Use Permit #2025-00018

505 S Van Dorn Street

Public Hearing and consideration of a request for a Special Use Permit to add a second drive through facility at an existing restaurant (amending SUP #1489); zoned CG/Commercial General.

Applicant: McDonald's USA, LLC represented by Evan Pritchard

Attachments: [SUP2025-00018 Staff Report](#)
 [SUP2025-00018 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted unanimously to recommend approval of SUP #2025-00018 on the Consent Calendar.

3.

Special Use Permit #2025-00016

3106 Colvin Street

Public Hearing and consideration of a request for a Special Use Permit request for a vehicle towing service and associated impound lot; zoned I/Industrial.

Applicant: Metro Motor Towing & Co. represented by Hisham Eleyan

Planning Commission Action: Recommend Approval 7-0

Attachments: [SUP2025-00016 Staff Report](#)
 [SUP2025-00016 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted unanimously to recommend approval of SUP #2025-00016 on the Consent Calendar.

4.

Development Special Use Permit #2025-10006

912, 916 and 920 King Street

Public Hearing and consideration of a request for a five-year extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a mixed-use, multi-unit residential building with ground floor commercial uses, with Special Use Permits for: (A) increased Floor Area Ratio to 2.5, (B) a Parking Reduction to allow off-site residential parking and (C) a reduction of the loading space requirement for clearance height; zoned KR/King Street Urban Retail.

Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2025-100006 Staff Report](#)
 [Attachment Previously Approved Staff Report DSUP2025-100006](#)
 [DSUP2025-10006 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted unanimously to recommend approval of DSUP #2025-10006 on the Consent Calendar.

5.

Development Special Use Permit #2025-10005

116 South Henry Street

Public Hearing and consideration of a request for a three-year extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a mixed-use, multi-unit residential building with ground floor commercial uses, a multi-unit residential building and an automated parking garage, with Special Use Permits for: (A) motor vehicle parking or storage for more than 20 vehicles, (B) to exceed the maximum parking requirement and (C) a reduction of the loading space requirement for clearance height; zoned CD/Commercial Downtown.

Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Recommend Approval 7-0

Attachments: [DSUP2025-10005 Staff Report](#)
 [Attachment Previously Approved DSUP2019-00033 Staff Report](#)
 [DSUP2025-10005 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted unanimously to recommend approval of DSUP #2025-10005 on the Consent Calendar.

New Business

6. Public Hearing and consideration of the FY 2026 - FY 2027 Long Range Planning Interdepartmental Work Program.
Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks & Cultural Activities

Attachments: [LRIWP Memo](#)
 [June 3 Addendum Memo](#)
 [LRIWP Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of the Long Range Interdepartmental Work Program. The motion carried on a vote of 7-0.

7. Encroachment #2025-00001
400 Carlisle Drive
Public hearing and consideration of a request for an Encroachment into the Public Right-of-Way for a retaining wall on the portion of the property along King Street; zoned R-5/Residential.
Applicant: Square One Development Group

Attachments: [ENC2025-00001 Staff Report](#)
 [ENC2025-00001 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of ENC #2025-00001. The motion carried on a vote of 7-0.

8. Development Special Use Permit #2025-10004
727 North West Street (Parcel Address: 1319 Wythe Street) - Braddock West Extension
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with ground floor commercial space and a

private or fraternal club use with Special Use Permits for: (A) increased Floor Area Ratio to 3.0 in the OCH/Office Commercial High zone, (B) Bonus Density and Height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, (C) a Parking Reduction for residential and commercial uses, (D) retail shopping or personal service establishments on a lot which does not include office buildings, (E) a fraternal or private club use; zoned OCH/Office Commercial High. Applicant: West Street Acquisitions LLC, represented by Eric Ronda

Attachments: [DSUP2025-10004 Staff Report](#)
 [Attachment Previously Approved DSUP2020-10027 Staff Report](#)
 [DSUP2025-10004 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of DSUP #2025-10004. The motion carried on a vote of 6-0-1.

9.

Development Special Use Permit #2025-10003
5000 Fairbanks Avenue and 5101 Fillmore Avenue - The View
Public Hearing and consideration of a request for a Development Special Use Permit with Site Plan to construct a multi-unit residential building for seniors, with Special Use Permits for: (A) Bonus Density and Height associated with Section 7-700 of the Zoning Ordinance, (B) a reduction of required off-street parking, and (C) for mechanical penthouse taller than 15-ft.; zoned RC/ High Density Apartment. Applicant: The View at Goodwin Living, LLC represented by M. Catherine Puskar, attorney

Attachments: [DSUP2025-10003 Staff Report](#)
 [DSUP2025-10003 Presentation](#)
 [DSUP2025-10003 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP #2025-10003. The motion carried on a vote of 7-0.

10.

Development Special Use Permit #2024-10009
500 and 501 North Union Street - Robinson Terminal North
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct two mixed-use multi-unit residential buildings with ground-floor commercial spaces, with Special Use Permit

requests for: (A) increased density for a development site identified in the waterfront small area plan per Section 5-504(D) of the Zoning Ordinance, (B) an increase in height above 30 feet in the Potomac River Vicinity Height District per Section 6-404 of the Zoning Ordinance (501 North Union Street), (C) a Parking Reduction for multi-unit residential and commercial spaces (500 North Union Street), and (D) for an increase of up to 20 feet for a mechanical penthouse (500 North Union Street); zoned W-1/Waterfront Mixed-Use.

Applicant: RTN East LLC and RTN West LLC, represented by Kenneth W. Wire, attorney

Attachments: [DSUP2024-100009 Staff Report](#)
 [DSUP2024-100009 Site Plan](#)
 [DSUP2024-10009 Presentation](#)
 [DSUP2024-10009 RTN Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP #2024-10009. The motion carried on a vote of 7-0.

Minutes

11. DEFERRAL REQUESTED BY CITY STAFF

Consideration of the minutes from the May 6, 2025 Planning Commission meeting.

Attachments: [5.7.2025 Minutes DRAFT](#)

Without objection, the Planning Commission deferred consideration of the May 6, 2025 Planning Commission meeting minutes.

Other Business

Commissioners' Reports, Comments & Questions

Planning and Zoning Director's Report

Attachments: [Planning Commission DRAFT GBP Comments 2025-05-29](#)
 [Commissioner Brown's Suggestions for Green Building Policy Update Letter 5-30-25](#)
 [Commissioner Koenig's Comments on Green Building Policy Update](#)
 [Director's Report](#)

12. Adjournment

The Planning Commission meeting was adjourned at 11:27 pm.

Administrative Approvals

SUP2025-00025

910 King Street

Administrative Special Use Permit request for a new restaurant; zoned: KR/King Street

urban retail.

Applicant: Kingley Cafe, LLC represented by Kahan S. Dhillon, Jr.

Proposed Business Name: Kingley Café

City Planner: Lanning Blaser

Status: Approved May 21, 2025

SUP2025-00023

322 North Alfred Street (Parcel Address: 326 North Alfred Street)

Administrative Special Use Permit request for a minor amendment to an existing daycare center to increase the number of students from 50 to 70; zoned:

RB/Townhouse zone

Applicant: Herdawit Balcha

Current and Proposed Business Name: Bright Mind Daycare

City Planner: Mavis Stanfield

Status: Approved May 13, 2025

SUP2025-00020

430 South Washington Street

Administrative Special Use Permit request for outdoor dining on private property; zoned: CD/Commercial downtown zone

Applicant: Toni Srour represented by Duncan W. Blair, Attorney-Agent

Proposed Business Name: Eclairons Pastry and Coffee House

City Planner: Lanning Blaser

Status: Approved April 28, 2025

SUP2025-00017

3660 King Street (Parcel Address: 3680 King Street)

Administrative Special Use Permit request for animal care facility with overnight accommodation if located in a commercial complex; zoned: CG/Commercial general zone

Applicant: James Graham

Proposed Business Name: CityVet

City Planner: Mavis Stanfield

Status: Approved April 24, 2025

SUP2025-00015

805 King Street

Administrative Special Use Permit request for a change of ownership of a hotel;
zoned: KR/King Street urban retail zone

Applicant: Kasa Living Inc. represented by Robert Brant, Attorney

Current Business Name: The Grace

Proposed Business Name: Kasa Old Town Alexandria

City Planner: Lanning Blaser

Status: Approved April 17, 2025

SUP2024-00076

110 South Jordan Street

Administrative Special Use Permit request for child care home for 6 to 9 children;
zoned R-2-5/Residential family.

Applicant: Evelyn Moruno

Current and Proposed Business Name: Evelyn Home Day Care

City Planner: Mavis Stanfield

Status: Approved May 8, 2025

SUP2025-00011

6 King Street

Administrative Special Use Permit request for new outdoor dining at an existing
restaurant; zoned: KR/King Street Retail

Applicant: Sorakrit Poolchuay

Current and Proposed Business Name: Mai Thai

City Planner: Ann Horowitz

Status: Approved April 11, 2025