

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

Monday, June 23, 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](mailto:PlanComm@alexandriava.gov).

A Public Hearing will be held by the Planning Commission on Monday, June 23, 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 Tuesday, July 1 at 7:00 p.m. in City Hall 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\\_GehSejQSQtC1OdpL\\_Uxkbw](https://zoom.us/webinar/register/WN_GehSejQSQtC1OdpL_Uxkbw)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 991 2041 9475

Password: 341259

City Council (Public Hearing Webinar)

Registration Link:

[https://zoom.us/webinar/register/WN\\_DuRUIN5jRHO18QhShzJ\\_xg](https://zoom.us/webinar/register/WN_DuRUIN5jRHO18QhShzJ_xg)

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 946 3082 8769

Webinar Passcode: 362003

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](mailto: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](mailto: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](mailto:alicia.chase@alexandriava.gov) or

703.746.4666, Virginia Relay 711. We request that you provide 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 48-hour notice to the City Clerk so that proper arrangements can be made.

## 1. Call To Order

### Consent Calendar

#### 2. DEFERRAL REQUESTED

Vacation #2023-00004

Kent Place and Russell Road (Adjacent to 2800 Russell Road)

Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the southern end of Kent Place 2800 near Russell Road; zoned R-8 / Residential.

Applicant: 2800 Russell Road LLC represented by Amanda Rudolph, Agent

**Attachments:** [VAC #2023-00004 Application Materials](#)

#### 3. Development Special Use Permit 2025-10009 (Multi-Unit Residential Building)

Development Special Use Permit 2025-10010 (Stacked Townhouses)

5901, 5951 & 5999 Stevenson Avenue and 2 S Whiting Street - Landmark Overlook

Public Hearing and consideration of requests for an extension of previously approved Development Special Use Permits and Site Plans with modifications to construct two multi-unit residential buildings with ground floor retail and to construct stacked townhouses, including Special Use Permits for a parking reduction and tandem parking for the stacked townhouses, to treat the Landmark Overlook project area as a tract for the purpose of calculating FAR, and to increase FAR to 2.03 for the multi-unit residential building and the stacked townhouses; zoned CRMU - H/Commercial Residential Mixed Use-High.

Applicant: West End Development Associates LLC & Landmark 100 LLC, represented by Kenneth Wire and Megan Rappolt, Attorneys

**Attachments:** [DSUP #2025-10009 & DSUP #2025-10010 Staff Report](#)

[DSUP #2025-10009 & DSUP #2025-10010 PC Presentation REVISED](#)

#### 4. DEVELOPMENT SITE PLANS ARE HEARD BY THE PLANNING COMMISSION BUT ARE PLACED ON THE CITY COUNCIL DOCKET FOR CITY COUNCIL INFORMATION ONLY.

Development Site Plan #2025-00013

600 President Ford Lane - Residential Swimming Pool

Public Hearing and consideration of a request for a Development Site Plan with a modification to the secondary front yard setback to construct a swimming pool, pergola, and related improvements (amending DSP #2016-00016); zoned R-20/Residential.

Applicant: Thomas M. Buchanan and Theresa C. Buchanan represented by Duncan Blair, Attorney

**Attachments:** [DSP #2025-00013 Staff Report](#)  
[DSP #2025-00013 Presentation](#)  
[DSP #2025-00013 Additional Materials](#)

**5. NEW STREET NAME REQUESTS ARE HEARD BY THE PLANNING COMMISSION ONLY.**

Street Name Case #2025-00003

Parcel Address: 5001 Eisenhower Avenue

Public Hearing and consideration of a request for the approval of a name for a new public street perpendicular to Eisenhower Avenue within the 5001 Eisenhower Avenue redevelopment; zoned CDD #31 / Coordinated Development District #31.

Applicant: 5001 Eisenhower Office Owner LLC, represented by Kenneth Wire & Megan Rappolt, Attorneys

**Attachments:** [SNC #2025-00003 Staff Report](#)  
[SNC #2025-00003 Presentation](#)

## New Business

**6. DEVELOPMENT SITE PLANS ARE HEARD BY THE PLANNING COMMISSION BUT ARE PLACED ON THE CITY COUNCIL DOCKET FOR CITY COUNCIL INFORMATION ONLY.**

Development Site Plan #2025-00005

301 King Street and 108 N Fairfax Street - City Hall, Market Square Plaza and Garage Renovation

Public Hearing and consideration of a request for a Development Site Plan for the demolition and reconstruction of Market Square Plaza and the below-grade parking garage, and the renovation and expansion of City Hall; zoned KR/King Street Urban Retail and CD/Commercial Downtown.

Applicant: City of Alexandria, Department of General Services

**Attachments:** [DSP #2025-00005 Staff Report](#)  
[DSP #2025-00005 PC Presentation Revised](#)  
[DSP #2025-00005 Additional Materials](#)

## Minutes

**7.**

Consideration of the minutes from the May 6, 2025 Planning Commission meeting.  
Consideration of the minutes from the June 4, 2025 Planning Commission meeting.

**Attachments:** [5.6.2025 Minutes](#)

## Other Business

Commissioners' Reports, Comments & Questions

Planning Commission Letter Regarding the Green Building Policy Update

Planning and Zoning Director's Report

**Attachments:** [Planning Commission Final GBP Comments to OCA 2025-06-23](#)  
[June 23, 2025 Director's Report](#)

## 8. Adjournment

### Administrative Approvals

SUP2025-00013

4930-B Eisenhower Avenue (Parcel Addresses: 4926 Eisenhower Avenue)

Administrative Special Use Permit request for light auto repair business in an industrial or flex space center; zoned: OCM (100)/Office commercial medium 100.

Applicant: Zeshan Hafeez

Proposed Business Name: German Motor Werx

City Planner: Lanning Blaser

Status: Approved June 12, 2025