



City of Alexandria

Encroachment #2025-000001

400 Carlisle Drive

Planning Commission

June 4, 2025



Agenda



1. Summary
2. Background Information
3. Requested Encroachment
4. Staff Analysis
5. Recommendation
6. Conclusion



Summary

Request

- Encroachment for the construction of a wall in the right-of-way

Planning Commission Action

- Recommendation to Council for approval, modification, or denial

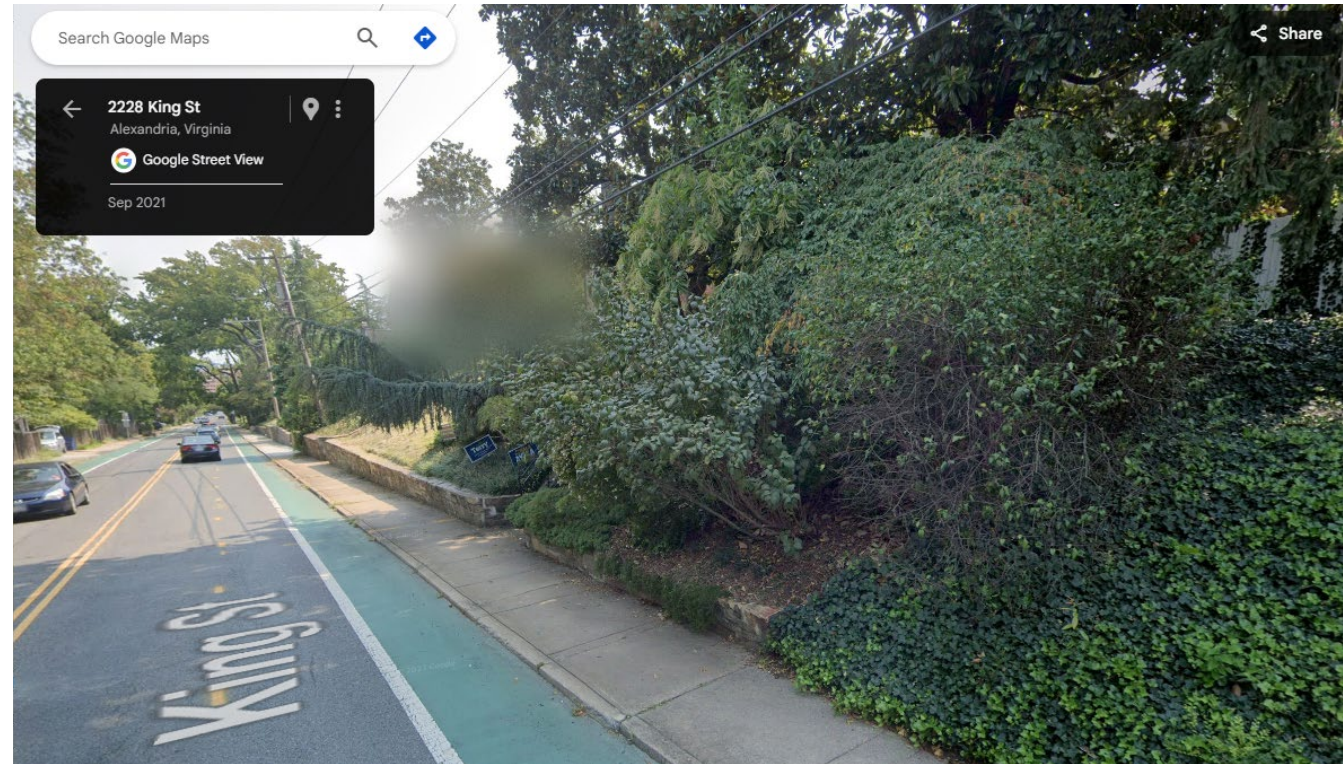
Key Elements of the Discussion

- Criteria for reviewing encroachment requests
- Staff recommendation for smaller, alternative encroachment



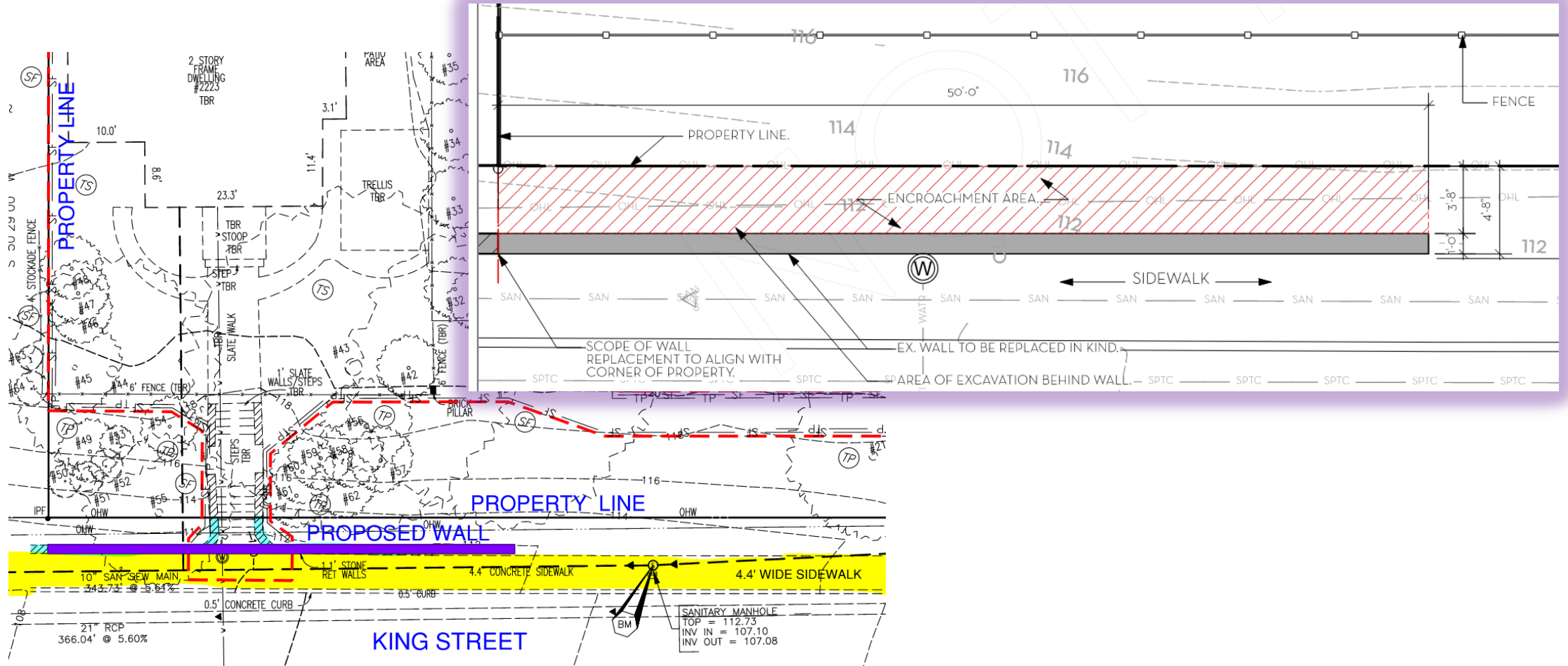
Background Information

- **Existing Condition**
 - ▶ Wall encroaches into public right-of-way
 - ▶ Existing sidewalk is 4.4' wide
- **Prior Application**
 - ▶ Grading plan previously approved
 - ▶ Did not include changes to wall
- **Revised Application**
 - ▶ Request to demolish and rebuild wall in current location





Requested Encroachment



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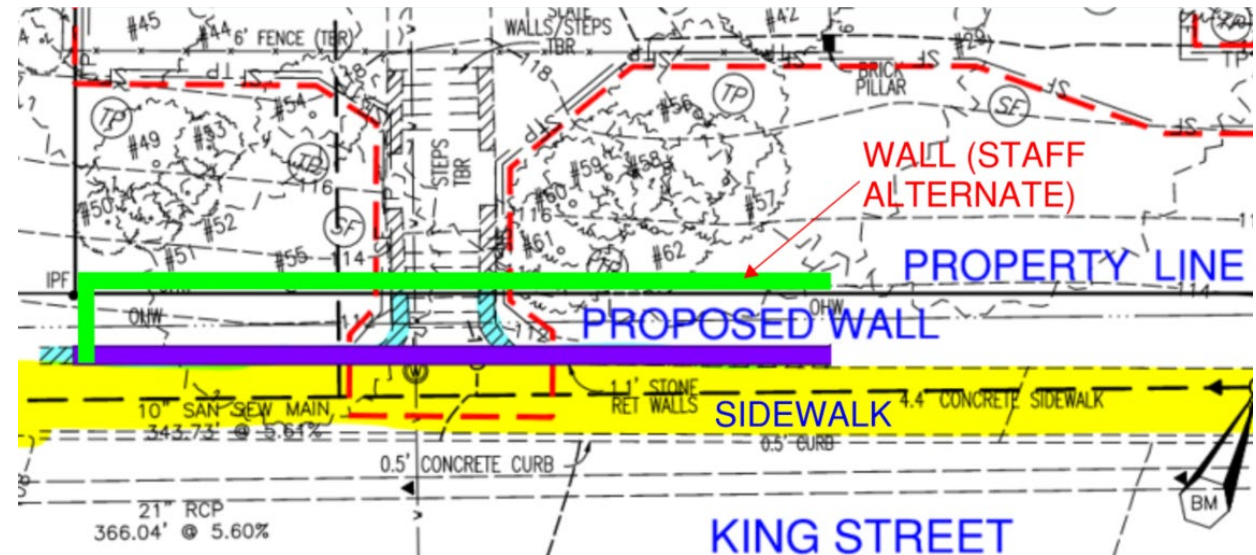
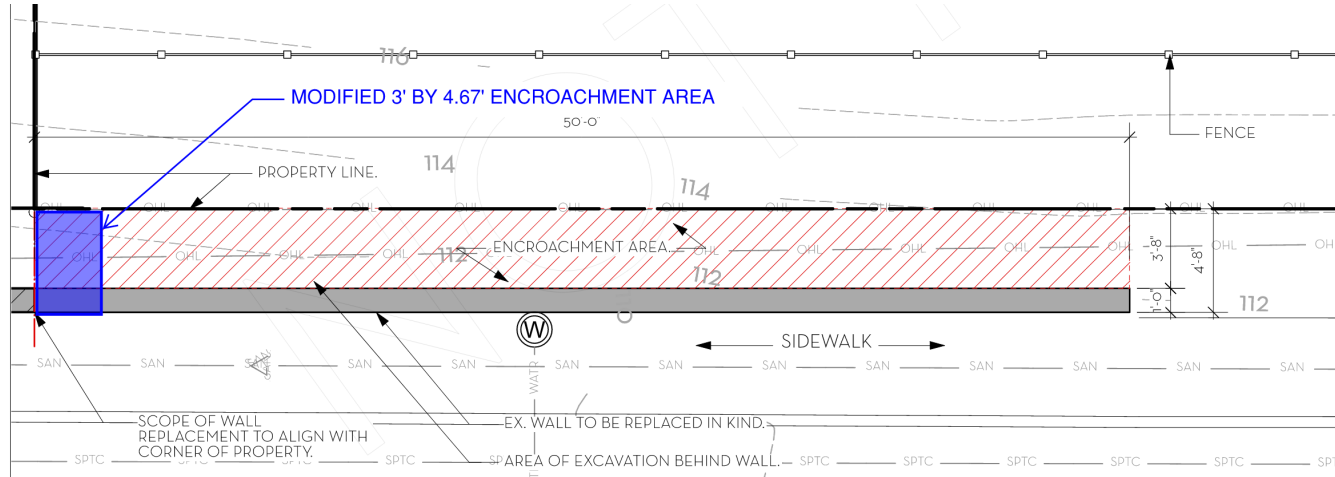


Staff Analysis

- **Requested encroachment does not meet City criteria**
 - ▶ Limits the intended function of the right-of-way
 - ▶ Not a result of construction of historical error
 - ▶ Privatizes the right-of-way
- **Staff recommends an alternative, limited encroachment**
 - ▶ Cost and site impacts limited
 - ▶ Allows for work necessary to connect to neighboring wall, which would remain in place
 - ▶ Provides immediate public benefit of passing space along otherwise narrow sidewalk



Recommendation



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Staff Recommends Action:

- **Disapproval of Applicant Request**
- **Approval of Modified Encroachment**

