

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Thursday, November 6, 2025

7:00 PM

This is a Preliminary Docket and is subject to change at any time.

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 Thursday, November 6, 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, November 15, at 9:30 a.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_-b8wTjyQRemPCNjZxTNFgQ>](https://zoom.us/webinar/register/WN_-b8wTjyQRemPCNjZxTNFgQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 917 3009 8268

Password: 988108

City Council Zoom Link (Public Hearing Webinar)

Registration Link:

[<https://zoom.us/webinar/register/WN_Tp33-bEESF2US5aOEDmxgg>](https://zoom.us/webinar/register/WN_Tp33-bEESF2US5aOEDmxgg)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 947 7571 2497

Webinar Passcode: 200485

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 the 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 hearing.

For reasonable disability accommodation or 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 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 the Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice to the City Clerk so that proper arrangements can be made.

Call To Order

Consent Calendar

New Business

Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2025-00005

3102 Wilson Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.

Applicant: Classic Cottages, LLC

Attachments: [SUB2025-00005 Application Materials](#)

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Subdivision #2025-00007

103 E Monroe Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/ Residential.

Applicant: CCI Fund 1 LLC

Attachments: [SUB2025-00007 Application Materials](#)

Special Use Permit #2025-00052

1625 Prince Street

Public Hearing and consideration of a request for a Special Use Permit for a parking reduction, modifications to the tree canopy coverage and minimum side yard setback requirements to facilitate the conversion of an existing office building to a multi-unit residential dwelling; zoned OCH/ Office Commercial High.

Applicant: 1625 Prince Street LLC represented by Robert Brant, Attorney

Attachments: [SUP2025-00052 Application Materials](#)

Special Use Permit #2025-00054

601 & 619 S. Patrick Street

Public Hearing and consideration of a request for a Special Use Permit for an outdoor rooftop exercise area associated with an existing health and athletic club on the first floor; zoned CSL/Commercial Service Low.

Applicant: Valhall Property Holding, LLC represented by Duncan W. Blair, Attorney

Attachments: [SUP2025-00054 Application Materials](#)

Special Use Permit #2025-00042

1000 Cameron Street

Public Hearing and consideration of a request for a Special Use Permit amendment to add outdoor seating and increase the hours of operation at an existing restaurant; zoned CD/Commercial Downtown

Applicant: Danny Lopez represented by Karen Becker, Agent

Attachments: [SUP2025-00042 Application Materials](#)

Master Plan Amendment #2025-00003

Coordinated Development District Concept Plan #2025-00002

Zoning Text Amendment #2025-00006

601 E Glebe Road, 2601& 2901 Main Line Boulevard, and 2900 Potomac Avenue

Public Hearing and consideration of (A) a request for an amendment to the Potomac Yard/Potomac Greens Small Area Plan, (B) a Coordinated Development District Concept Plan for CDD #10, and (C) initiation and consideration of a Text Amendment to Section 5-600 of the Zoning Ordinance to reflect the proposed mix of uses; zoned CDD#10/Coordinated Development District #10.

Applicant: MTV Holdco, LLC represented by M Catharine Puskar, Attorney

Attachments: [MPA2025-00003 & CDD2025-00002 Application Materials](#)

Development Special Use Permit #2025-10015

2051 Jamieson Avenue

Public Hearing and a consideration of an amendment to previously approved Development Special Use Permit and Site Plan #2002-0014 to increase the building height and floor area ratio, with modifications and a Special Use Permit request for a mechanical penthouse exceeding 15 feet in height to facilitate the conversion of office use to a multi-unit residential dwelling; zoned CDD#1 Coordinated Development District #1.

Applicant: Red Fox Development LLC, represented by Kenneth Wire & Megan Rappolt, Wire Gill LLP, Attorneys

Attachments: [DSUP2025-10015 Application Materials](#)

Master Plan Amendment #2025-00002

Coordinated Development District Concept Plan #2025-00003

Development Special Use Permit #2025-10017

2425 Mill Road

Public Hearing and consideration of a request for: (A) an amendment to the Eisenhower East Small Area Plan (EESAP) to increase the maximum building

height and to transfer density from Block 9A/B to Block 3; (B) an amendment to Coordinated Development District #2 to increase the building height; (C) a Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential dwelling and ground floor retail, with Special Use Permit requests to exceed the required parking requirements for residential and retail/commercial uses and exclusion of internal loading space; zoned CDD#2/Coordinated Development District #2.

Applicant: Hoffman Family LLC represented by Kenneth Wire & Megan Rappolt, Wire Gill LLP, Attorneys

Attachments: [MPA2025-00002 CDD2025-00003 & DSUP2025-10017 Application Materials](#)

Development Special Use Permit #2025-10007

4880 Mark Center Drive

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan to construct a multi-unit residential dwelling and a Special Use Permit request for a parking reduction; zoned CDD #4/ Coordinated Development District #4.

Applicant: Bozzuto Development Company represented by M. Catharine Puskar, Attorney

Attachments: [DSUP2025-10007 Application Materials](#)

Other Business

Minutes

Adjournment

Administrative Approvals