

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, November 6, 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 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.

1 Call To Order

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

Consent Calendar

2 **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 Staff Report](#)
 [SUB2025-00005 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2025-00005 on the Consent Calendar.

3 **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 #2025-00007

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 Staff Report](#)
 [SUB2025-00007 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2025-00007 on the Consent Calendar.

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Note: Staff determined that the request for a modification to the minimum side yard setback requirements is not required. The Planning Commission and City Council will only consider the Special Use Permit request for a parking reduction.

Special Use Permit #2025-00052

1625 Prince Street

Public Hearing and consideration of a request for a Special Use Permit for a parking reduction with a modification to the minimum side yard setback requirements for 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 Staff Report](#)
 [SUP2025-00052 Presentation](#)
 [SUP2025-00052 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 Special Use Permit #2025-00052. The motion carried on a vote of 7-0.

New Business

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Special Use Permit #2025-00042

1000 Cameron Street

Public Hearing and consideration of a request for a Special Use Permit to add outdoor seating and expand the hours of operation at a restaurant (amending SUP #2022-00009); zoned CD/Commercial Downtown

Applicant: Dany Lopez represented by Karen Becker, Agent

Attachments: [SUP2025-00042 Staff Report](#)
 [SUP2025-00042 Presentation REVISED](#)
 [SUP2025-00042 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 Lennihan, the Planning Commission voted to recommend approval of Special Use Permit #2025-00042, as amended. The motion carried on a vote of 6-1.

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Special Use Permit #2025-00048

Development Special Use Permit #2025-10015

2051 Jamieson Avenue - Jamieson/Carlyle Block B

Public Hearing and a consideration of requests for: (A) a Special Use Permit to convert an existing office to multi-unit residential dwelling use, increase building height to 146 feet, an increase in floor area with the provision of affordable housing units, and various amendments to the Carlyle Block B “Design Guidelines” (amending SUP #2024-00063); and (B) a Development Special Use Permit and Site Plan for a change in use from office to multi-unit residential dwelling (with optional first-floor retail) and increases in floor area and building height, with modifications and a Special Use Permit request for a mechanical penthouse exceeding 15 feet in height (amending Development Site Plan #2002-0014); zoned CDD#1/Coordinated Development District #1.

Applicant: Red Fox Development LLC, represented by Kenneth Wire, Wire Gill LLP, Attorney

Attachments: [DSUP2025-10015 & SUP2025-00048 Staff Report](#)
[DSUP2025-10015 Site Plan](#)
[DSUP2025-10015 Presentation](#)
[DSUP2025-10015 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 Special Use Permit #2025-00048 and Development Special Use Permit #2025-10015, as amended. The motion carried on a vote of 7-0.

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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 Staff Report](#)
[DSUP2025-10007 Site Plan](#)
[DSUP2025-10007 Presentation](#)
[DSUP2025-10007 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Development Special

Use Permit #2025-10007, as amended. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

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Master Plan Amendment #2025-00003

Zoning Text Amendment #2025-00006

Coordinated Development District Concept Plan #2025-00002

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

Public Hearing and consideration of requests for: (A) Amendment to the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to set minimum and maximum densities for residential, retail, office, hotel, and continuum of care in CDD#10, (B) Initiation and consideration of a Zoning Text Amendment to Section 5-602(A) of the Zoning Ordinance to increase the maximum amount of allowable residential units, decrease the maximum amount of allowable office space, and establish a mix of uses for the remaining density in CDD#10, and (C) Coordinated Development District (CDD) Concept Design Plan amendment to establish a change in uses and density for Landbay G, Blocks G, B and E, and Landbay H; zoned CDD#10/Coordinated Development District #10.

Applicants: MTV Holdco, L.L.C., represented by M Catharine Puskar, Attorney; City of Alexandria Department of Planning & Zoning

Attachments: [MPA2025-00002 CDD2025-00002 & ZTA2025-00006 Staff Report](#)
[CDD2025-00002 CDD Concept Design Plan](#)
[MPA2025-00002 CDD2025-00003 & ZTA2025-00006 Presentation REVISED](#)
[MPA2025-00003 CDD2025-00002 & ZTA2025-00006 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 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to initiate Master Plan Amendment #2025-00003. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to recommend approval of Master Plan Amendment #2025-00003. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to initiate Zoning Text Amendment #2025-00006. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Zoning Text Amendment #2025-00006. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan #2025-00002. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

Attachments: [November 6, 2025 Director's Report](#)

Minutes

- 9 Consideration of the minutes from the September 4, 2025 and October 9, 2025 Planning Commission meetings.

Attachments: [September 4, 2025 Meeting Minutes](#)
 [October 9, 2025 Meeting Minutes](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes of the September 4, 2025 Public Hearing as amended. 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 approve the minutes of October 9, 2025 as submitted. The motion carried on a vote of 7-0.

Adjournment

The Planning Commission meeting was adjourned at 11:52 pm.

Administrative Approvals

SUP2025-00060

3900 King Street

Administrative Special Use Permit request for a minor amendment to an existing day care center within a church to change operating hours; zoned: RA/Multi-unit.

Applicant: Lindsay Willmann

Current and Proposed Business Name: Alexandria Learning Cooperative

City Planner: Lanning Blaser

Status: Approved October 15, 2025

SUP2025-00059

5125 Duke Street

Administrative Special Use Permit request for a change of ownership and a minor amendment to an existing automobile sales business to change the operating hours; zoned: CG/Commercial general.

Applicant: Kody Imports IV LLC t/a Landmark Honda

Current Business Name: Rosenthal Automotive t/a Landmark Honda

Proposed Business Name: Kody Imports IV LLC t/a Landmark Honda

City Planner: Lanning Blaser

Status: Approved October 7, 2025

SUP2025-00050

400 King Street, Suite 2

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

urban retail.

Applicant: Life Alive Café, LLC

Proposed Business Name: Life Alive Café

City Planner: Lanning Blaser

Status: Approved October 10, 2025