



City of Alexandria

Special Use Permit #2024-00034 The Alante Apartments

Planning Commission

May 6, 2025



Agenda



1. Summary
2. Background Information
3. Key Findings
4. Planning Commission Guidance



Summary

Request

- Parking Reduction of 50 spaces

Planning Commission Action

- Recommend approval or denial

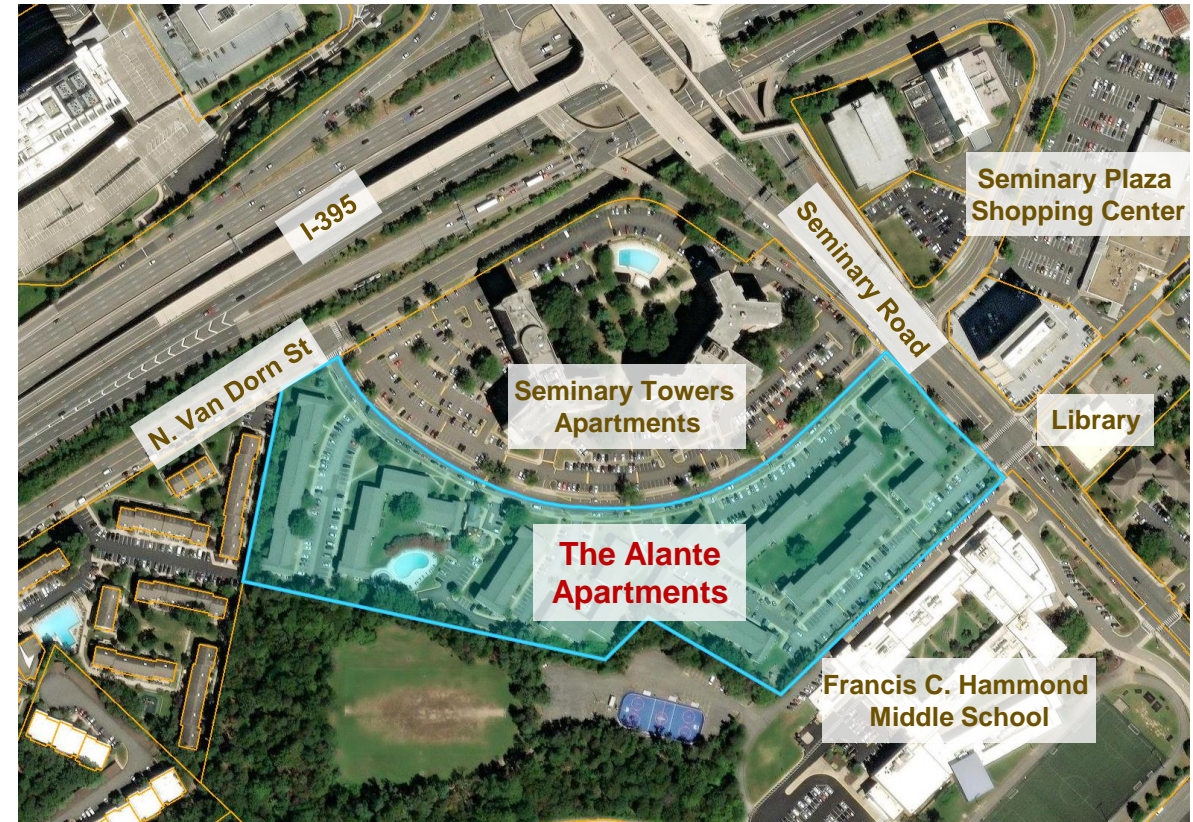
Key Elements of the Discussion

- Parking reduction needed to support 19 new apartments
- Ensure adequate parking will be retained
- Transportation options in the area



Background Information

- Zone:
 - RA/Multi-Unit Residential
- Small Area Plan:
 - AlexWest
- Surrounding Uses:
 - Residential & Institutional





Key Findings:

Sufficient parking remains at the site:

- Current: 296 units | 447 spaces | 1.51 spaces per unit
- Proposed: 315 units | 447 spaces | 1.41 spaces per unit
- Current parking utilization between 14%-64% vacancy

Compatibility:

- Neighborhood has walkable amenities, including a school, a library, and shopping
- Site is directly served by 7 bus routes and is .7 mile from two future West End Transitway stations



**Staff recommends approval
subject to conditions**

