



City of Alexandria

Special Use Permit #2024-00035 The Oliver Apartments

Planning Commission

May 6, 2025



Agenda



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



Summary

Request

- Parking Reduction of 40 spaces

Planning Commission Action

- Recommend approval or denial

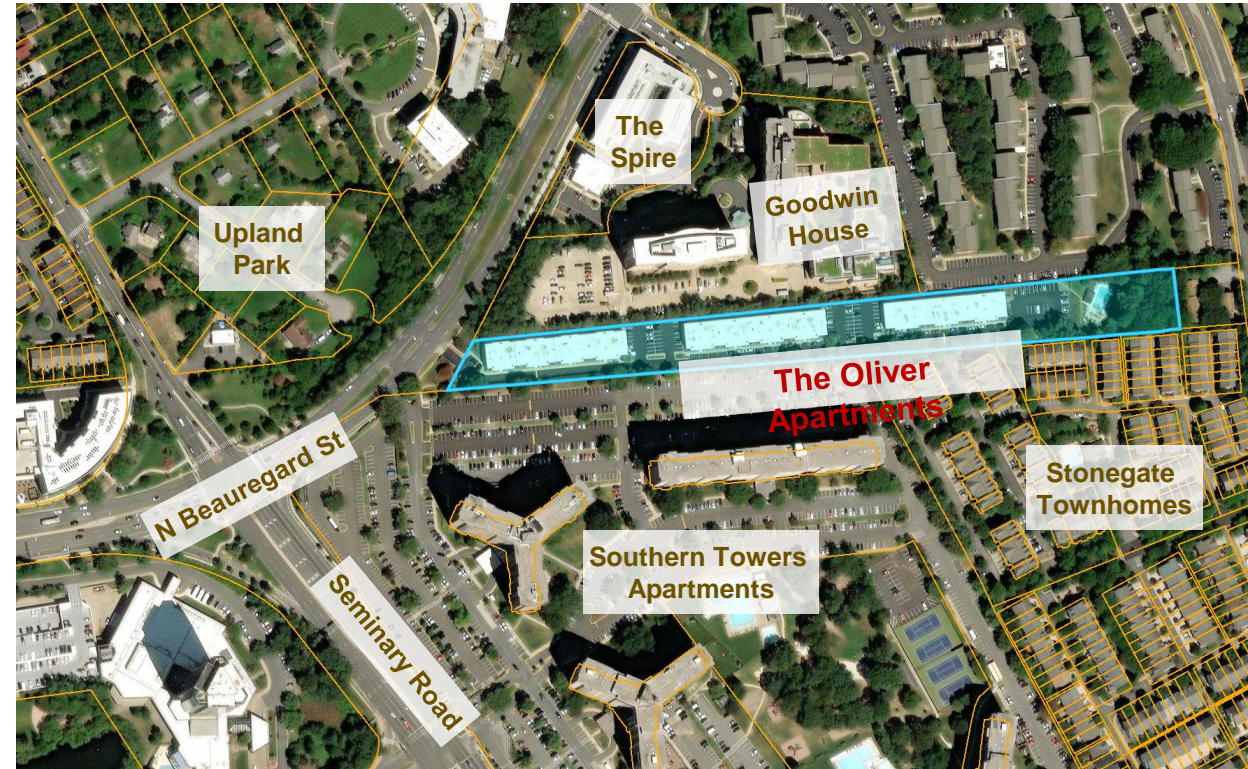
Key Elements of the Discussion

- Parking reduction needed to support 11 new apartments
- Ensuring 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: 122 units | 152 spaces | 1.24 spaces per unit
- Proposed: 133 units | 152 spaces | 1.14 spaces per unit
- Current parking utilization between 13%-59% vacancy

Compatibility:

- Site is located within a one-mile radius of a school, a library, three grocery stores, and various shops and restaurants
- Site is within ¼ mile of 11 bus routes and is .4 mile from two future West End Transitway stations



**Staff recommends approval
subject to conditions**

