

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

**Tuesday, May 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](mailto:PlanComm@alexandriava.gov).

**Planning Commission Work Session**

**The Planning Commission will hold a work session on May 6, 2025 at 6:00pm in 301 King Street, Alexandria, Va 22314, 2nd floor City Council Workroom to receive a presentation on and discuss proposed updates to the Green Building Policy.**

**The Planning Commission held a work session at 6pm in the Council Workroom to discuss the proposed updates to the Green Building Policy.**

A Public Hearing will be held by the Planning Commission on Tuesday, May 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, May 17 at 9:30 a.m. in City 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\\_T1iDo8S0QDylxEdivdibxg](https://zoom.us/webinar/register/WN_T1iDo8S0QDylxEdivdibxg)

**Zoom Audio Conference:**

Dial in: 301-715-8592

Webinar ID: 963 8378 8563

Password: 179680

**City Council (Public Hearing Webinar)****Registration Link:**

[https://zoom.us/webinar/register/WN\\_2uz\\_G7rXRHa4kUc7qupghg](https://zoom.us/webinar/register/WN_2uz_G7rXRHa4kUc7qupghg)

**Zoom Audio Conference:**

Dial-in number: 301-715-8592

Webinar ID: 986 8688 0491

Webinar Passcode: 950510

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 Department of Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto: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](mailto:CouncilComment@alexandriava.gov) or make comments on the day of the City Council Public Hearing

For reasonable disability accommodation or for translation services for the Planning Commission Public Hearing, contact Lisa Chase at [alicia.chase@alexandriava.gov](mailto:alicia.chase@alexandriava.gov) or 703.746.4666, Virginia Relay 711. We request that you provide a 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 Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). It is requested that you 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 7:10 pm. All members were present.**

## Consent Calendar

### 2

Zoning Text Amendment #2025-00004

(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the RMF/Residential multi-unit zone to comply with updated Virginia Housing Development Authority lending policies related to long-term affordability.

Staff: City of Alexandria - Department of Planning and Zoning and Office of Housing

**Attachments:**     [ZTA2025-00004 Staff Report](#)  
                              [ZTA2025-00004 Presentation](#)  
                              [ZTA2025-00004 Additional Materials](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to initiate and recommend approval of ZTA #2025-00004 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 #2025-00001

4018 Seminary Road

Public Hearing and consideration of a request for a Subdivision with variations to re-subdivide an existing lot into two lots; zoned R20/Residential.

Applicant: Windmill Hill LLC; represented by M. Catharine Puskar, attorney

**Attachments:**     [SUB2025-00001 Staff Report](#)  
                                 [SUB2025-00001 Presentation](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to approve SUB #2025-00001 on the Consent Calendar.**

**4**

**THE APPLICANT HAS REQUESTED TO WITHDRAW SUB  
#2025-00002**

**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 #2025-00002

1206 Orchard Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R8/Residential.

Applicant: 1206 Orchard, LLC; represented by M. Catharine Puskar, attorney

**Attachments:**     [SUB2025-00002 Withdraw Letter](#)

**On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to accept the withdrawal of SUB #2025-00002. The motion carried on a vote of 7-0.**

**5**

Special Use Permit #2024-00034

4700, 4704, 4708, 4714, 4718, 4722, 4728, 4732, 4736, 4740, 4744, 4750, 4754, 4758, 4800, 4804, 4808, 4814, 4818, 4820, 4824, 4826, 4832, 4836, 4842, 4846, 4850 and 4854 Kenmore Avenue (Parcel Address: 4800 Kenmore Avenue) - The Alante Apartments

Public Hearing and consideration of a Special Use Permit for a Parking Reduction associated with converting accessory space into apartments within existing multi-unit residential buildings, zoned CDD #22/Coordinated Development District #22.

Applicant: KMF XI Seminary Hill, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**     [SUP2024-00034 Staff Report](#)  
                                 [SUP2024-00034 Presentation](#)  
                                 [SUP2024-00034 Additional Materials](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the**

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**Planning Commission voted unanimously to recommend approval of SUP #2024-00034 on the Consent Calendar.**

6

Special Use Permit #2024-00035

2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258 and 2260 N

Beauregard Street (Parcel Address: 2240 N Beauregard Street) - The Oliver Apartments

Public Hearing and consideration of a Special Use Permit for a Parking Reduction associated with converting accessory space into apartments within existing multi-unit residential buildings, zoned RA/Multi-unit.

Applicant: KMF XII Alexandria, LLC, represented by M. Catharine Puskar, attorney

**Attachments:**

[SUP2024-00035 Staff Report](#)

[SUP2024-00035 Presentation](#)

[SUP2024-00035 Additional Materials](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to recommend approval of SUP #2024-00035 on the Consent Calendar.**

7

Special Use Permit #2024-00063

765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, and 789 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P

Public Hearing and consideration of a Special Use Permit for a three-year extension of the previously approved SUP2020-00065 for Block P to construct a new multi-unit residential building (senior living) and an office building; zoned CDD #1/Coordinated Development District #1.

Applicant: Carlyle Plaza, LLC; 765 John Carlyle MOB LLC; 765 John Carlyle Senior Living LLC

**Attachments:**

[SUP2024-00063 Staff Report](#)

[SUP2024-00063 Presentation](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to recommend approval of SUP #2024-00063 on the Consent Calendar.**

8

Special Use Permit #2025-00009

1101 Finley Lane

Public Hearing and consideration of a Special Use Permit for a lot without frontage on a public street; zoned R-20/ Residential.

Applicant: Picketts Ridge 503 LLC represented by Duncan W. Blair, attorney

**Attachments:**

[SUP2025-00009 Staff Report](#)

[SUP2025-00009 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to recommend approval of SUP #2025-00009 on the Consent Calendar.

## New Business

### 9 THE CITY HAS REQUESTED TO WITHDRAW THIS ITEM

Discussion Item: Implementation of Small Area Plan Developer Contribution Policies

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to accept the withdrawal of the Discussion Item. The motion carried on a vote of 7-0.

### 10 Consideration of a motion to rescind the Planning Commission's April 1, 2025 action for REZ #2025-00001 and DSUP #2024-10010 for 126 Longview Drive and 2921 Nob Hill Court, Westridge Towns and to reconsider the item.

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to rescind the Commission's April 1, 2025 action and reconsider REZ #2025-00001 and DSUP #2024-10010 for 126 Longview Drive and 2921 Nob Hill Court. The motion carried on a vote of 6-1.

### 11 Rezoning #2025-00001 Development Special Use Permit #2024-10010 126 Longview Drive & 2921 Nob Hill Court - Westridge Towns Public Hearing and consideration of requests for (A) an amendment to the official Zoning Map to change the zoning designation for a portion of the site from R-8/Residential zone to the RA/Multi-unit zone, and (B) a Development Special Use Permit with a Site Plan and modifications to construct one single-unit dwelling and three multi-unit dwelling buildings, and Special Use Permit requests for additional density pursuant to Section 7-700 of the Zoning Ordinance and a parking reduction to allow compact parking spaces; zoned R-8/Residential. Applicant: Old Creek Homes LLC, represented by Duncan Blair, Attorney

**Attachments:**     [DSUP2024-10010 Staff Report Revised 5.6](#)  
                              [DSUP2024-10010 Presentation 5.1.25](#)  
                              [DSUP2024-10010 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 Commissioner Ramirez, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of REZ #2025-00001 and DSUP #2024-10010. The motion carried on a vote of 6-1.

12

Zoning Text Amendment #2025-00003

(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to: (1) correct technical errors and make clarifications in Articles IV, V, VII, and X; (2) amend Sections 3-606 and 3-706 to clarify open space requirements in the RA/Residential multi-unit and RB/Residential townhouse zones; (3) amend Articles III, IV, V, and VI to add churches as a permitted use in the RD/High density apartment, RS/Townhouse, RT/Townhouse, CD-X/Commercial downtown (Old Town North), CR/Commercial regional, I/Industrial, CRMU-L, M, H, and X (Commercial residential mixed use low, medium, high, and Old Town North), W-1/Waterfront mixed-use, and CDD/Coordinated development district zones; (4) amend Section 6-403 to remove height limitations for lighting permitted with a Special Use Permit approval for congregate recreational facilities and dog parks; (5) amend Section 7-202 to allow electric vehicle charging equipment in any required yard; (6) amend Section 7-203 related to accessory dwelling units to delete permit requirement and use limitations; (7) amend Section 8-200(F) to exempt churches from certain parking requirements; and (8) create provisions for a mural program in Article IX.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**     [ZTA#2025-00003 Staff Report](#)  
                              [ZTA#2025-00003 Presentation](#)

**On a motion by Commissioner Brown, seconded by Commissioner Ramirez, 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 Brown, the Planning Commission voted to initiate and recommend approval of ZTA #2025-00003. The motion carried on a vote of 7-0.**

13

Special Use Permit #2025-00021

1200 N Quaker Lane and 4200 West Braddock Road - Episcopal High School Athletic Fields

Public Hearing and consideration of a Special Use Permit to add accessory lighting above 35 feet tall on athletic fields at a private school; zoned R-20/Residential.

Applicant: The Protestant Episcopal High School, represented by Duncan W. Blair, attorney

**Attachments:**     [SUP2025-00021 Staff Report](#)  
                              [SUP2025-00021 Presentation](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, 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 Ramirez, the Planning Commission voted to recommend approval of SUP #2025-00021. The motion carried on a vote of 7-0.**

14

Special Use Permit #2025-00008

2525 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit for a reduction of required parking for retail/restaurant and multi-unit dwelling uses and modifications to the front and side yard setback requirements, open space requirements, and to permit a 6 ft fence within the secondary front yard to facilitate conversion of an existing non-residential building to a mixed-use, multi-unit residential building; zoned CL/Commercial Low.

Applicant: Ganges Property Group LLC; represented by M. Catharine Puskar, attorney

**Attachments:**     [SUP2025-00008 Staff Report](#)  
                              [SUP#2025-00008 Presentation](#)  
                              [SUP2025-00008 Additional Materials](#)

**On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of SUP #2025-00008. The motion carried on a vote of 7-0.**

15

Special Use Permit #2025-00010

3111 Circle Hill Road

Public Hearing and consideration of a Special Use Permit to construct a new single-unit dwelling on a developed substandard lot; zoned R-8/ Residential.

Applicant: Character Holdings 7 LLC represented by Duncan W. Blair, attorney

**Attachments:**     [SUP#2025-00010 Staff Report](#)  
                              [SUP#20205-00010 Presentation](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.”**

**On a motion by Commissioner Dube, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of SUP #2025-00010. The motion carried on a vote of 7-0.**

16

Development Special Use Permit #2025-10001

2601 Cameron Mills Road - George Mason Elementary School Reconstruction

Public Hearing and consideration of a request for a Development Special Use Permit with a Site Plan to partially demolish and reconstruct a public school building, including Special Use Permits for an indoor and outdoor recreation facility use and to exceed the maximum number of parking spaces permitted by the Zoning Ordinance; zoned: R-8/Residential.

Applicant: Alexandria City Public Schools



**Attachments:**     [DSUP2025-10001 Staff Report](#)  
                              [DSUP2025-10001 Presentation Revised 4.30.25](#)  
                              [DSUP2025-10001 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, 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 Ramirez, the Planning Commission voted to recommend approval of DSUP #2025-10001, as amended. The motion carried on a vote of 6-1.

## Minutes

17                      Consideration of the minutes from the April 1, 2025 Planning Commission meeting.

**Attachments:**     [April 1, 2025 Meeting Minutes](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to approve the minutes of the April 1, 2025 Public Hearing. The motion carried on a vote of 7-0.

## Other Business

Commissioners' Reports, Comments & Questions

## 18     Adjournment

The Planning Commission meeting was adjourned at 11:30 pm.