

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Docket - Final-revised

Saturday, May 17, 2025

9:30 AM

Council Chamber

City Council Public Hearing

The May 17, 2025, Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 986 8688 0491

Webinar Passcode: 950510

Dial-in number: 301-715-8592

Registration: https://zoom.us/webinar/register/WN_2uz_G7rXRHa4kUc7qupghg

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 webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form

<https://apps.alexandriava.gov/SpeakerSignup/>

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution (if needed).
3. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

II. ACTION CONSENT CALENDAR

Planning Commission (4-8)

4. [25-3187](#) 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
Planning Commission Action: Initiate and Recommend Approval 7-0
Attachments: [ZTA2025-00004 Staff Report](#)
[ZTA2025-00004 Presentation](#)
5. [25-3188](#) 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

Planning Commission Action: Recommend Approval 7-0

Attachments: [SUP2025-00034 Staff Report to CC](#)
[SUP2024-00034 Presentation](#)

6. [25-3189](#) 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
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP2025-00035 Staff Report](#)
[SUP2024-00035 Presentation](#)
7. [25-3190](#) 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
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP2025-00063 Staff Report](#)
[SUP2024-00063 Presentation](#)
[25-3190 After Item](#)
8. [25-3191](#) 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
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP2025-00009 Staff Report](#)
[SUP2025-00009 Presentation](#)

III. Roll-Call Consent Calendar (9-10)

9. [25-3074](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 802 and 808 North Washington Street from, CD-X/Commercial downtown (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00004 (Implementation Ordinance for Rezoning No. 2024-00004 associated with The Whitley Phase 2 approved by City Council on April 26, 2025). [ROLL-CALL VOTE]

Attachments: [25-3074 cover](#)
[25-3074 ordinance](#)
[25-3074 signed Ord. No. 5587](#)

10. [25-3076](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the properties located at 802 and 808 North Washington Street to construct and maintain encroachments for a portion of the front façade of the building at 802 North Washington Street and balconies on the building front façade of the building at 808 North Washington Street into the public right of way at those locations (Implementation Ordinance for Encroachment No. 2024-00008 associated with The Whitley Phase 2 approved by City Council on April 26, 2025). [ROLL-CALL VOTE]

Attachments: [25-3076 cover](#)
[25-3076 ordinance](#)

IV. Public Hearing Matters

11. [25-3060](#) Public Hearing and Consideration of a Five-Year License Agreement with the Alexandria Seaport Foundation for Docking the Maritime Heritage Center I & II Within the City Marina.

Attachments: [25-3060 Seaport Foundation License Agreement](#)
[25-3060 Waterfront Commission Seaport Center Endorsement](#)

12. [25-3192](#) 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
Planning Commission Action: Recommend Approval 6-1

Attachments: [DSUP2024-10010 Staff Report](#)
[DSUP2024-10010 Presentation](#)
[25-3192 After Item](#)

- 13.** [25-3193](#) 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

Planning Commission Actions: Initiate and Recommend Approval 7-0

Attachments: [ZTA2025-00003 Staff Report](#)
[ZTA2025-00003 Presentation](#)
[25-3193 After Item](#)

- 14.** [25-3194](#) 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
Planning Commission Action: Recommend Approval 7-0

Attachments: [SUP2025-00021 Staff Report](#)
[SUP2025-00021_1200 Quaker EHS_CC](#)
[25-3194_After Item A](#)
[25-3194_After Item B](#)

15. [25-3195](#) 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
Planning Commission Action: Recommend Approval 7-0

Attachments: [SUP2025-00008 Staff Report](#)
[SUP2025-00008 Presentation](#)
[25-3195_After Item](#)

16. [25-3196](#) 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
Planning Commission Action: Recommend Approval 7-0

Attachments: [SUP2025-00010 Staff Report](#)
[SUP2025-00010 Presentation](#)

17. [25-3197](#) 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
Planning Commission Action: Recommend Approval 6-1

Attachments: [DSUP2025-10001 Staff Report](#)
[DSUP2025-10001 Presentation](#)
[25-3197_After Item](#)

18. [25-3198](#) **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](#)

V. ORDINANCES AND RESOLUTIONS

19. [25-3199](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Title 11 Chapter 5: Noise Ordinance, to ban the use of Gas-Powered Leaf Blowers.
[ROLL-CALL VOTE]
Attachments: [25-3199 Attachment 1 - Noise Ordinance Cover](#)
[25-3199 Attachment 2 - Noise Ordinance](#)
[25-3199 Attachment 3 - Presentation](#)
[25-3199 After Item A](#)
[25-3199 After items \(1\)](#)
[25-3199 signed Ord. No. 5588](#)
20. [25-3141](#) Presentation of a Proclamation Recognizing Older Americans Month.
Attachments: [25-3141 proclamation](#)
21. [25-3222](#) Closed Session - Consideration of a closed executive session for discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected. [ROLL-CALL VOTE]
Attachments: [25-3222 executive session resolution generic gaskins](#)

VI. ADJOURN.