

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket

**Thursday, October 9, 2025**

**7:00 PM**

**This is a preliminary docket and is subject to change at anytime.**

**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) .***

A Public Hearing will be held by the Planning Commission on Thursday, October 9, 2025 beginning at 7:00 p.m. in the City Council Chamber, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, October 18 at 9:00 a.m. in City Council Chamber, 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 6:30p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00p.m.

Registration Link:

[https://zoom.us/webinar/register/WN\\_Linb52KrToWgXjT7ZXAv2g](https://zoom.us/webinar/register/WN_Linb52KrToWgXjT7ZXAv2g)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 981 4541 3398

Password: 670500

City Council Zoom Link (Public Hearing Webinar)

Registration Link:

[https://zoom.us/webinar/register/WN\\_G8HnhLKPSceLvx8VVA2bEw](https://zoom.us/webinar/register/WN_G8HnhLKPSceLvx8VVA2bEw)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 941 2867 5008

Webinar Passcode: 430690

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](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 hearing. For reasonable disability accommodation or 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 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.

## Call To Order

## Consent Calendar

## New Business

**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 subdivide an existing 8680 square foot lot into two lots; zoned R-2-5/Residential.

Applicant: Classic Cottages, LLC

**Attachments:** [SUB2025-00005 Application Materials](#)

Special Use Permit #2025-00044

107 N Fairfax Street

Public Hearing and consideration of a request for a Special Use Permit to request an increase in Floor Area Ratio to allow for an expansion of residential units in a mixed-use building; zoned CD/Commercial Downtown

Applicant: Patrick Camus

**Attachments:** [SUP2025-00044 Application Materials](#)

Rezoning #2025-00005

Special Use Permit #2025-00049

601 Wythe Street

Public Hearing and consideration of a request for (A) a Rezoning from CDX/Commercial Downtown zone to CRMU-X/Commercial Residential Mixed-Use zone; and (B) a Special Use Permit to convert an existing office building to a residential use; zoned CDX/ Commercial Downtown.

Applicant: 601 Wythe Street LLC represented by Kenneth Wire & Megan Rappolt, Attorneys

**Attachments:** [REZ2025-00005 & SUP2025-00049 Application Materials](#)

Development Special Use Permit #2025-10020

5801 Duke Street

Public Hearing and consideration of a request for a Development Special Use Permit approval of a 275-unit work force housing multifamily building with modifications to provide a 20% crown coverage instead of the required 25%, with a Special Use Permit for a Parking Reduction of approximately 117 residential parking spaces. Applicant: Landmark Land Holdings LLC represented by Kenneth Wire & Megan C. Rappolt, Wire Gill LLP, Agents

**Attachments:** [DSUP2025-10020 Application Materials](#)

## **Minutes**

## **Other Business**

## **Adjournment**

## **Administrative Approvals**