

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Meeting Minutes

Thursday, October 9, 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.

A Public Hearing was 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_Linb52KrToWgXjT7ZXA2g

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

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 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, 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 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.

The Planning Commission held a Work Session on October 9, 2025 at 6:00 p.m. in City Hall Council Workroom Room 2410, 301 King Street, Alexandria, Va 22314, for a discussion regarding the Potomac Yard Small Area Plans. The Work Session is open to the public. Public testimony is not received, and no formal actions are taken by the Planning Commission at Work Sessions.

For reasonable disability accommodation or for translation services for the Planning Commission Work Session, contact Lisa Chase at 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.

Attachments: [Potomac Yard PC Work Session Presentation](#)

1 Call To Order

The Planning Commission Public Hearing was called to order at 7:07 pm. All members were present.

Consent Calendar

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Development Special Use Permit #2025-10028
727 North West Street (Parcel Address: 1319 Wythe Street) - Braddock West Extension
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential dwelling with ground floor commercial space and a private or fraternal club use with Special Use Permits for: (A) increased Floor Area Ratio to 3.0 in the OCH/Office commercial high zone, (B) bonus density and height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, (C) a parking reduction for residential and commercial uses, (D) retail shopping or personal service establishments on a lot which does not include office buildings, and (E) a fraternal or private club use; zoned OCH/Office Commercial High.
Applicant: West Street Acquisitions LLC, represented by Casey Nolan

- Attachments:** [DSUP2025-10028 Braddock West Extension Staff Memo](#)
 [DSUP2025-10004 June 2025 Staff Report](#)
 [DSUP2025-10028 Braddock West Extension PC Presentation](#)
 [REVISED](#)
 [DSUP2025-10028 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10028. The motion carried on a vote of 6-0-1. Commissioner Brown abstained.

- 3** Special Use Permit #2025-00044
 107 N Fairfax Street
 Public Hearing and consideration of a request for a Special Use Permit for Floor Area Ratio up to 2.5 to allow for the proposed addition to an existing nonresidential building; zoned CD/Commercial Downtown.
 Applicant: Patrick Camus

- Attachments:** [SUP2025-00044 107 N Fairfax St PC Staff Report](#)
 [SUP2025-00044 107 N Fairfax St PC Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Special Use Permit #2025-00044 on the Consent Calendar.

New Business

- 4** **Planning Commission Discussion Item:** Discussion on proposed Zoning Text Amendments related to the regulatory processes for certain commercial and non-residential uses, residential zoning including commercial to residential conversions, Special Use Permits for redevelopment of substandard lots, and the Subdivision process.

- Attachments:** [Commercial ZTAs PC Work Session Presentation](#)
 [Office to Residential Conversion PC Work Session Presentation](#)

The Planning Commission received a presentation on proposed Zoning Text Amendments related to office to residential conversions and commercial uses regulations.

- 5** Development Special Use Permit #2025-10020
 6025 Duke Street - WestEnd Block D
 Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications for construction of a multi-unit residential dwelling and a Special Use Permit request for a parking reduction; zoned CDD #29/Coordinated Development District #29.
 Applicant: Landmark Land Holdings LLC represented by Kenneth Wire, Wire Gill

LLP, Attorney

- Attachments:** [DSUP2025-10020 Landmark Block D PC Staff Report](#)
[DSUP2025-10020- 6025 Duke Street Landmark Block D Presentation REVISION](#)
[DSUP2025-10020 Landmark Block D Memo](#)
[DSUP2025-10020 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 6-0-1. Commissioner Ramirez recused herself.

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10020, as amended. The motion carried on a vote of 6-0-1. Commissioner Ramirez recused herself.

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Rezoning #2025-00005

Special Use Permit #2025-00049

Encroachment #2025-00006

601 Wythe Street

Public Hearing and consideration of a request for (A) a Rezoning from CD-X/Commercial-Downtown (Old Town North) zone to CRMU-X/Commercial Residential Mixed-use (Old Town North) zone; (B) a Special Use Permit for a multi-unit residential dwelling; and (C) an Encroachment into the public right-of-way for upper floor balconies to facilitate the conversion of an existing office building to residences; zoned CD-X/ Commercial Downtown.

Applicant: 601 Wythe Street LLC represented by Kenneth Wire, Wire Gill LLP, Attorney

- Attachments:** [REZ2025-00005, SUP2025-00049, ENC2025-00006 601 Wythe Street PC Staff Report](#)
[REZ2025-00005, SUP2025-00049, ENC2025-00006 601 Wythe Street PC Presentation REVISION](#)
[REZ2025-00005, SUP2025-00049, ENC2025-00006 601 Wythe Street 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 Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Rezoning #2025-00005. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2025-00049. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Encroachment #2025-00006. The motion carried on a vote of 7-0.

Minutes

7 Consideration of the minutes from the June 23 and September 4, 2025 Planning Commission meetings, and the August 22, 2025 Planning Commission Retreat.

Attachments: [FY2026 Planning Commission Retreat Minutes](#)
[June 23, 2025 Planning Commission Hearing Minutes](#)

On a motion by Commissioner Manor, seconded by Commissioner Ramirez, the Planning Commission voted to approve the minutes of the August 22, 2025 Planning Commission Retreat as submitted. The motion carried on a vote of 6-0-1. Vice Chair Koenig abstained.

On a motion by Commissioner Manor, seconded by Commissioner Dube, the Planning Commission voted to approve the minutes of the June 23, 2025 Public Hearing as submitted. The motion carried on a vote of 7-0.

Other Business

Commissioners’ Reports, Comments & Questions

Planning & Zoning Director’s Report

8 Adjournment

The Planning Commission meeting was adjourned at 10:09 pm.

Administrative Approvals

SUP2025-00051
 1118 North Pegram Street
 Administrative Special Use Permit request for a minor amendment to an existing child care home to extend the weekday closing hours; zoned: R-12/Residential.
 Applicant: Judith Paredes
 Current and Proposed Business Name: Busy Bunnies Childcare
 City Planner: Lanning Blaser
 Status: Approved September 17, 2025

SUP2025-00047
 1909 Mount Vernon Avenue (Parcel address: 1903 Mount Vernon Avenue)
 Administrative Special Use Permit request for a change of ownership of a restaurant; zoned: CL/Commercial Low.
 Applicant: JCJ 828 LLC.

Current Business Name: Zuki Moon
Proposed Business Name: Pak Soii Izakaya & Bar
City Planner: Lanning Blaser
Status: Approved September 11, 2025

SUP2025-00045
701 King Street
Administrative Special Use Permit request for a new restaurant; zoned: KR/King Street Urban Retail.
Applicant: Maman Old Town LLC
Proposed Business Name: Maman Coffee Baking Kitchen
City Planner: Mavis Stanfield
Status: Approved September 3, 2025

SUP2025-00043
400 King Street, Suite 120
Administrative Special Use Permit request for a new restaurant; zoned: KR/King Street Urban Retail.
Applicant: Van Leeuwen 410 King St LLC
Proposed Business Name: Van Leeuwen Ice Cream
City Planner: Lanning Blaser
Status: Approved September 5, 2025

SUP2025-00033
3900 King Street
Administrative Special Use Permit request for a new day care center within a church; zoned: RA/Multi-unit.
Applicant: Lindsay Willmann
Proposed Business Name: Alexandria Learning Cooperative
City Planner: Lanning Blaser
Status: Approved September 3, 2025