

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Tuesday, May 6, 2025

7:00 PM

*****This is a preliminary docket and is subject to change at any time*****

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 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_T1iDo8S0QDylxEdvvdibxg

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

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 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 Public Hearing

For reasonable disability accommodation or for 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 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.

Call To Order

New Business

Zoning Text Amendment #2025-00003

(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance for various minor updates and corrections.

Staff: City of Alexandria Department of Planning & Zoning

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 to re-subdivide an existing lot into two lots with variation of the lot width requirement; zoned R20/ Residential.

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

Attachments: [SUB2025-00001 Application Materials](#)

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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 Application Materials](#)

Special Use Permit #2024-00034

4718 Kenmore Avenue

Public Hearing and consideration of a request for a Special Use Permit for a parking reduction associated with converting former communal laundry rooms 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 Application Materials](#)

Special Use Permit #2024-00035

2240 N Beauregard Street

Public Hearing and consideration of a request for a Special Use Permit parking reduction associated with converting former communal laundry rooms into apartments within existing multi-unit residential buildings, zoned RA/ Multi-unit zone.

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

Attachments: [SUP2024-00035 Application Materials](#)

Special Use Permit #2024-00063

1900 Eisenhower Avenue

765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, and 789 John Carlyle Street

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 (Elderly Housing) and an office building; zoned CDD#1/Coordinated Development District.

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

Attachments: [SUP2024-00063 Application Materials](#)

Special Use Permit #2025-00008

2525 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for a parking reduction with yard modifications to convert an existing non-residential building to mixed-use residential; zoned CL/ Commercial Low.

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

Attachments: [SUP2025-00008 Application Materials](#)

Special Use Permit #2025-00009

1101 Finely Lane

Public Hearing and consideration of a request for an existing lot without public street frontage; zoned R20/ Residential.

Applicant: Picketts Ridge 503 LLC

Attachments: [SUP2025-00009 Application Materials](#)

Special Use Permit #2025-00010

3111 Circle Hill Road

Public Hearing and consideration of a request to construct a single unit dwelling on a

substandard lot; zoned R8/ Residential.

Applicant: Character Holdings 7 LLC

Attachments: [SUP2025-00010 Application Materials](#)

Development Special Use Permit #2024-10009

500 and 501 North Union Street

Robinson Terminal North

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct two mixed-use buildings with a total 73 dwelling units and three ground-floor commercial spaces, including Special Use Permit requests for (a) increased density for site identified in the Waterfront Plan per Section 5-504(D) of the Zoning Ordinance, (b) an increase in height above 30 feet in the Potomac River Vicinity Height District per Section 6-404 of the Zoning Ordinance (501 North Union Street), (c) a parking reduction for residential multi-unit and commercial spaces (500 North Union Street), and (d) for an increase of up to 20 feet for a mechanical penthouse (500 N. Union Street); zoned W-1 / Waterfront Mixed-Use.

Applicant: RTN East LLC and RTN West LLC, represented by Kenneth W. Wire, Attorney

Attachments: [DSUP2024-10009 Application Materials](#)

Development Special Use Permit #2025-10001

2601 Cameron Mills Road - George Mason Elementary School Reconstruction

Public Hearing and consideration of requests for a Development Site Plan to partially demolish the existing building and reconstruct the public school, 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/Single-family.

Applicants: Alexandria City Public Schools.

Attachments: [DSUP2025-10001 Application Materials](#)

Other Business

Commissioners' Reports, Comments & Questions

Minutes

Adjournment

Administrative Approvals

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the

Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.