

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket

Wednesday, June 4, 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 Wednesday, June 4, 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, June 14 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_ERhYxq4UQZCvbkR-XXSSQ

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 977 2245 4164

Password: 341259

City Council (Public Hearing Webinar)

Registration Link:

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID:

Webinar Passcode:

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

Public Hearing and consideration of the FY 2026 - 2027 Long Range Planning Interdepartmental Work Program.
Staff: Department of Planning and Zoning

Special Use Permit #2025-00018
505 S Van Dorn Street - McDonald's Restaurant
Public hearing and consideration of a request for a Special Use Permit to operate an additional drive-through service lane at an existing restaurant; zoned CG/Commercial General.
Applicant: McDonald's USA LLC represented by Evan Pritchard

Attachments: [SUP2025-00018 Application Materials](#)

Special Use Permit #2025-00016
3106 Colvin Street
Public hearing and consideration of a request for a Special Use Permit request for vehicle towing service and impound lot; zoned I/Industrial.
Applicant: Metro Motor Towing & Co represented by Hisham Eleyan

Attachments: [SUP2025-00016 Application Materials](#)

Encroachment #2025-00001
400 Carlisle Drive
Public hearing and consideration of a request for an Encroachment into the Public Right-of-Way for a retaining wall; zoned R-5/Residential.
Applicant: Square One Development Group

Attachments: [ENC2025-00001 Application Materials](#)

Development Special Use Permit #2025-10004
727 North West Street - Braddock West Extension
Public hearing and consideration of a request for a Development Special

Use Permit and a Site Plan to extend the validity period for previously approved DSUP #2020-10027 with associated modifications and Special Use Permit requests for construction of a mixed-use multi-unit residential building; zoned CD/Commercial Downtown.

Applicant: West Street Acquisitions represented by Eric Ronda

Attachments: [DSUP2025-10004 Application Materials](#)

Development Special Use Permit #2025-10006

912, 916 and 920 King Street

Public hearing and consideration of a request for a Development Special Use Permit and Site Plan to extend the validity period of previously approved DSUP #2019-00032 with associated modifications and Special Use Permit requests for construction of a mixed-use multi-unit residential building; zoned KR/King St urban retail.

Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2025-10006 Application Materials](#)

Development Special Use Permit #2025-10005

116 South Henry Street

Public hearing and consideration of a request for a Development Special Use Permit and Site Plan to extend the validity period of previously approved DSUP #2019-00033 with associated modifications and Special Use Permit requests for construction of a mixed-use multi-unit residential building; zoned CD/Commercial Downtown.

Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2025-10005 Application Materials](#)

Development Special Use Permit #2025-10003

5000 Fairbanks Avenue and 5101 Fillmore Avenue - The View

Public hearing and consideration of a request for a Development Special Use Permit with a Site Plan to construct a multi-unit residential building for seniors, including Special Use Permits for bonus density and height associated with Section 7-700 of the Zoning Ordinance, reduction of required off-street parking, and for mechanical penthouse taller than 15-ft.; zoned RC/ High Density Apartment.

Applicant: The View at Goodwin Living, LLC represented by M. Catherine Puskar, attorney

Attachments: [DSUP2025-10003 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

multi-unit residential buildings with 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 multi-unit residential and commercial spaces (500 North Union Street), and (D) for an increase of up to 20 feet for a mechanical penthouse (500 North 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](#)

Minutes

Other Business

Adjournment

Administrative Approvals