

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, April 1, 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 will be held by the Planning Commission on Tuesday, April 1, 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, April 26 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_byi-K9abSuOpmXF2uzt3lw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 970 7555 2745

Password: 389223

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_4i2XBGk9Rd2CEowNKhMQjg

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 951 1332 2963

Webinar Passcode: 891256

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.

1. Call To Order

The Planning Commission meeting was called to order at 7:02 p.m., Chair McMahon was participating remotely. All other members were present at the Call to Order.

Consent Calendar

- 2. Consideration of adoption of a resolution setting the FY2026 Planning Commission meeting schedule and to establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [FY2026 Planning Commission Meeting Schedule Memo and Resolution](#)

On a motion by Commissioner Manor, seconded by Commissioner Ramirez, the Planning Commission voted to adopt the Resolution setting the FY2026 Planning Commission Meeting Schedule. The motion carried on a vote of 7-0 on the Consent Calendar.

- 3. Special Use Permit #2025-00007
4001 Mount Vernon Avenue
Public Hearing and consideration of a Special Use Permit for a 10-year review to assess the compatibility of a nonconforming automobile service station use with other uses and redevelopment in the area (amending SUP #2025-00001); zoned NR/Neighborhood retail (Arlandria). Applicant: City of Alexandria, Department of Planning & Zoning

Attachments: [SUP#2025-00007 Staff Report](#)
[SUP#2025-00007 Presentation](#)

On a motion by Commissioner Manor, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of SUP #2025-00007. The motion carried on a vote of 7-0 on the Consent Calendar.

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A&B. 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

- Attachments:** [DSUP#2024-10010 Staff Report](#)
 [DSUP#2024-10010 Presentation](#)
 [PC Memorandum - Westridge Towns](#)
 [Revised DSUP#2024-10010 Site Plan](#)
 [Revised DSUP#2024-10010 Application](#)
 [DSUP#2024-10010 Additional Materials](#)
 [Commissioner Brown Memorandum & Additional Materials](#)

On a motion by Commissioner Brown, 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 Commissioner Ramirez, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of DSUP #2024-10014. The motion carried on a vote of 6-1.

On a motion by Commissioner Ramirez, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of REZ #2025-00001. The motion carried on a vote of 6-1.

New Business

- 5.** Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2026 Capital Improvement Program. Staff: City of Alexandria, Office of Management & Budget (OMB) and the Department of Planning & Zoning

- Attachments:** [Proposed FY2026-2035 CIP PC Advisory Recommendations Memo](#)
 [Proposed FY2026-2035 CIP PC Advisory Recommendations Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Dubé, the Planning Commission voted to find the FY 2026 Capital Improvement Program consistent with the City's Master Plan. The motion carried on a vote of 7-0.

- 6** Rezoning #2024-00004
A-C. Development Special Use Permit #2024-10017

Encroachment #2024-00008
 802 and 808 N. Washington Street - The Whitley Phase 2
 Public Hearing and consideration of requests for (A) amendment to the official Zoning Map to change the zoning designation for the site from CD-X/Commercial Downtown zone (Old Town North) to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Development Special Use Permit with a Site Plan and modifications to construct a multi-unit dwelling, including Special Use Permits to increase the floor area ratio to 2.5 in the CRMU-X zone, for the utilization of Section 7-700 of the Zoning Ordinance for bonus density for the provision of affordable housing, and a parking reduction; and (C) an Encroachment into the public right-of-way for a portion of the front façade of the existing building at 802 N Washington St. and balconies along North Washington Street; zoned CD-X/Commercial Downtown (Old Town North).
 Applicant: 808 Washington LLC by Kenneth W. Wire & Megan C. Rappolt, Attorneys

- Attachments:** [DSUP#2024-10017 Staff Report](#)
 [DSUP#2024-10017 Presentation](#)
 [Staff Memorandum](#)
 [DSUP#2024-10017 Additional Materials](#)

On a motion by Commissioner Ramirez, 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 Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of REZ #2024-00004. The motion carried on a vote of 7-0.

On a motion by Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP #2024-10017. The motion carried on a vote of 7-0.

On a motion by Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of ENC #2024-00008. The motion carried on a vote of 7-0.

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 A&B.**

Development Special Use Permit #2024-10011
 Encroachment #2024-00007
 1900 N. Beaugard Street - Adams Neighborhood
 Public Hearing and consideration of requests for (A) a Development Special Use Permit with a Site Plan and modifications to construct a multi-unit dwelling, including a Special Use Permit request for a parking reduction, and (B) a request for an Encroachment into the public right-of-way for a portion of a wall; zoned CDD #21/Coordinated Development District #21.
 Applicant: 1900 Beaugard Property Owner, LLC, represented by Ken Wire,

Attorney

- Attachments:** [DSUP#2024-10011 Staff Report](#)
 [DSUP2024-10011 Presentation](#)
 [DSUP#2024-10011 Additional Materials](#)
 [DSUP#2024-10011 Additional Materials](#)

On a motion by Commissioner Brown, 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 Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP #2024-10011. The motion carried on a vote of 7-0.

On a motion by Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of ENC #2024-00007. The motion carried on a vote of 7-0.

Other Business

8. Commissioners’ Reports, Comments & Questions

Minutes

9. Consideration of the minutes from the March 4, 2025 Planning Commission meeting.

Attachments: [March 4, 2025 Meeting Minutes](#)

On a motion by Commissioner Brown, seconded by Commissioner Dubé, the Planning Commission voted to approve the minutes of March 4, 2025. The motion carried on a vote of 7-0.

10. **Adjournment**

On a motion by Commissioner Ramirez, seconded by Commissioner Dubé, the Planning Commission voted to adjourn. The motion carried on a vote of 7-0.

The Planning Commission meeting was adjourned at 11:22 p.m.

Administrative Approvals

SUP2024-00083
 801 N Washington Street
 Administrative Special Use Permit request for a change of ownership of an automobile service station, zoned: CDX/Commercial Downtown (Old Town North)
 Applicant: Uptown Petro Holdings, LLC by Hope Gardepe

Current and Proposed Business Name: Old Town Shell
City Planner: Mavis Stanfield
Status: Approved

SUP2025-00001
4001 Mount Vernon Avenue
Administrative Special Use Permit request for a change of ownership of
an automobile service station, zoned: NR/Neighborhood Retail
(Arlandria)
Applicant: MJ United Inc. by Malik Hussain
Current and Proposed Business Name: Exxon
City Planner: Ann Horowitz
Status: Approved

SUP2025-00002
3000 Duke Street
Administrative Special Use Permit request for a change of ownership of
a restaurant, zoned: CG/Commercial General
Applicant: Umiya Alexandria, Inc. represented by Fayland Ng, agent
Business Name: Generous George's Positive Pizza & Pasta
Proposed Business Name: Umiya
City Planner: Ann Horowitz
Status: Approved

SUP2025-00004
3405 Mount Vernon Avenue
Administrative Special Use Permit request for a change of ownership of
an automobile service station, zoned: CSL/Commercial Service Low
Applicant: Mid-Atlantic Lubes, L.L.C. dba Valvoline Instant Oil Change by
Kelly-Ann Taintor
Business Name: Lube it! Pennzoil Ten Minute Oil Change
Proposed Business Name: Valvoline Instant Oil Change
City Planner: Mavis Stanfield
Status: Approved

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.

