

City of Alexandria, Virginia

MEMORANDUM

DATE: May 5, 2026

TO: Chair McMahon and Members of Planning Commission

FROM: Paul Stoddard, AICP, Director, Department of Planning and Zoning

SUBJECT: Director's Report – May 5, 2026

Community Meeting Series

Beginning in April 2025, the Department of Planning & Zoning began hosting an online community meeting series. Meetings are held every other month. These meetings offer community members an opportunity to stay informed about larger development projects under consideration, changes to regulations that affect new development, and upcoming planning initiatives.

The next meeting is scheduled for Tuesday, May 19, 2026. The most recent meeting was held Tuesday, March 17. Recordings from past meetings are available here <https://www.alexandriava.gov/planning-and-zoning/planning-zoning-bi-monthly-virtual-community-updates>

Docket Lookahead

The attached lookahead provides a tentative schedule of land use items for docketing through June 2026, including development applications, zoning text amendments, and small area plans. Note that this tentative schedule is for information purposes only and future months may change.

Attachments

1. Docket Lookahead May 2026 through June 2026

May – June 2026 Planning Commission and City Council Meetings & Community Engagement Look Ahead

Updated: May 5, 2026 | The following is tentative and subject to frequent changes.

MAY	JUNE (A)	JUNE (B)
<p><i>Development – New, Extensions, and Amendments</i></p> <ol style="list-style-type: none"> 1. 1609 Cameron St - Old Town Pool – Development Special Use Permit for renovations of the Old Town Pool 2. 5050 Mark Center Dr - Rutherford Extension – Development Special Use Permit extension for a multi-unit residential building <p><i>Special Use Permit – Infill</i></p> <ol style="list-style-type: none"> 1. 404 E Alexandria Ave – Special Use Permit for development of a substandard lot <p><i>Zoning Text Amendment</i></p> <ol style="list-style-type: none"> 1. Zoning Text Amendment for beekeeping regulations <p><i>Subdivision (Planning Commission Only)</i></p> <ol style="list-style-type: none"> 1. 411 Clifford Ave – Re-subdivide one lot into two <p><i>Duke Street Land Use Plan Update</i></p> <ul style="list-style-type: none"> • Planning Commission Work Session at 6pm • City Council on May 26 Legislative Docket <p><i>Planning Commission Discussion Item:</i> Substandard Lot Regulations</p>	<p><i>6:30 Planning Commission Discussion Item: Green Building Plan Implementation Update</i></p> <p><i>Development – New, Extensions, and Amendments</i></p> <ol style="list-style-type: none"> 1. 1019 Cameron St – Development Special Use Permit and Rezoning (CL to CD) for an addition to an existing two-story office building 2. 1300 N Royal St-PRGS Blocks B&C and Open Spaces – Development Special Use Permits, Subdivision, and Coordinated Development District Concept Plan for multi-unit residential buildings and open space <p><i>Special Use Permits/Commercial Uses</i></p> <ol style="list-style-type: none"> 1. 699 Prince St – Special Use Permit for outdoor entertainment <p><i>Master Plan Amendment</i></p> <ol style="list-style-type: none"> 1. Master Plan Amendment to adopt the Housing 2040 Plan as a chapter of the Master Plan 2. 4154 Duke St – Rezoning to remove proffer restricting uses to office use <p><i>Subdivisions and 9.06s (Planning Commission Only)</i></p> <ol style="list-style-type: none"> 1. 6216 Morgan St – Subdivision to adjust a lot line 2. 306 Beverley Dr – Subdivision to re-subdivide on lot into two 3. 910 King St – Section 9.06 for City to lease parking spots for outdoor dining 4. Portion of Park Road above Masonic Memorial – Section 9.06 for City to receive property that has and will be used as right-of-way 	<p><i>Special Use Permits/Commercial Uses</i></p> <ol style="list-style-type: none"> 1. 5601 Courtney Ave – Special Use Permit extension for Virginia Paving operations 2. 1020 Princess St – Special Use Permit for office to residential conversion <p><i>Vacation of Public Right-of-Way</i></p> <ol style="list-style-type: none"> 1. 218 E. Alexandria Ave – Vacation of Public Right-of-Way appx. 5,057 sf portion of public access easement <p><i>Zoning Text Amendment</i></p> <ol style="list-style-type: none"> 1. Substandard Lot Regulations Text Amendment <p><i>Subdivisions (Planning Commission Only)</i></p> <ol style="list-style-type: none"> 1. 114 E Raymond Ave – Subdivision of one lot into two 2. 311 Clifford Ave – Re-subdivision of three lots into two buildable lots <p><i>OTN Arts District Evaluation</i></p> <ul style="list-style-type: none"> • Planning Commission Discussion Item • City Council Discussion Item - June 9 Legislative
COMMUNITY ENGAGEMENT		
<ol style="list-style-type: none"> 1. P&Z Virtual Community Update – May 19 2. Duke Street Land Use Plan: Community Mtg - Topics: Housing + Health - May 28 Commission Updates: AHAAC-5/7; TC 5/20; PRC 5/21 	<ol style="list-style-type: none"> 1. Duke Street Land Use Plan: Community Mtg - Topics: Transportation + Sustainability - June 17 Commission Updates: EPC-6/15; ARHA- 6/22, ACPS - TBD 	