

City of Alexandria

*City Council Chambers at Del Pepper Community Resource Center
4850 Mark Center Drive
Alexandria, VA 22311*



Action Docket

Monday, June 22, 2026

7:00 PM

Council Chambers, 4850 Mark Center Drive, Room 1305

Planning Commission Public Hearing

Council Chambers, 4850 Mark Center Dr., Room 1305

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 - Complete a Speaker's Form online at <https://apps.alexandriava.gov/SpeakerSignup/?body=PLANNING> or at the hearing to speak in person or via Zoom on the docket items below. Your speaker's form must be submitted to the Clerk before the public hearing for which you want to speak on is closed.

Written Comments - The public may submit written comments in advance to the Department of Planning & Zoning staff at PlanComm@alexandriava.gov. For the City Council Public Hearing, submit written comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov.

City Council Public Hearing - Some of the items on Planning Commission docket below will also be considered by the City Council at a Public Hearing on Wednesday, July 1, at 7 p.m.

Live Broadcasts - Government Channel 70 on Xfinity and streaming on the City Website at www.alexandriava.gov/dockets <<http://www.alexandriava.gov/dockets>>

Zoom Participation - Available via Zoom via the following registration links:

Planning Commission Zoom Link - Zoom access was available at 6:30 p.m.
<https://alexandriava.zoom.us/webinar/register/WN_RfK2GjXBTfKJrLCljqkH5g>

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 931 7166 5369

Password: 150622

City Council Zoom Link

<https://alexandriava.zoom.us/webinar/register/WN_qfGZjHyKQy62jxmptD_FsQ>

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 969 3536 7721

Webinar Passcode: 035937

Update the Zoom application to the latest version for the best results. If you are unable to access the Zoom by app or browser, use the Dial-In number to call into the Zoom session. Presentations will not be visible using the Dial-In number.

Reasonable Disability Accommodation or Translation Services - Planning Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. Please provide a 48-hour notice so that proper arrangements can be made. For the City Council Public Hearing, contact the City Clerk and the Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice so that proper arrangements can be made.

1 Call To Order

The Planning Commission Public Hearing was called to order at 7:00 p.m. Commissioner Harris was absent. Commissioner Manor participated remotely. All other members were present at the Call to Order.

Consent Calendar

2 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 #2026-00005

114 East Raymond Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential Single Family

Applicant: Timothy Moran

Attachments: [SUB2026-00005 Staff Report](#)
 [SUB2026-00005 Presentation](#)

This item was pulled from the Consent Calendar and heard before Docket Item #5. On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to close the public hearing. The motion carried on a vote of 6-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to approve Subdivision #2026-00005. The motion carried on a vote of 6-0.

3 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 #2026-00008

311 Clifford Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned R-2-5/Residential Single Family

Applicant: The Parkway Partnership, LLC represented by M. Catharine Puskar, attorney

Attachments: [SUB2026-00008 Staff Report](#)
 [SUB2026-00008 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to approve Subdivision #2026-00008 on the Consent Calendar.

New Business

4 Deferral Requested by the Applicant

Vacation #2026-00001

Ramsey Street and East Alexandria Avenue (Adjacent to 218 and 300 East Alexandria Avenue)

Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the northern end of Ramsey Street and adjacent to the properties at 218 & 300 East Alexandria Avenue: zoned R-2-5/Residential Single Family.

Applicants: St. Joe's LLC represented by M. Catharine Puskar, attorney, and Olivia Campbell and George P. Rhodes, III represented by Duncan Blair, attorney

Attachments: [VAC2026-00001 Application Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to accept the applicants request to defer Vacation #2026-00001. The motion carried on a vote of 6-0.

5 *The description below has been updated to remove the request for a parking reduction.*

Special Use Permit #2026-00019

1010 & 1020 Princess Street and 331 North Henry Street

Public hearing and consideration of a request for a Special Use Permit for the conversion of a noncomplying structure from commercial to residential use with yard and open space modifications, ~~and a parking reduction~~; zoned CL/Commercial Low.

Applicant: Old Creek Homes, LLC represented by Duncan Blair, attorney

Attachments: [SUP2026-00019 Staff Report](#)
[SUP2026-00019 Presentation](#)
[SUP2026-00019 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to close the public hearing. The motion carried on a vote of 6-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2026-00019. The motion carried on a vote of 6-0.

- 6** Special Use Permit #2026-00018
5601 & 5603 Courtney Avenue and 720, 730, & 750 South Van Dorn Street
Public Hearing and consideration of a request for a Special Use Permit for a
five-year extension to continue operations of an asphalt plant (amending
SUP#2017-00097); zoned: I/Industrial.
Applicant: Virginia Paving Company represented by Ken Wire, attorney

Attachments: [SUP2026-00018 Staff Report](#)
[SUP2026-00018 Presentation](#)
[SUP2026-00018 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to close the public hearing. The motion carried on a vote of 6-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to recommend denial of Special Use Permit #2026-00018. The motion carried on a vote of 6-0.

Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

Attachments: [June 22, 2026 Directors Report](#)

Minutes

- 7** Consideration of the minutes from the June 2, 2026 Planning Commission Public Hearing.

Attachments: [6.2.2026 Minutes](#)

On a motion by Commissioner Lennihan, seconded by Commissioner Ramirez, the Planning Commission voted to approve the minutes from the June 2, 2026 Planning Commission Public Hearing. The motion carried on a vote of 6-0.

8 Adjournment

The Planning Commission meeting was adjourned at 9:33 p.m.

Administrative Approvals

SUP2026-00014
111 North Pitt Street

Administrative Special Use Permit request for a change of ownership of a restaurant; zoned: KR/King Street Urban Retail.

Applicant: Ghazal Amir

Current Business Name: Kismet

Proposed Business Name: Finn & Fire

City Planner: Lanning Blaser

Status: Approved April 29, 2026

SUP2026-00015

133 South Peyton Street

Administrative Special Use Permit request for a change of ownership and a minor amendment of a dog daycare facility to increase the operating hours and daycare and boarding capacity; zoned: OCH/Office Commercial High.

Applicant: Pet Resort Hospitality Group

Current Business Name: The Board Hound

Proposed Business Name: Old Towne Pet Resort

City Planner: Lanning Blaser

Last Day for Public Comments: April 30, 2026

Status: Approved on May 19, 2026

SUP2026-00021

3331 Exchange Avenue

Administrative Special Use Permit request for a temporary Alexandria City Public School bus parking lot; zoned: CDD-19/Coordinated Development District #19.

Applicant: Alexandria City Public Schools represented by Amanda Ou

Current and Proposed Business Name: Alexandria City Public Schools

City Planner: Rachel Drescher

Last Day for Public Comments: May 21, 2026

Status: Approved on May 28, 2026

SUP2026-00020

720 North Saint Asaph Street

Administrative Special Use Permit request for a minor amendment to relocate required open space from the rooftop; zoned CDX/Commercial Downtown - Old Town North.

Applicant: 720 St Asaph Partners LLC

City Planner: Sam Shelby

Last Day for Public Comments: May 21, 2026

Status: Approved on June 3, 2026