

City of Alexandria, Virginia

MEMORANDUM

DATE: June 22, 2026

TO: Chair McMahon and Members of Planning Commission

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

SUBJECT: Director's Report – June 22, 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 Friday, July 17, 2026. The most recent meeting was held Tuesday, May 19. 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 September 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 June 2026 through September 2026

June, July & September 2026 Look-Ahead Planning Commission and City Council Meetings & Community Engagement

Updated: June 10, 2026 | The following is tentative and subject to frequent changes.

CC JUNE 13	PC JUNE 22 & CC JULY 1	PC SEPT 1 & CC SEPT 12
<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 & Infill</i></p> <ol style="list-style-type: none"> 1. 699 Prince St – Special Use Permit for outdoor entertainment 2. 404 A E Alexandria Ave – Special Use Permit for development of a substandard lot (1) <p><i>Master Plan Amendment/Rezoning</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 expand the list of permitted uses 	<p><i>Special Use Permits- Commercial Uses & Infill</i></p> <ol style="list-style-type: none"> 1. 5601 Courtney Ave – Special Use Permit extension for Virginia Paving operations – NB 3 2. 1020 Princess St – Special Use Permit for office to residential conversion NB 2 <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 NB 1 <p><i>Subdivisions and 9.06 (Planning Commission Only)</i></p> <ol style="list-style-type: none"> 1. 114 E Raymond Ave – Subdivision of one lot into two - CONSENT 2. 311 Clifford Ave – Re-subdivision of three lots into two buildable lots - CONSENT 	<p>6:00pm Work Session: Historic Preservation Text Amendments</p> <p><i>Development – New, Extensions, and Amendments</i></p> <ol style="list-style-type: none"> 1. 415 N Alfred Street – Development Site Plan and Subdivision for townhomes 2. 724-728 S Patrick Street – Development Special Use Permit for townhomes
COMMUNITY ENGAGEMENT		
<ol style="list-style-type: none"> 1. Duke Street Land Use Plan: Community Mtg - Topics: Mobility+ Open Space + Sustainability - June 29 Commission Updates: ARHA- 6/18 	<ol style="list-style-type: none"> 1. Duke Street Land Use Plan: Virtual Release of Draft Recommendations (mid-July, date TBD) 2. Virtual Community Update July 17 	<ol style="list-style-type: none"> 1. Duke Street Land Use Plan: Release of Draft Plan (mid-Sept, date TBD) 2. Virtual Community Update Sept 15