

# City of Alexandria

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



## Action Docket

**Tuesday, April 7, 2026**

**7:00 PM**

**4850 Mark Center Drive, Room 1305**

### **Planning Commission Public Hearing**

*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](mailto:PlanComm@alexandriava.gov).

A Public Hearing was held by the Planning Commission on Tuesday, April 7, beginning at 7 p.m. in the Redella “Del Pepper” Center, Room 1305, 4850 Mark Center Drive. It will be followed by a City Council Public Hearing on Saturday, April 18, at 9:30 a.m. in the Redella “Del Pepper” Center, Room 1305, 4850 Mark Center Drive. 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 Zoom Link (Public Hearing Webinar)**

The Webinar opened at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing began at approximately 7:00 p.m.

[https://zoom.us/webinar/register/WN\\_mPDWH8OtTOMGY0HZnP1Y9A](https://zoom.us/webinar/register/WN_mPDWH8OtTOMGY0HZnP1Y9A)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 938 8461 2000

Password: 657554

**City Council Zoom Link (Public Hearing Webinar)**

[https://zoom.us/webinar/register/WN\\_1V7R6CJ0TrOTeNSg5P5FIg](https://zoom.us/webinar/register/WN_1V7R6CJ0TrOTeNSg5P5FIg)

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 917 0792 8494

Webinar Passcode: 468360

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 the Department of Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto: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](mailto:CouncilComment@alexandriava.gov), or make comments on the day of the City Council hearing.

For reasonable disability accommodation or translation services for the Planning Commission Public Hearing, contact Lisa Chase at [alicia.chase@alexandriava.gov](mailto:alicia.chase@alexandriava.gov) or 703.746.4666, Virginia Relay 711. We request that you provide 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 the Clerk of

Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice to the City Clerk so that proper arrangements can be made.

## 1 Call To Order

**The Planning Commission Public Hearing was called to order at 7 p.m. All members were present at the Call to Order.**

## Consent Calendar

- 2 Consideration of adoption of a resolution setting the FY2027 Planning Commission meeting schedule and to establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**     [Planning Commission FY27 Schedule Resolution](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to adopt a resolution setting the FY2027 Planning commission meeting schedule on the Consent Calendar.**

- 3 **New Street Name Requests are heard by the Planning Commission only and placed on the City Council docket for information only.**

Street Name Case #2025-00007

Parcel Addresses: 701 South Van Dorn Street, 698 Burnside Place, 701 and 801 South Pickett Street

Public Hearing and consideration of a request for approval of new public street names bordered by parcel addresses 701 South Van Dorn Street to the north, 698 Burnside Place to the west, 801 South Van Dorn Street to the south, and 701 S Pickett Street to the east; zoned CDD #26 / Coordinated Development District #26.

Applicant: U.S. Home, LLC represented by Mark Anderson

**Attachments:**     [SNC2025-00007 Staff Report](#)  
                              [SNC2025-00007 Presentation](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Street Name Case #2025-00007 on the Consent Calendar.**

- 4 Development Special Use Permit #2026-10002  
3908 & 3910 Elbert Avenue - Elbert Avenue Residences  
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan to construct a multiunit residential building, with a Special Use Permit request to increase the Floor Area Ratio; zoned RMF/Residential Multi-unit  
Applicant: Community Lodgings, Inc. represented by Mary Catherine Gibbs, Attorney

**Attachments:**    [DSUP2026-10002 Staff Report](#)  
[DSUP2026-10002 Site Plan](#)  
[DSUP2026-10002 Presentation](#)  
[DSUP2026-10002 Additional Materials](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to recommend approval of Development Special Use Permit #2026-10002 on the Consent Calendar.**

5

Vacation #2023-00004  
Vacation #2025-00009  
Kent Place and Russell Road (Adjacent to 2800 & 2702 Russell Road)  
Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the southern end of Kent Place and adjacent to the properties at 2800 & 2702 Russell Road; zoned R-8/Residential.  
Applicant: 2800 Russell Road LLC represented by Amanda Rudolph, Agent; and Shirley Indelicato, Trustee, represented by David Chamowitz, Attorney

**Attachments:**    [VAC2023-00004 & VAC2025-00009 Staff Report](#)  
[VAC2023-00004 & VAC2025-00009 Presentation](#)  
[VAC2023-00004 & VAC2025-00009 Additional Materials](#)

**This item was pulled from the Consent Calendar and heard before Docket Item #6. On a motion by Commissioner Dubé, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of Vacation #2023-00004 and Vacation #2025-00009. The motion carried on a vote of 7-0.**

## New Business

6

Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2027-2036 Capital Improvement Program. Staff: City of Alexandria, Office of Management & Budget (OMB), and the Department of Planning & Zoning

**Attachments:**    [Capital Improvement Program Memo](#)  
[Capital Improvement Program Presentation](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to find the FY2027-2036 Capital Improvement Program consistent with the City Master Plan. The motion carried on a vote of 7-0.**

7

Development Special Use Permit #2025-10033  
4701 & 4801 Eisenhower Avenue - Eisenhower Pointe Phase 2  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with a subdivision and modifications to construct residential townhomes and multi-unit residential buildings, with Special Use Permit requests for

a residential use within 1,000 ft. of Eisenhower Avenue, for fee simple townhouses without frontage on a public street, and a parking reduction; zoned OCM(100)/Office Commercial Medium

Applicant: Tri Pointe Homes DC Metro Inc., represented by Mary Catherine Gibbs, Attorney

**Attachments:** [DSUP2025-10033 Staff Report](#)  
[DSUP2025-10033 Site Plan](#)  
[DSUP2025-10033 Presentation](#)  
[DSUP2025-10033 Additional Materials](#)

**Commissioner Manor made a motion to recommend approval of the project with the addition of the condition recommended by the applicant in their March 31 letter to include a credit for 50% of the cost of constructing Cumberland Street. Commissioner Dubé seconded the motion.**

**On a motion by Vice Chair Koenig, seconded by Commissioner Harris, the Planning Commission voted to amend the previous motion removing the amendment related to relief of developer contributions. The motion carried on a vote of 4-3.**

**On a motion by Vice Chair Koenig, seconded by Commissioner Harris, the Planning Commission voted to recommend approval of Development Special Use Permit #2026-10033 as submitted. The motion carried on a vote of 6-1.**

8

Development Special Use Permit #2025-10032

300 North Lee Street and 333 North Fairfax Street

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct townhomes, and Special Use Permit requests for a Cluster Development pursuant to Section 11-601, an Affordable Housing Density Bonus pursuant to Section 7-700, and land without frontage on a public street pursuant to Section 7-1007; zoned CD/Commercial Downtown.

Applicant: EYA Development, represented by Kenneth Wire, Attorney

**Attachments:** [DSUP2025-10032 Staff Report](#)  
[DSUP2025-10032 Site Plan](#)  
[DSUP2025-10032 Presentation](#)  
[DSUP2025-10032 Additional Materials](#)

**On a motion by Vice Chair Koenig, 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 Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10032. The motion carried on a vote of 7-0.**

- 9 Zoning Text Amendment #2026-00001  
Commercial Uses Zoning Regulations Update  
(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of text amendments to Articles II, IV, V, VI, VII, and XI of the Zoning Ordinance to (1) amend and add definitions related to accessory live entertainment, limited live entertainment, and recreation and entertainment uses; (2) allow outdoor health and athletic clubs or fitness studios as a permitted use subject to use limitations; (3) allow live entertainment as a permitted use subject to use limitations; (4) amend restaurant use limitations; (5) allow temporary trailers for compulsory public and private academic schools as a permitted use; and (6) amend section 4-702 to add day care as a permitted use.

Staff: City of Alexandria, Department of Planning & Zoning

**Attachments:**     [ZTA2026-00001 Staff Report](#)  
                                 [ZTA2026-00001 Presentation](#)  
                                 [ZTA2026-00001 Additional Materials](#)

**On a motion by Commissioner Manor, seconded by Commissioner Lennihan, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to initiate Zoning Text Amendment #2026-00001. The motion carried on a vote of 7-0.**

**On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Zoning Text Amendment 2026-00001 as amended. The motion carried on a vote of 7-0.**

## Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

**Attachments:**     [April 7, 2026 Directors Report](#)

## Minutes

- 10 Consideration of the minutes from the March 3, 2026 Planning Commission Public Hearing.

**Attachments:**     [March 3, 2026 Minutes](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes from the March 3, 2026 Planning Commission Public Hearing. The motion carried on a vote of 7-0.**

## 11 Adjournment

The Planning Commission meeting was adjourned at 10:05 p.m.

### Administrative Approvals

SUP2026-00004

1504B Mount Vernon Avenue

Administrative Special Use Permit request for a change of ownership of a restaurant; zoned: CL/Commercial Low.

Applicant: Table 52 Hospitality LLC

Current Business Name: Benny DiForza's

Proposed Business Name: Little Birdie

City Planner: Lanning Blaser

Status: Approved March 12, 2026

SUP2026-00006

115-117 East Howell Avenue

Administrative Special Use Permit request for a change of ownership of a private parking lot; zoned: RB/Townhouse.

Applicant: 1908 MVA LLC

City Planner: Lanning Blaser

Status: Approved March 12, 2026