



Department of
**PLANNING &
ZONING**

Pizzano Contractors Office Addition

REZ #2026-00001

DSUP #2026-10001

Planning Commission Public Hearing

June 2, 2026

Agenda



1. Summary
2. Project Location
3. Site Plan and Architecture
4. Highlights and Benefits
5. Recommendation



Summary

Request

- ▶ Rezoning from CL/Commercial Low to CD/Commercial Downtown
- ▶ DSUP with Site Plan to construct an addition
- ▶ SUP to increase the non-residential FAR above 1.5
- ▶ Modification to crown coverage requirements

Action

- ▶ Planning Commission Recommendation of Approval

Key Elements

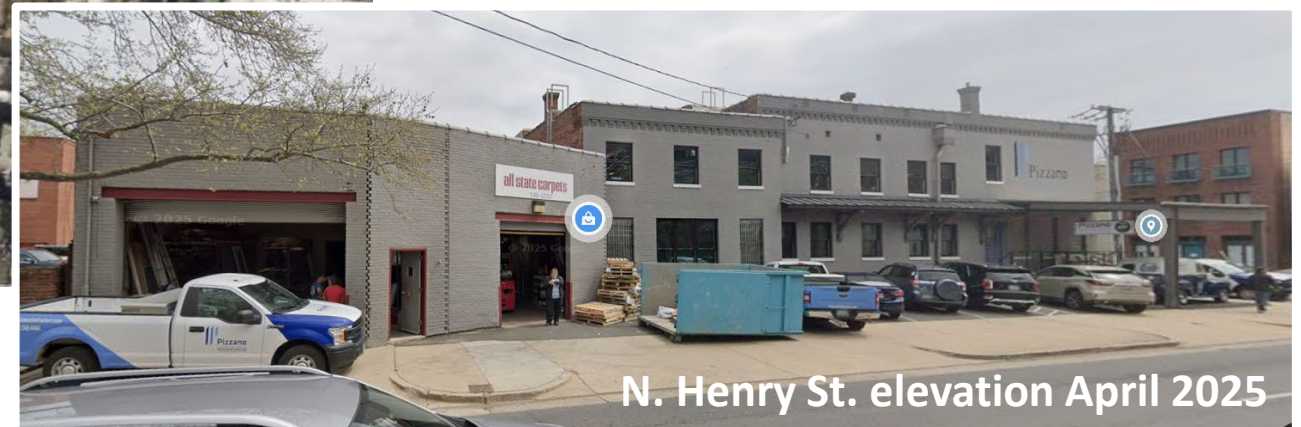
- ▶ Project design
- ▶ Right-of-way improvements



Project Location



- Parker-Gray District
- One block from King St.
- Surrounding uses: fraternal organizations, retail, office and residential



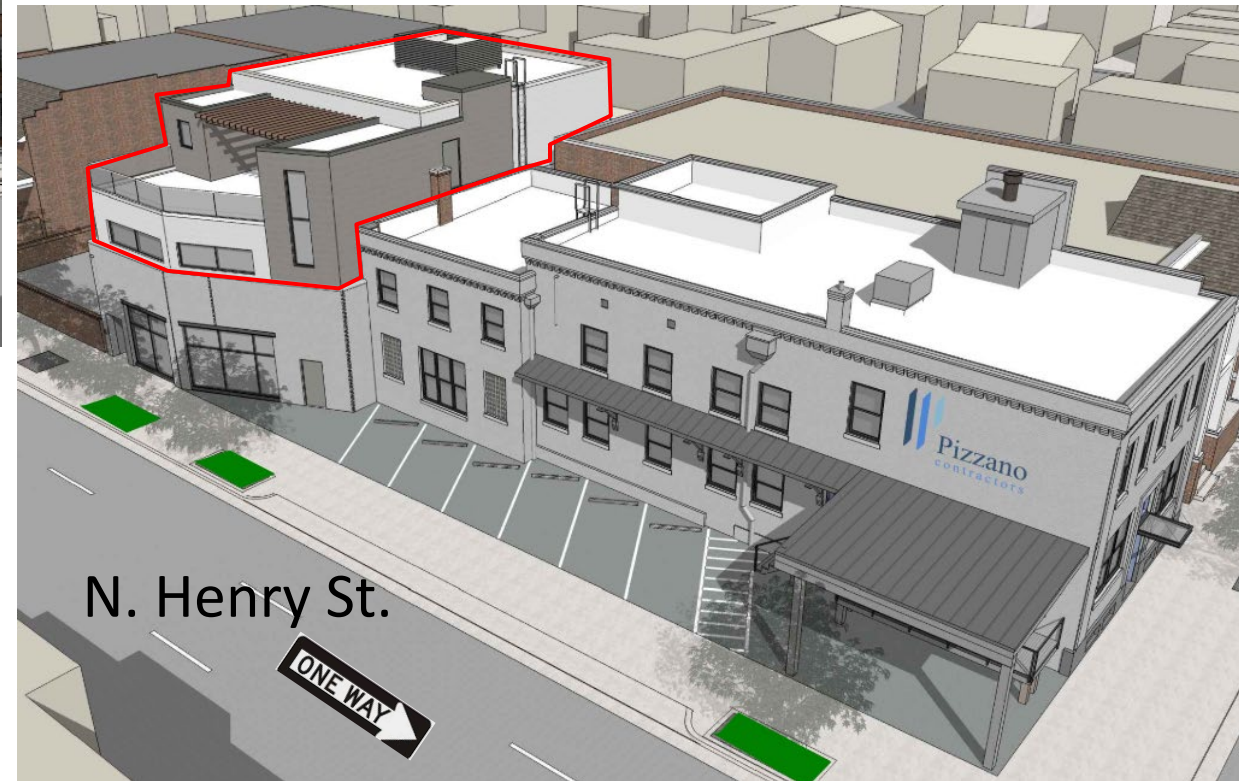


Site Plan and Architecture



- Two-story addition (4,423 NSF)
- Replacement of warehouse doors with storefront windows
- Masonry construction and rooftop deck

- Removal of three curb cuts and enlargement of one curb cut
- Street trees and ADA curb ramp





Highlights and Benefits

Highlights

- ▶ **Transportation:** removal of curb cuts
- ▶ **Stormwater management:** Not required

Benefits

- ▶ Consolidation of a long time Alexandria business
- ▶ Contributions to the Public Art Fund and the Housing Trust Fund totaling \$14,132
- ▶ Improved streetscape

Community

- ▶ Three public meetings (BAR concept review hearing, P&Z virtual meeting and applicant-hosted meeting)



**Staff recommends
approval of:**

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