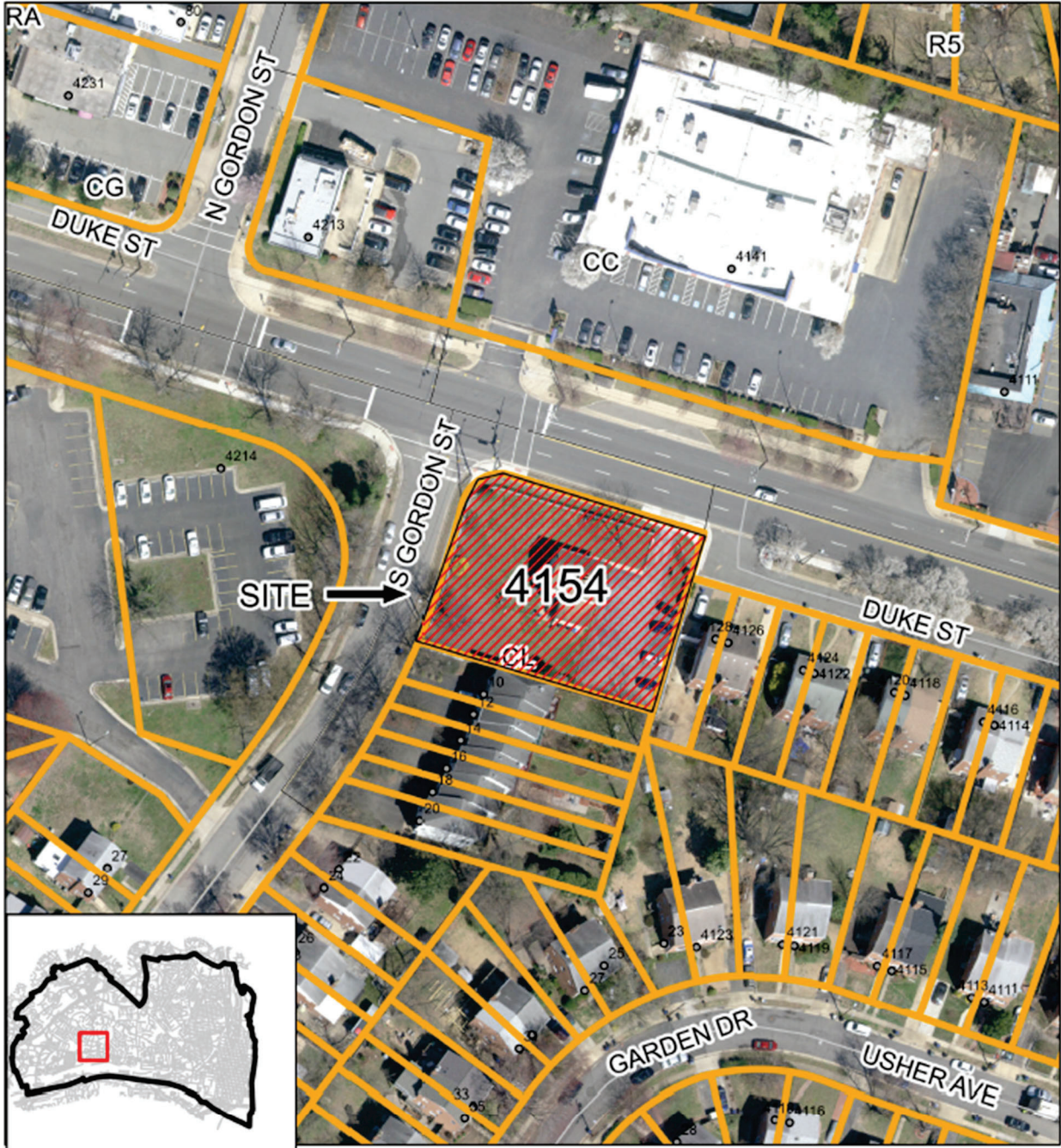




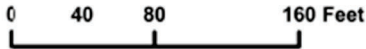
DOCKET ITEM #4
Rezoning #2026-00002
4154 Duke Street

| Application | General Data | |
|--|-------------------------------------|---|
| Public hearing and consideration of a request to amend to the official zoning map to rezone the subject property from CL/Commercial Low with proffer to CL/Commercial Low with an amended proffer. | Planning Commission Hearing: | June 2, 2026 |
| | City Council Hearing: | June 13, 2026 |
| Address: 4154 Duke Street | Zone: | <u>Existing:</u> CL/ Commercial Low with proffer. <u>Proposed:</u> CL/ Commercial Low with proffer |
| Applicant: Toto Moto Academy LLC | Small Area Plan: | Strawberry Hill/Seminary Hill Small Area Plan |

| |
|--|
| Staff Recommendation: <i>APPROVAL</i> subject to compliance with all applicable codes and ordinances. |
| Staff Reviewers: Lanning Blaser, lanning.blaser@alexandriava.gov Rachel Drescher, rachel.drescher@alexandriava.gov |



REZ2026-00002 4154 Duke Street



I. DISCUSSION

The applicant, Toto Moto Academy LLC, requests an amendment to the official zoning map to rezone the subject property at 4154 Duke Street from CL/Commercial Low with proffer to CL Commercial Low with an amended proffer to permit expanded commercial uses.

The existing proffer permits professional office use only. The proffer has other restrictions on architectural features, floor area ratio and landscape buffering. The current request includes expanded commercial uses and includes removing the proffer language restricting any building additions to be in the same architectural style. No other changes to the proffers are proposed.

SITE DESCRIPTION AND BACKGROUND

The subject property is located at the corner of Duke Street and South Gordon Street and developed with a building used as an office. The property has approximately 150 feet of frontage along Duke Street and approximately 72 feet of frontage along South Gordon Street. The property contains 0.4087 acres, or 17,803 square feet and the 1,930 square foot building was constructed in 1936 according to the City's real estate records.



Figure 1: Front Facade

The site is accessed along Duke Street and contains an unmarked parking lot. Both residential and commercial uses surround the subject property. It is bordered by residential uses to the south and east, while commercial uses are located to the north and west. The townhomes to the south are zoned CL/Commercial Low and the remaining area south of Duke Street is zoned R-2-5/Residential. The properties across Duke Street are zoned CG/Commercial General and CC/Commercial Community. For a comprehensive zoning map see figure 2.

The site is in the Strawberry Hill/Seminary Hill Small Area Plan. The site also fronts Duke Street and is part of the ongoing Duke Street Land Use Plan updates, which are being drafted for Fall 2026.

BACKGROUND

The building on the property, originally used as a single unit dwelling, was constructed in 1939 according to City Real Estate

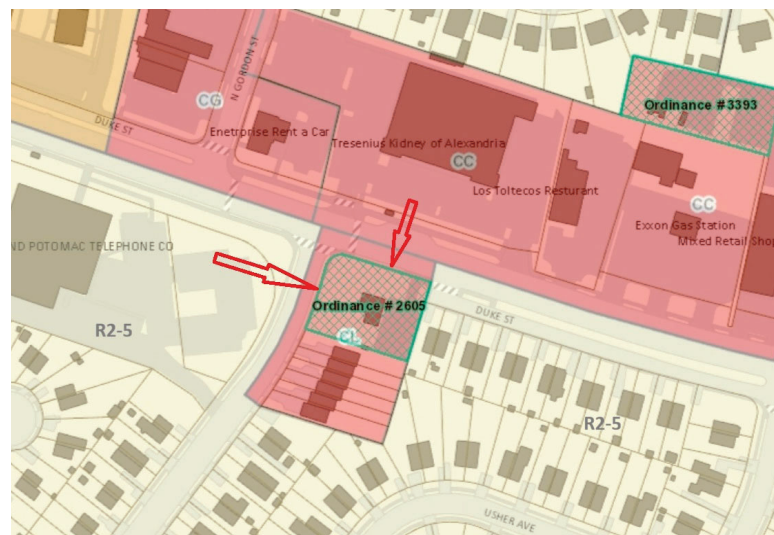


Figure 2: Current surrounding zoning

records. In 1954, City Council approved a city-wide rezoning, changing the zoning designation for the property to R-2-5. On June 24, 1981, City Council approved Ordinance 2605, to rezone the property to C-O/Commercial office zone with proffer to allow a professional office. The staff report for this rezoning request noted that the subject property was currently designated for low density residential use, but since the adjacent properties across Duke Street and South Gordon Street were already zoned for commercial use and this property was the only site remaining with development potential, the rezoning request was found to be a reasonable fit for the area. As a part of that rezoning request, the former owner offered multiple proffers restricting the use and development of the property. The 1981 proffer and ordinance are attached to the end of the staff report.

The 1981 proffer reads as follows:

- 1. Property will be restricted for professional office uses only.*
- 2. The existing structure will be retained, and any future additions, if needed, will be in the same architectural style as the existing structure.*
- 3. The floor area ratio will be limited to 0.5.*
- 4. The proposed driveway and parking area will be landscaped and buffered to the satisfaction of the City Arborist, and in such a manner as to provide adequate screening to protect the residential nature of the neighborhood.*

In 1992, City Council approved city-wide small area plan and zoning map updates, rezoning the site to the existing CL/Commercial Low zone with proffer. At that time, the small area plan recognized that the existing office use, and other commercial low intensity uses as compatible with the adjacent low density residential area. Since the rezoning approval, the existing businesses which have occupied the site seemingly fit into the surrounding area well. There have been no zoning violations found within the last five years.

PROPOSAL

The applicants request an amendment to the official zoning map to rezone the subject property from CL/Commercial Low with proffer to CL/Commercial Low with proffer to expand the commercial uses allowed on the property. Specifically, the applicants want to use the property as a residential childcare home, then transition to a commercial day care center. If approved, the property could be used in accordance with commercial uses permitted by the CL zone or as a single dwelling unit with a childcare home. The applicant also requests to remove the portion of the second proffer which restricts any additions to the same architectural style of the existing building. The applicant is retaining proffers three and four. The request does not require a Master Plan Amendment because the proposal would be consistent with the Strawberry Hill/Seminary Hill Small Area Plan.

The applicant requests the following amended proffers:

- 1. The property will be restricted to commercial uses and/or a residential single dwelling unit with a childcare home.*
- 2. The existing structure will be retained.*

3. *The floor area ratio will be limited to 0.5.*
4. *The proposed driveway and parking area will be landscaped and buffered to the satisfaction of the City Arborist, and in such a manner as to provide adequate screening to protect the residential nature of the neighborhood.*

ZONING/MASTER PLAN DESIGNATION

The site is zoned CL/Commercial Low with proffer and is part of the Strawberry Hill/ Seminary Hill Small Area Plan. The City's Master Plan designates this site for low density commercial uses.

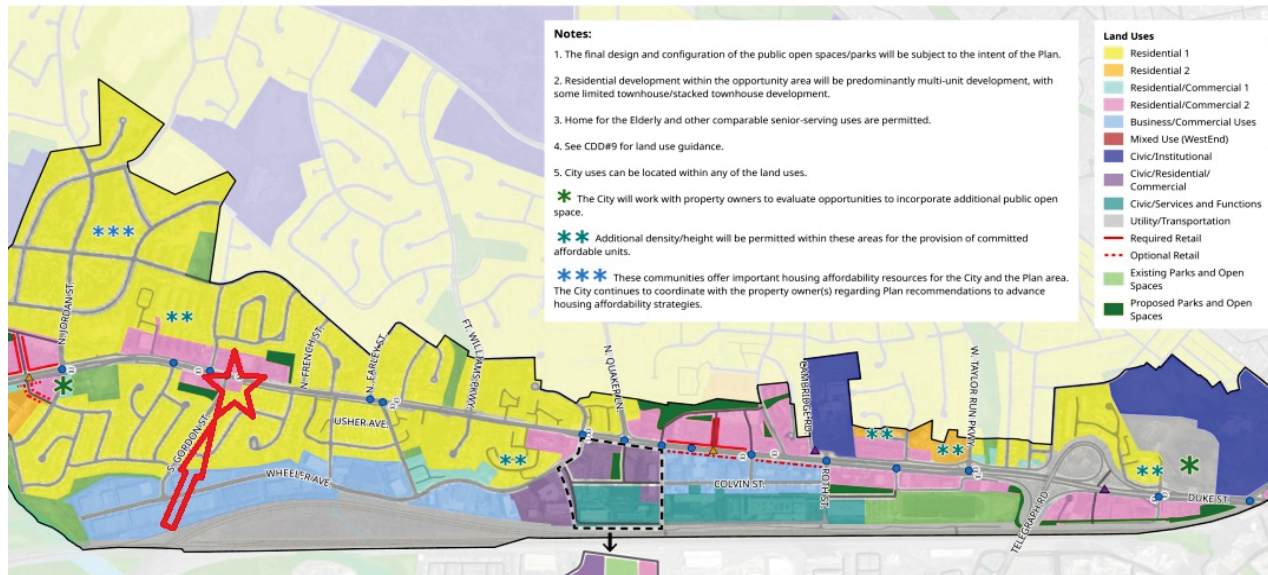
The current zoning regulations with the proffer only permit the subject property to be used for "professional office use". The CL zone permits low density commercial uses. Zoning Ordinance sections 4-101 to 4-103, attached to the end of the staff report, lists the commercial uses permitted in the CL zone with varying degrees of zoning approval. Many of the commercial uses have further use limitation requirements.

Strawberry Hill/Seminary Hill Small Area Plan

The Strawberry Hill/Seminary Hill Small Area plan has this site designated for low density commercial uses. The plan notes that commercial low intensity uses are compatible with the existing neighborhood. Since the adoption of the plan in 1992, many of the commercial zones along Duke Street have allowed low density commercial uses that would be compatible with the residential nature of the area.

The property is located in and governed by the land use recommendations of the 1992 Seminary Hill/Strawberry Hill Small Area Plan. Last June, the City launched an 18-month community planning process to review and propose potential changes along Duke Street as part of the Duke Street Land Use Plan process. The property has been identified as an opportunity site for future development and is near a future Duke Street Transitway bus rapid transit (BRT) stop. Last month, the Framework Plan was made available for public comment through the end of June and proposes flexible land uses for this site at greater densities and additional building height than currently allowed. Draft plan recommendations will be released this Summer, and the draft Duke Street Land Use Plan will be released in the Fall with additional community engagement opportunities scheduled throughout the year before docketing before Planning Commission and City Council for approval. The image below shows an expanded view of the Duke Street Land Use Plan and the drafted land uses.

Land Use DRAFT | APRIL 2026



II. STAFF ANALYSIS

Staff recommend approval of the rezoning request to amend the proffers. The request is consistent with the Strawberry Hill/Seminary Hill Small Area Plan, which designates the area for low-density commercial uses, and is compatible with the surrounding residential and commercial uses. Because the master plan no longer designates the property as low-density residential, as it did when the proffer was created, the proffer which limits the property to only professional office uses is no longer necessary. The amended proffer gives the property owner more flexibility for small scale commercial uses of the property, which offer services to the nearby residential areas and provides the option for the property to be used as a residence with a childcare home

Staff have no objection to the removal of the proffer relating to architectural requirements, as the existing building does not have architectural significance.

Because the City is in the process of the Duke Street Land Use Plan, staff supports the applicant's request to keep the current proffers limiting the development of the site.

ADDITIONAL CONSIDERATIONS

The applicants, The Toto Moto Academy, plan to operate a residential childcare home and day care center use, which are permitted by-right uses in the CL zone with an approved drop-off and pick-up plan.

Staff notified the Wakefield Tarleton Civic Association of the application. Staff received one inquiry from the Wakefield Tarleton Civic Association President related to the proposed daycare center's traffic impacts, number of children, and hours of operation. In response, staff informed them of the proposed number of children but noted a formal drop-off and pick-up plan would be

reviewed by Planning and Zoning and Transportation & Environmental Services (T&ES) for traffic impacts. At the time of this report, staff has not received any other questions or comments.

CONCLUSION

Staff recommends approval of the rezoning request as it would be consistent with the City's master plan.

STAFF: Tony LaColla, AICP, Division Chief, Land Use + Preservation, Department of Planning and Zoning;
Rachel Drescher, Principal Planner
Lanning Blaser, Urban Planner

ATTACHMENTS:

Attachment A: 1981 Ordinance #2605

Attachment B: CL uses as found in Zoning Ordinance sections 4-101 to 4-103

III. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 Environmental Quality is concerned about uses that include outdoor play areas which could generate sound levels above those allowed in the Noise Code. Staff suggests applicants consider possible noise mitigation or placement of outdoor equipment, if included in use, to minimize the noise concerns from nearby residents.

Archaeology:

No comments.

Code Enforcement:

No comment.

Fire:

No comments or concerns.

Health:

No comments.

Recreation, Parks, and Cultural Activities:

No comments.

Police Department:

No comments received.

NPCD:

F-1 Proffer

1. Driveway and parking lot will be buffered to the satisfaction of the City Arborist
2. Property will be used for commercial uses only
3. The floor area ratio will be limited to 0.5

ORDINANCE NO. 2605

AN ORDINANCE to amend Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article II relates to ZONES AND GENERAL PROVISIONS and which Section 42-3 relates to ZONE BOUNDARIES; ADOPTION OF ZONING MAPS.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a newspaper of general circulation published in the City of Alexandria, Virginia, by mailing and by posting, a public hearing was held in relation to the matters hereinafter set forth, at which public hearing parties in interest and citizens had an opportunity to be heard; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the "FIFTH REVISED ZONING MAP" described and referred to in Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended in the particulars following so that the pieces of property hereinafter listed are changed to the respective zones specified:

All of lot 1, block 3, City of Alexandria Assessment Map 60.01 with frontage on Duke Street of approximately 150 feet, and on South Gordon Street of approximately 72 feet, and containing 0.04087 acre (17,803 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to wit:

1. The property will be restricted to professional office uses only.
2. The existing structure will be retained, and any future additions, if needed, will be in the same architectural style as the existing structure.
3. The floor area ratio will be limited to 0.5.
4. The proposed driveway and parking area will be landscaped and buffered to the satisfaction of the city arborist, and in such a manner as to provide adequate screening to protect the residential nature of the neighborhood.

FROM: R-2-5 residence
TO: CO commercial office use, with proffer

Section 2. Copies of any matter incorporated in this ordinance by reference, including but not limited to the "FIFTH REVISED ZONING MAP," as amended, and any other map referred to in this ordinance, may be examined in the city hall of the City of Alexandria, Virginia, at the citizens assistance office, room 103, at the city clerk's office, room 302 and at the information desk in the main lobby of the King Street entrance to city hall, and also at the department of planning and community development, room 201, 320 King Street, Alexandria, Virginia 22314, phone 838-4666.

Section 3. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 24, 1981

4-102 Permitted uses.

The following uses are permitted in the CL zone:

- (A) Single-unit dwelling;
- (A.1) Two-unit dwelling;
- (A.2) Townhouse dwelling;
- (B) Multi-unit dwelling;
- (B.1) Auxiliary dwelling, not to exceed four units;
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Day care center;
- (F) Medical laboratory;
- (F.1) Health and athletic club or fitness studio;
- (G) Health profession office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (G.2) Outdoor dining located on private property at a commercial complex;
- (H) Personal service establishment;
- (I) Private school, commercial;
- (J) Public school;
- (J.1) Recreation and entertainment use, indoor;
- (J.2) Restaurant located within a commercial complex;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (L) Seminary, convent or monastery;
- (L.1) Social service use;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

4-102.1 Administrative special uses.

The following uses may be allowed in the CL zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation if located in a commercial complex;
- (A.1) Co-living dwelling, not to exceed two units;
- (B) Restaurant;
- (C) Outdoor garden center;

-
- (D) Outdoor market;
 - (E) Outdoor dining on private property;
 - (F) Reserved;
 - (G) Valet parking.

4-103 Special uses.

The following uses may be allowed in the CL zone pursuant to a special use permit:

- (A) Animal care facility with overnight accommodation, other than pursuant to section 4-102.1;
- (A.1) Any use with live entertainment;
- (A.2) Bus shelter on private property;
- (B) Co-living dwelling, other than pursuant to section 4-102.1;
- (C) Congregate housing facility;
- (C.1) Day labor agency;
- (D) Continuum of care facility;
- (E) Fraternal or private club;
- (F) Funeral home;
- (G) Reserved;
- (H) Motor vehicle parking or storage for more than 20 vehicles;
- (I) Medical care facility;
- (J) Nursing or convalescent home or hospice;
- (J.1) Outdoor dining on private property, other than pursuant to sections 4-102 and 4-102.1;
- (J.2) Outdoor market, other than pursuant to section 4-102.1;
- (J.3) Outdoor garden center, other than pursuant to section 4-102.1;
- (K) Private school, academic, with more than 20 students on the premises at any one time;
- (L) Public building;
- (L.1) Recreation and entertainment use, outdoor;
- (M) Retail shopping establishment, larger than 20,000 gross square feet;
- (N) Reserved.



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 4154 Duke Street, Alexandria, VA

APPLICANT

Name: Toto Moto Academy LLC

Address: _____

PROPERTY OWNER:

Name: 4154 Duke St LLC

Address: _____

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

- Yes: If yes, provide proof of current City business license.
- No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

NUBAR AZIMOVA

Print Name of Applicant or Agent

Mailing/Street Address

City and State Zip Code

NUBAR AZIMOVA

Signature

Telephone # Fax #

4/13/2026
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____
ACTION - CITY COUNCIL: _____

| |
|--------------------|
| MPA # _____ |
| REZ # _____ |

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The proposed amendment is to remove an outdated proffer condition that restricts the property to professional office use only. The subject property is designated as Commercial Low in the Master Plan, where daycare use is consistent and appropriate. The amendment will allow a small daycare facility that is compatible with surrounding uses and provides a needed community service. The proposed use will operate at a +

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

No change to the underlying zoning classification (CL) is requested. The amendment is consistent with the existing Master Plan designation of Commercial Low and will allow a permitted use that aligns with current zoning intent.

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property is adequately served by existing public facilities and infrastructure. It has direct access to Duke Street and a private parking area sufficient for staff and parents. Water, sewer, and emergency services are available. The proposed daycare use will not create significant additional impact on public services.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

No additional proffered conditions are proposed at this time. The application is solely to remove the existing restriction limiting the use to professional office.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| | Name | Address | Percent of Ownership |
|----|-----------------------|---------|----------------------|
| 1. | Toto Moto Academy LLC | | 100% |
| 2. | Nubar Azimova | | 100% |
| 3. | | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4154 Duke Street, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| | Name | Address | Percent of Ownership |
|----|------------------|---------|----------------------|
| 1. | 4154 Duke St LLC | | 100% |
| 2. | Zia Hassanzadeh | | 100% |
| 3. | | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| | Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|----|--------------------------|---|---|
| 1. | Toto Moto Academy LLC | None | None |
| 2. | 4154 Duke St LLC | None | None |
| 3. | Zia Hassanzadeh | None | None |

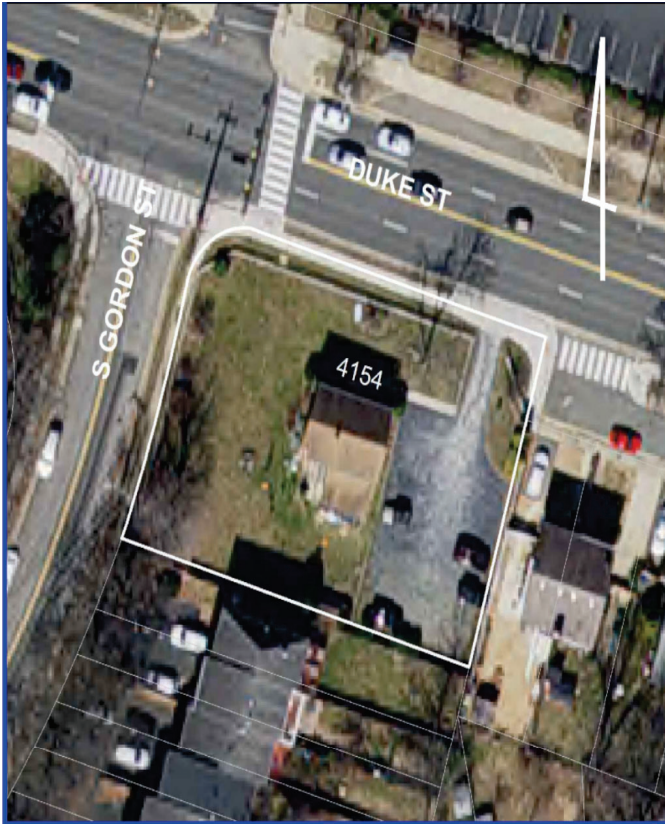
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04/13/2026

NUBAR AZIMOVA

NUBAR AZIMOVA



ORTHOGRAPHIC OVERLAY
NO SCALE



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION OF PROPERTY

Address: 4154 Duke Street, Alexandria, Virginia

Tax Map Number: 060.01-03-01

The subject property is located at 4154 Duke Street in the City of Alexandria, Virginia. The property consists of approximately 18,516 square feet of land and is currently improved with an existing building and on-site parking area.

The property is identified as Lot 1 on the applicable tax records of the City of Alexandria and is zoned Commercial Low (CL). The parcel is bounded by Duke Street and adjacent residential and commercial properties, as shown in the attached survey and vicinity maps.

This legal description is provided for the purpose of supporting a rezoning application to remove an existing proffer condition restricting the use to professional office.



Proposed Proffer Language 4154 Duke Street, Alexandria, VA

Proffer #1

The property will be restricted to commercial uses and/or a residential single dwelling unit with a child care home.

Proffer #2

The existing structure will be retained.

Proffer #3

The floor area ratio will be limited to 0.5.

Proffer #4

The proposed driveway and parking area will be landscaped and buffered to the satisfaction of the City Arborist, and in such a manner as to provide adequate screening to protect the residential nature of the neighborhood.

Submitted by: Nubar Azimova