

City of Alexandria, Virginia

MEMORANDUM

DATE: October 31, 2025

TO: Chair McMahon and Members of Planning Commission

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

SUBJECT: Director's Report – November 6, 2025

Community Meeting Series

Beginning in April, 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 most recent meeting was held Thursday, October 30. 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 January 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.

Docket and Staff Report Improvements

During this year's annual Planning Commission Retreat, Commissioners provided feedback on the accessibility, completeness, and utility of docket materials and staff reports. Responding to that feedback, staff made the following improvements, which are included in the November Docket:

1. Application materials (site plans and exhibits) are now provided under a separate link in the docket. This should help with the ease of accessing the staff report through iLegislate by reducing the file size and number of pages.
2. The Community Outreach summary is now included in the Background section of the report. This organization better communicates that public input is considered when reviewing applications.
3. Tree canopy analysis has been expanded and reformatted to better show information regarding canopy preservation and removal. Additionally, a narrative summarizes the interrelatedness of the development proposal, health of existing trees, and the tree preservation plan.

Attachments

1. Docket Lookahead November 2025 through January 2026

Planning & Zoning | November 2025 – January 2026 Look-Ahead

Note: This information is tentative and subject to change.

Updated November 4, 2025

NOVEMBER	DECEMBER	JANUARY
PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS AND WORK SESSIONS		
<p><i>Development – New, Extensions, Amendments</i></p> <ol style="list-style-type: none">4880 Mark Center Dr – Development Special Use Permit for multi-unit residential development2051 Jamieson Ave – Development Special Use Permit for office to multi-unit residential conversion project727 N West St Braddock West Extension (<i>City Council Public Hearing Only</i>) <p><i>Infill Development/Use Conversions/Commercial Use Permits</i></p> <ol style="list-style-type: none">1625 Prince St – Special Use Permit for parking reduction for an office to residential conversion project1000 Cameron St – Special Use Permit amendment to increase hours of operation and add outdoor dining at a restaurant <p><i>Zoning Text Amendments, Plans, and Policies</i></p> <ol style="list-style-type: none">Potomac Yard - Master Plan Amendment, Coordinated Development District Amendment, and Zoning Ordinance Text Amendment <p><i>Subdivisions (Planning Commission Only)</i></p> <ol style="list-style-type: none">103 E. Monroe Ave – Subdivision3102 Wilson Rd – Subdivision	<p><i>Development – New, Extensions, Amendments</i></p> <ol style="list-style-type: none">598 S Alfred St/Olde Towne West – Development Special Use Permit and Rezoning for a multifamily building2601 Main Line Blvd/Potomac Yard Landbays G & H – Development Special Use Permits for residential development2729 King St Woodbine Extension – Development Special Use Permit extension for an addition to a rehabilitation center <p><i>Infill Development/Commercial Use Permits</i></p> <ol style="list-style-type: none">205 Macarthur Road – Special Use Permits for substandard lot construction2 W Howell Avenue – Special Use Permit for substandard lot construction612 S Pickett St – Special Use Permit for an auto body repair use3210 Duke St – Special Use Permit for a general auto repair use601 & 619 S Patrick Street – Special Use Permit for a roof top fitness area associated with an existing health club use <p><i>Zoning Text Amendments, Plans, and Policies</i></p> <ol style="list-style-type: none">Commercial Zoning Ordinance Text AmendmentsHistoric Preservation Zoning Ordinance Text AmendmentGreen Building Policy Master Plan Amendment	<p><i>Planning Commission Work Session @ 6pm - Duke Street Land Use Plan Update</i></p> <p><i>Development – New, Extensions, Amendments</i></p> <ol style="list-style-type: none">220 & 224 S Peyton St – Development Special Use Permit for multi-unit residential dwellings and ground-floor commercial office space.3120 Colvin St – Development Special Use Permit Extension for a garage and warehouse building <p><i>Infill Development/Use Conversions/Commercial Use Permits</i></p> <ol style="list-style-type: none">732 N Washington St – Rezoning, Special Use Permit and Encroachment for office to residential conversion2600 N Van Dorn St – Special Use Permit for a parking reduction triggered by 8-200 <p><i>Zoning Text Amendments, Plans, and Policies</i></p> <ol style="list-style-type: none">Commercial to Residential Conversion Zoning Ordinance Text Amendment <p><i>Subdivisions (Planning Commission Only)</i></p> <ol style="list-style-type: none">106 E Braddock Rd – Subdivision of one lot into two lots <p><i>Discussion Items</i></p> <ol style="list-style-type: none">Presentation of the new Master Plan Interactive Tool and the FY25 Master Plan Implementation Report (<i>Planning Commission Only</i>)Discussion item: Duke Street Land Use Plan Update (<i>City Council Legislative Meeting only</i>)
COMMUNITY ENGAGEMENT		
<ol style="list-style-type: none">Virtual OTN Alliance Forum – November 13	<ol style="list-style-type: none">Duke Street Land Use Plan Open House Concepts and Strategies - December 10	<ol style="list-style-type: none">Duke Street Land Use Plan Community Workshops Dates TBDP&Z Virtual Community Update – January 8