

Docket Item #7  
Planning Commission Public Hearing  
May 5, 2026

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of  
April 7, 2026.

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**\* \* \* M I N U T E S \* \* \***

**ALEXANDRIA PLANNING COMMISSION**

April 7, 2026 7:00 P.M.

**Council Chamber**

4850 Mark Center Dr. Rm 1305, Alexandria, Virginia 22311

Members Present:

Melissa McMahon, Chair  
Stephen Koenig, Vice Chair  
Vivian Ramirez  
Robert Dubé  
Holly Lennihan  
Jody Manor  
Susan Fitter Harris

Members Absent: None

Staff Present:

Paul Stoddard	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Christina Brown	Office of the City Attorney
Brian Dofflemyer	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Arthur Wicks	Office of Management and Budget
Jared Alves	Department of Planning & Zoning
Maya Conteras	Department of Planning & Zoning
Rob Kerns	Department of Planning & Zoning
Michael Swidrack	Department of Planning & Zoning
Catherine Miliaris	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning

## **#1. CALL TO ORDER**

The Planning Commission Public Hearing was called to order at 7:00 p.m. All members were present at the Call to Order.

Chair McMahon read the following instructions:

“Welcome to the April 7, 2026 Planning Commission Public Hearing at the Redella S “Del” Resource Community Center. I am Melissa McMahon, Chair of the Alexandria Planning Commission.

Before we begin, I have just a few announcements about participating in tonight’s meeting.

If you wish to speak on a Docket Item and have not already signed up to do so, please fill out Speaker Form online by following the “Sign Up to Speak” hyperlink on the cover page of this evening’s Public Hearing Docket or in person by filling out a hardcopy speaker form, which can be found on the tables located immediately outside the Chambers, and providing it to Ms. Jacobs, who has her hand raised.

Please note, comments from the public are limited to 3 minutes per speaker, with the exception of applicants and their representation. To make your public comment through the Zoom application, please click on the "Raise Hand" button located on the Zoom taskbar once you hear your name called, to let staff know you need to be unmuted. If you are dialing into tonight’s meeting via phone, please press \*9 to execute the “Raise Hand” function once you hear your name called upon to make your statement, followed by \*6 to toggle the unmute function.

For those here in person, please come up to the podium located at the front of Chambers when you hear your name called and identify yourself by first and last.

The City encourages and welcomes public comments from all residents on Planning Commission matters. In keeping with that principle, and with the principle of inclusiveness, this is a reminder of the shared expectation that the content and tenor of public comments always be civil and respectful. Thank you for honoring those principles.

A reminder to all, including Commissioners, staff, and speakers in the Chambers to please speak clearly into the microphone to ensure all can hear you clearly.”

Item #5 was removed from the Consent Calendar.

## **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

### **PLANNING COMMISSION ACTION**

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

**PLANNING COMMISSION ACTION**

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

**PLANNING COMMISSION ACTION**

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

**SPEAKERS**

None

**DISCUSSION**

In response to a letter from the public, the Commission inquired as to how opportunities for parks and open space were evaluated. Staff noted that Recreation, Parks, and Cultural Activities is included in the review of vacation requests. This space is not included in the Open Space Master Plan nor is it adjacent to existing park space. Additionally, conversion of right-of-way to open space can potentially require condemnation and compensation, since the use of the land is being changed from its original purpose. Therefore, the proposal to maintain a ped/bike easement was seen as appropriate to accommodate potential future needs.

The Commission inquired about the Public Benefit criteria with staff indicating that the Open Space payment and a reduced maintenance burden being the benefits provided to the public if the vacation were to be approved.

#### **PLANNING COMMISSION ACTION**

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

#### **SPEAKERS**

None

#### **DISCUSSION**

Commissioner Manor inquired into the future for the Southwest Quadrant. He also inquired into the funding reserved for transportation. Staff explained that ~30% of transportation funds go to WMATA and DASH uses the bulk of the rest to maintain and upgrade their fleet.

Vice Chair Koenig expressed his support for this effort and appreciation for receiving these updates from staff. He inquired into the timeline for the fire station relocation project in the Landmark community. He also asked about the specifics of the range of possibilities regarding where the AlexWest recreation center may be sited and any plans with INOVA for future development. Vice Chair Koenig asked for perspective into the Old Town and Waterfront plans for water and flood mitigation, and about the pipeline of 4,215 projects for affordable housing that are in consideration should the funding become available.

Director Stoddard offered to share details from the Office of Housing.

Chair McMahon emphasized the benefits to the city's bond rating and grant success of approving projects consistent with the Master Plan. She also emphasized the Inter-departmental Long Range Work plan and how Transportation and Environmental Services interact with this plan.

#### **PLANNING COMMISSION ACTION**

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

## **SPEAKERS**

Mary Catherine Gibbs, Wire Gill, LLC, project attorney, presented on the project. She said that they are excited to bring this phase of the project forward. She noted two letters of support from the Eisenhower Partnership and YIMBYs of Northern Virginia. She said that additional residential will encourage additional retail in the corridor. This is a 1980's office walkup with no ADA accessibility and no stormwater management, which is no longer viable with increasing vacancy. She noted one disagreement about the conditions. She said that the first phase staff report does not indicate that the credit for the road construction was only given as a catalyst. She believes it was provided as a credit because it recognizes that implementing the infrastructure and creating a sense of place needs to balance the costs. She noted that they are also providing a new public street that goes to Cumberland. She said they are asking to be treated the same as they were in phase one, with 50% credit for the cost of constructing the road. The contribution is about \$1 million. They have estimated that the cost of constructing the road is about \$620,000, so the credit would be about \$310,000, which is equal to about a third of the developer contribution. There would still be funding for the other projects in the corridor. Since the implementation plan was adopted, a significant project was removed, the multimodal bridge. That is a significant cost reduction in the infrastructure costs. She requests a recommendation of approval with the added condition language from her letter dated March 31.

## **DISCUSSION**

Commissioner Dube asked staff to detail the publicly accessible open space.

Staff indicated that the publicly accessible open space is nearly all the green space on the space on the site, including the linear paths, pocket parks in the southeast and northeast, and central green.

Commissioner Dube clarified that the width of the private alleys is 22-ft.

Staff confirmed and said that the width is necessary for fire access.

Commissioner Manor asked why Eisenhower Pointe had an incentive to build the road and why staff are not recommending a similar incentive for this phase.

Staff discussed Cumberland Street and confirmed that the original Eisenhower Pointe approval included a credit of 50% of constructing the road toward their Eisenhower West Implementation Fund contribution. That project involved redeveloping the eastern parking lot of the Victory Center building, which was a multi-year extended negotiation to encourage redevelopment with the aim of attracting a federal tenant for the Victory Center building. There were many discussions specific to that site, including a proffered rezoning, to make the redevelopment viable. Those circumstances are not present with this instance. The Small Area Plan addresses the implementation fund and its goals and acknowledges that applicants will have responsibility for both on-site and adjacent infrastructure including new streets. In addition, there is an expectation of contributing to this fund. When the fund was established in 2018 the staff report reaffirms that recommendation that new streets would be part of the requirement of the development case. In 2025, when the City Council updated the implementation fund, the staff report again acknowledged this requirement. There are opportunities to use the funds for plan area benefits, including implementing the recommendations

from the ongoing Eisenhower Avenue transportation study, plan area open spaces needs, and the community room within the former Victory Center building.

Commissioner Manor asked if the plan is to use the contribution money for the community room. Staff reiterated that it is one of the opportunities.

Commissioner Manor stated that the contribution is sort of amorphous. Staff explained that every project on the corridor is contributing to the fund and that there are both short and long-term needs, smaller and larger dollar value ones. For example, the widening of the Van Dorn Street bridge will be more expensive than building out the community room. Staff reiterated that the road was included in the small area plan and that the exception with the first phase was specific to the larger redevelopment of the Victory Center site.

Commissioner Manor expressed that it feels like it's pulling the rug out from under the developer since they were granted this concession at the first phase. Staff explained that the rules are established with the small area plan and that they set clear responsibilities. The Victory Center was intended as an exception. For example, the Vulcan site has three public streets, and the 2024 approval did not include concessions for the cost of constructing those streets and the project is in the same plan area.

Chair McMahan asked if denser apartment building designs were discussed with the applicant.

Staff explained that they discussed multi-unit residential at the pre-concept phase with the applicant since the small area plan recommended higher density. The applicant stated that the use was not viable at this site at this time. They have requested modifications that would permit greater residential density than otherwise permitted under the Zoning Ordinance. The Small Area Plan calls for a variety of housing types, and this proposal does provide a variety with townhouses and back-to-back units. A multi-unit residential building may offer more units, but the units in this plan are likely larger than would be in that building.

Chair McMahan asked about ground floor retail. Staff stated that the small area plan does show retail on virtually every block as a recommendation, but there is a need for more residential to support more retail. Staff discussed having a small amount of retail with the applicant, but they stated they can't provide it in these early stages of redevelopment on the corridor and there are better focus areas for retail, such as closer to the Metro or at key intersections.

Commissioner Dube asked about the contribution and noted that it was six or seven years ago and confirmed that they are asking for the same thing. Ms. Gibbs agreed and noted that it also included a credit for the cost of constructing the HAWK signal.

Commissioner Lennihan asked about the timing of the request for the credit. Ms. Gibbs said that they have consistently requested this credit as part of conditions negotiation.

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to close the public hearing. The motion carried on a vote of 7-0.

Commissioner Dubé asked staff about the commercial property between the two phases, which would allow Cumberland Street to be complete all the way through.

Staff said that there is no active concept plan for that credit union building. If something were to come forward staff would push to continue the road. Staff noted that the road is part of the first phase of Eisenhower Pointe, the Victory Center, and that we have a reservation at Floor & Décor.

Commissioner Dube asked about the opportunity to build the road even if the credit union doesn't move.

Staff said that is conceivable, but it would of course require funds to do so. The City would have that option to initiate a conversation. Staff also noted that among the updates to the implementation fund last summer, the City Council suspended the cap that previously existed for catalyst projects. So, every project is now subject to the catalyst rate for the contribution amount. It could have been the case that with the approval of Vulcan or other cases along this corridor, that Eisenhower Pointe 2 could have been subject to the higher rate without that change.

Ms. Gibbs stated that she inquired about how much square footage had been utilized along the corridor and was told that they were under the catalyst cap.

Commissioner Manor said that it's fair to keep the credit in place to achieve the redevelopment. It's a discouragement for future development if you get a credit like this to get a project started and then don't get it for the next project.

Commissioner Linnehan asked staff to clarify that the credit was a change from the small area plan.

Staff confirmed that the credit was an exception that was made for Eisenhower Pointe as part of the Victory Center redevelopment.

Commissioner Lennihan said that there was an acknowledgement of the rule and that a change was made, but now we're returning to the underlying rule.

Staff said that at the point of the first phase moving forward the small area plan envisioned a road, which was not yet named. The intent was to have a federal tenant at the Victory Center building, but staff didn't know whether a federal tenant would allow a road behind their building. So, whether the road behind Eisenhower Pointe would be extended was unknown and as a result staff were more sympathetic to the credit discussion. Now, planning and construction of the road has advanced much further.

Chair McMahon noted that she asked about density and retail to acknowledge how the project diverges from the plan and the rationale for those divergences. She appreciates staff's justification for the townhouses at this site. It's about a 17-minute walk to the Metro station, which is not super close or comfortable. This project will build out a nice continuation of a shared path on Eisenhower, which will make it more pleasant to get to Metro. She noted that it's hard to build retail and services in a neighborhood with fewer people. She accepts the rationale for a densely designed townhouse community. She likes the fact that it has back-to-back units, which will be offered at different price points compared to townhouses. This project will add people to the Avenue which will help to attract retailers and services. She noted that she has no concerns with the tandem parking for the back-to-back units. She said that tandem parking is acceptable for her if it's owned and accessed by one household, and it's efficient. Regarding the credit, she does not support granting it in this instance because the plan establishes a clear purpose for the contribution and it is trying to treat the property owners who come forward for redevelopment equitably. She noted that other sites across the city will need to build streets as part of their redevelopment, such as the Vulcan site, which will need to build streets as the site does not have any right now. The spirit of the contribution and the fund is

met by staff's proposal. She accepts that the credit for the first phase was specific to the economic negotiations and uncertainty around Victory Center at that time, and it's the outlier.

Vice Chair Koenig expressed his support for the project and agrees with the Chair. His initial questions to staff were about density and retail but he is persuaded that in this case the project is still pioneering having more residents living along Eisenhower Avenue. The additional challenges to make viable retail or a denser project are understandable. Construction of this project will continue the redevelopment along this corridor and create the critical mass for the next site that is closer to the Metro to have a greater range of uses and density. He agrees with the relief on the parking, the differentiation between the applicability of tandem spaces does not make any sense, as the design will benefit the owners without any downside for the public. He does not support the credit for the road construction. The contribution and nature of the fund always evolve, but the general logic is that at the beginning the contribution expectations are lower until there is a critical mass of development. Future projects pay at a higher rate. He notes that they are still in the catalyst rate and he thinks that the nature of the fund and the requirements of the contribution are still straightforward and should apply for this project.

Commissioner Harris said that she supports the project and does not have any issues with the modifications or special use permits. She does not support the credit.

Commissioner Ramirez said that she supports the application as is.

#### **PLANNING COMMISSION ACTION**

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. Commissioners Dubé, Manor, and Ramirez voted against.

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. Commissioner Dubé voted against.

**#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

#### **SPEAKERS**

Scott Corzine, resident of 300 Queen Street, noted his support for the project. Mr. Corzine specifically noted the scale and use as compatible to the area and the changes made by the applicant based on community comments.

Ken Wire, attorney representing the project, spoke in support of the project.

## **DISCUSSION**

Commissioner Harris asked staff if the City or a homeowner's association would be responsible for maintaining the open space on the site. Staff confirmed that the publicly accessible open space will be maintained by the future residents. Commissioner Manor asked what the maintenance standards will be for the on-site open space. Staff responded that the minimum accessibility should be maintained for public access easement areas and that the homeowners association would maintain the open spaces to a minimum standard based (per Condition 109).

Commissioner Manor asked about how student generation rates for the project and other projects are calculated. Staff responded that Planning & Zoning works with ACPS to review regularly and update generation numbers based on survey data.

Commissioner Ramirez noted her support for the project, especially the porosity in site design. She also noted it was important to track the loss of commercial space in the area. Staff responded that the city has been looking for balance in its planning efforts related to office-to-residential conversions, the question which has been addressed in recent planning documents.

Commissioner Harris noted her support for the project, including its community support and expanding housing in place of obsolete commercial development.

Chair McMahan noted her support, based on the project compatibility with the neighborhood and the inclusion of committed affordable for-sale units.

Commissioner Lennihan noted her support for the project and also concern that the publicly accessible walkways will not feel adequately public based on the width of the pathways. Staff and Commissioner Lennihan agreed that open space signage at the walkway entrances will encourage public use.

## **PLANNING COMMISSION ACTION**

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

## **SPEAKERS**

None

## **DISCUSSION**

Planning Commission members were supportive of the proposed text amendments and expressed appreciation to staff for proposing thoughtful solutions to reduce regulatory review while continuing to protect neighbors from potential negative impacts. Commissioners felt the proposed one-year staff review provides an opportunity to evaluate the policies effectiveness.

Chair McMahon asked staff to clarify enforcement actions if a business without an SUP continues to violate use limitations after a control plan is agreed upon. Staff indicated the city may issue additional civil penalties, file for injunctive relief, or seek a court ordered abatement.

Commissioner Dube requested staff consider time limits for temporary trailers on public and school sites as part of a future Zoning Text Amendment update, similar to the existing time limits that exist for temporary trailers at commercial uses.

## **PLANNING COMMISSION ACTION**

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**

Commissioner Manor delivered an update from the Waterfront Commission, discussing the Pump House, the movement to sunset the Waterfront Commission by 2029 and permitting a member of the Old Dominion Boat Club to serve on the Commission. He requested to write a written letter to the Waterfront Commission to respond to these priorities.

Chair McMahon flagged some themes from testimony received at the Planning Commission tonight regarding requirements for residential uses in certain zones.

Director Stoddard answered that Eisenhower West and other zones are designed to promote high-density residential development based on the vision from the Small Area Plan to promote vibrant commercial uses.

Chair McMahon inquired into the rationale behind land without frontage requirements.

Director Stoddard answered that these requirements are based on both emergency access for smaller infill sites and promoting a consistent site design on larger sites for a more porous

streetscape.

Chair McMahon inquired into whether a special use permit is the right tool to accomplish this goal.

Vice Chair Koenig concurred and discussed Potomac Yard Block H as an example of this requirement.

Chair McMahon discussed the way that the language used in these applications can bias the Commission.

Vice Chair Koenig agreed that the use of Special Use Permits implies more special zoning approval, when they can be routine.

Commissioner Lennihan emphasized that lot frontage does not always guarantee frontage of green space.

Commissioners Lennihan, McMahon, and Koenig discussed their impressions traversing through the city and how accessibility is impacted by block size.

Chair McMahon discussed the potential for townhouses to be converted into future commercial and retail space. She emphasized the history of Alexandria with converting back and forth between residential and commercial spaces and the need to design modern spaces with the understanding that their uses may change in the long-term.

Commissioner Ramirez emphasized this flexibility between land uses and the need to plan for long-term development. Commissioner Manor stated that the Carlyle area is an example of townhouse to retail conversions.

Chair McMahon stated that other regions allow more flexibility within zones, such as allowing corner-store retail in residential communities, and other ways to support walkable neighborhoods.

Vice Chair Koenig discussed a project on Mount Vernon Avenue that mixed ground-floor retail units with upper-floor retail as an example of a live-work community. He emphasized that these mixed-use projects can be successful as smaller isolated units rather than needing to be large blocks.

Vice Chair Koenig reported on a conversation with Ryan Freed and Dustin Smith in the Office of Climate Action on the implementation of the Green Building Plan.

Director Stoddard provided a brief update to the Commission on the progress of the Green Building Plan implementation, including developer outreach, standardizing conditions, and the plan to bring these materials to the Planning Commission and City Council soon.

## **Planning & Zoning Director's Report**

Planning Director Paul Stoddard highlighted the proposed budget for the next fiscal year, its impact on Planning and Zoning, the Zoning for Housing Dashboard, the One Start Quarterly

Report, the Land Use and Preservation Quarterly Report, Alexandria Master Plan Explorer, Planning & Zoning Community Meetings, and upcoming projects.

## **MINUTES**

**#10** Consideration of the March 3, 2026 Planning Commission Public Hearing minutes.

## **#11 ADJOURNMENT**

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