



City of Alexandria

S. Peyton Building

DSUP2025-10030



Planning Commission Public Hearing

January 6, 2026

Agenda



1. Summary and Land Use Requests
2. Location
3. Site Plan and Architecture
4. Community
5. Highlights and Benefits
6. Recommendation



Summary & Land Use Requests

Land Use Requests

DSUP for a building with ground floor commercial space and eight residential units

- ▶ SUP for non-residential FAR above 1.5
- ▶ SUP for a parking reduction
- ▶ Modifications to side yard, open space and crown coverage requirements

Action

Planning Commission recommendation of approval

Key Elements

Redevelopment of a surface parking lot with eight residential units and commercial office space



Location

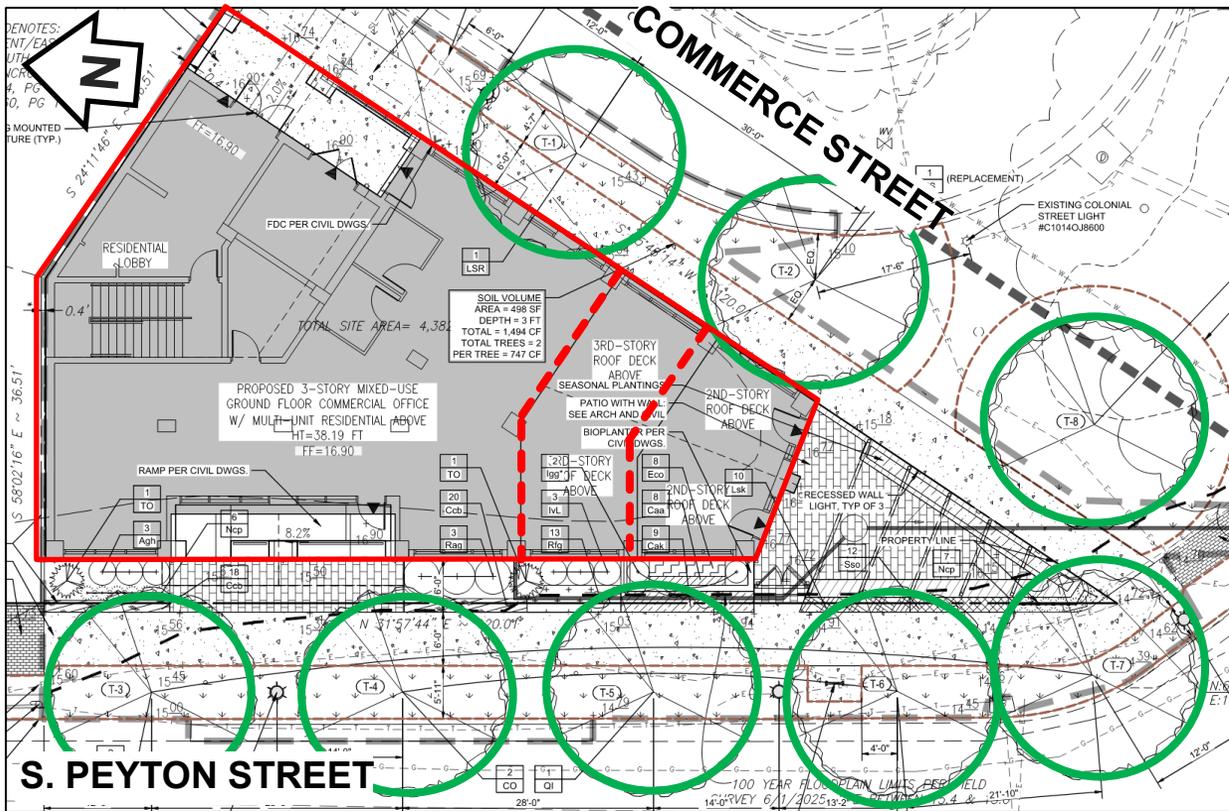


S. Peyton Building
DSUP2025-10030

 Educational uses



Site Plan and Architecture



S. Peyton St. elevation



Commerce St. elevation

S. Peyton Building
DSUP2025-10030



Community

Meeting	Date	Attendees
Applicant-hosted community meeting	8.4.2025	14
BAR Concept Review	9.3.2025	1
Applicant-hosted community meeting	10.22.2025	3
P&Z Virtual Meeting	10.30.2025	17

S. Peyton Building
DSUP2025-10030



Highlights and Benefits

Highlights

- **Schools:** potential to generate approx. 1 student
- **Transportation:** curb cut removal and improved streetscape
- **Stormwater management:** exceeds the minimum treatment requirement and provides a 14% reduction in phosphorus runoff

Benefits

- Removal of a surface parking lot for in-fill construction
- New rental housing in a transit-rich location
- Contributions to the Urban Forestry Fund and the Housing Trust Fund



Planning Commission Guidance

Staff recommends approval of
DSUP2025-10030





Additional slides





Current
RPP
District 4
boundary

No Parking
(with 2.5-hour
am and pm
pick up/drop
off times for
the daycare)

