

City of Alexandria

*City Council Chambers at Del Pepper Community Resource Center
4850 Mark Center Drive
Alexandria, VA 22311*



Docket

Tuesday, September 1, 2026

7:00 PM

This is a Preliminary Docket and is subject to change at any time.

Council Chambers, 4850 Mark Center Drive, Room 1305

Planning Commission Public Hearing

Council Chambers, 4850 Mark Center Dr., Room 1305

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced. The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

**The Planning Commission will hold a work session at 6:00 p.m.
to discuss the draft Historic Preservation Zoning Text
Amendments.**

SIGN UP TO SPEAK - Complete a Speaker's Form online at <https://apps.alexandriava.gov/SpeakerSignup/?body=PLANNING> or at the hearing to speak in person or via Zoom on the docket items below. Your speaker's form must be submitted to the Clerk before the public hearing for which you want to speak on is closed.

Written Comments - The public may submit written comments in advance to the Department of Planning & Zoning staff at PlanComm@alexandriava.gov. For the City Council Public Hearing, submit written comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov.

City Council Public Hearing - Some of the items on Planning Commission docket below will also be considered by the City Council at a Public Hearing on Saturday, September 19, at 9:30 a.m.

Live Broadcasts - Government Channel 70 on Xfinity and streaming on the City Website at www.alexandriava.gov/dockets <http://www.alexandriava.gov/dockets>

Zoom Participation - Available via Zoom via the following registration links:

Planning Commission Zoom Link - Zoom access will be available at 5:30 p.m.
https://alexandriava.zoom.us/webinar/register/WN_JHKU6BGdTKq_eiHUpI3pig
Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 928 8455 4167
Password: 298253

City Council Zoom Link
https://alexandriava.zoom.us/webinar/register/WN_f6p4qqzmT46hutasgoomSw
Zoom Audio Conference:
Dial-in number: 301-715-8592
Webinar ID: 970 8715 1377
Webinar Passcode: 660031

Update the Zoom application to the latest version for the best results. If you are unable to access the Zoom by app or browser, use the Dial-In number to call into the Zoom session. Presentations will not be visible using the Dial-In number.

Reasonable Disability Accommodation or Translation Services - Planning Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. Please provide a 48-hour notice so that proper arrangements can be made. For the City Council Public Hearing, contact the City Clerk and the Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice so that proper arrangements can be made.

Call To Order

Consent Calendar

Unfinished Business and Items Previously Deferred

Vacation #2026-00001

Ramsey Street and East Alexandria Avenue (Adjacent to 218 and 300 East Alexandria Avenue)

Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the northern end of Ramsey Street and adjacent to the properties at 218 & 300 East Alexandria Avenue: zoned R-2-5/Residential Single Family.

Applicants: St. Joe's LLC represented by M. Catharine Puskar, attorney, and Olivia Campbell and George P. Rhodes, III represented by Duncan Blair, attorney

Attachments: [VAC2026-00001 Application Materials](#)

New Business

Discussion Item: Proposed Administrative Site Plan for Affordable Housing on Tax-Exempt Properties Zoning Text Amendment

Special Use Permit #2026-00022

911 C & D Pendleton Street

Public Hearing and consideration of a request for Special Use Permits for the conversion of a commercial building to residential use and for a lot without frontage; zoned: RB/Townhouse

Applicant: Eric Olson

Attachments: [SUP2026-00022 Application Materials](#)

Special Use Permit #2026-00024

1913 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for outdoor live entertainment with a modification to locate the entertainment stage in the vision clearance; zoned: CL/Commercial Low.

Applicant: D Jason Portlance

Attachments: [SUP2026-00024 Application Materials](#)

Special Use Permit #2026-00032

1 East Custis Avenue

Public Hearing and consideration of a request for a Special Use Permit for redevelopment of a single unit dwelling on a substandard residential lot; zoned R-2-5/Residential Single Family.

Applicant: OCH at Custis LLC represented by Duncan Blair, Attorney

Attachments: [SUP2026-00032 Application Materials](#)

Development Site Plans are heard by the Planning Commission but placed on the City Council docket for information.

Development Site Plan #2026-00003

415 North Alfred Street - Townhouses

Public Hearing and consideration of a request for a Development Site Plan to construct five (5) townhouse dwellings with detached garages and accessory dwelling units, with modifications to permit parking in the required rear yard, and reduced frontage for the end lot; zoned CL/ Commercial Low.

Applicant: PT Blooms Development, represented by Ken Wire, Attorney

Attachments: [DSP2026-00003 & SUB2026-00006 Application Materials](#)
[DSP2026-00003 Site Plan](#)

Development Special Use Permit #2026-10007

724, 726, and 728 North Patrick Street - Townhouses

Public Hearing and consideration of a Development Special Use Permit and site plan for a Cluster Development per Section 11-601 of the Zoning Ordinance to construct 5 townhouses with modifications to reduce the minimum lot width/frontage, front, side, and rear yard setback, and open space requirements; zoned: CSL / Commercial Service Low.

Applicant: Parker-Gray One, LLC represented by Duncan W. Blair, Attorney

Attachments: [DSUP2026-10007 Application Materials](#)
[DSUP2026-10007 Site Plan](#)

Other Business

Minutes

Adjournment

Administrative Approvals