

City of Alexandria

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



Action Docket

Tuesday, June 2, 2026

6:30 PM

**The meeting began at 6:30 p.m. with a discussion regarding the
Green Building Plan implementation.
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.

SIGN UP TO SPEAK - Complete a Speaker's Form online at <http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form> 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, June 13, 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 was available at 6:00 p.m.
<https://alexandriava.zoom.us/webinar/register/WN_7hZxbN7CQnWW70ca-0-nKA>

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 942 9296 3025

Password: 193962

Note: The meeting began at 6:30 p.m. with a discussion regarding the Green Building Plan implementation. Consideration of the public hearing items began at 7 pm.

City Council Zoom Link

<https://alexandriava.zoom.us/webinar/register/WN_ZaRszGsnT3CD3yijK-OF0A>

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 946 3995 0920

Webinar Passcode: 043992

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.

1 Call To Order

The Planning Commission Public Hearing was called to order at 6:30 p.m. Commissioner Ramirez arrived at 6:56 pm. All other members were present at the Call to Order.

Discussion Item: Green Building Plan Implementation Update

Attachments: [Green Building Plan Implementation Presentation](#)
[Green Building Plan Implementation Memo To Industry](#)

Consent Calendar

2

Rezoning #2026-00001

Development Special Use Permit #2026-10001

1019 Cameron Street

Public Hearing and consideration of a request for (A) an amendment to the official Zoning Map to change the zone from CL/Commercial Low to CD/Commercial Downtown; and (B) Development Special Use Permit and Site Plan with modifications to construct an expansion to the existing nonresidential building with a two-story addition and a Special Use Permit to increase the nonresidential Floor Area Ratio above 1.5; zoned: CL / Commercial Low.

Applicant: Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors represented by M. Catharine Puskar, Attorney

Attachments: [DSUP2026-10001 & REZ2026-00001 Staff Report](#)
[DSUP2026-10001 & REZ2026-00001 Site Plan](#)
[DSUP2026-10001 & REZ2026-00001 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to recommend approval of Rezoning #2026-00001 and Development Special Use Permit #2026-10001 on the Consent Calendar.

3

Special Use Permit #2026-00009

699 Prince Street

Public hearing and consideration of a request for a Special Use Permit for outdoor live entertainment; zoned CD/Commercial Downtown.

Applicant: J River 699 Prince Street LLC

Attachments: [SUP2026-00009 Staff Report](#)
[SUP2026-00009 Presentation](#)
[SUP2026-00009 Additional Materials](#)

This item was pulled from the Consent Calendar and heard before Docket Item #8. 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 Harris, the Planning Commission voted to approve Special use Permit #2026-00009 as amended. The motion carried on a vote of 7-0.

4

Rezoning #2026-00002

4154 Duke Street

Public Hearing and consideration of a request for an amendment to the official Zoning Map to amend an existing proffer to expand the permitted commercial uses for the subject property, zoned CL/Commercial Low with proffer.

Applicant: Toto Moto Academy LLC represented by Nubar Azimova

Attachments: [REZ2026-00002 Staff Report](#)
 [REZ2026-00002 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to recommend approval of Rezoning #2026-000021 on the Consent Calendar.

5

Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2026-00003

6216 North Morgan Street

Public hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-12/Residential Single Family.

Applicant: Jeffrey L. Adelman and Maria F. Campos represented by Erin M. August, Attorney

Attachments: [SUB2026-00003 Staff Report](#)
 [SUB2026-00003 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2026-00003 on the Consent Calendar.

6

Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2026-00004

306 Beverley Drive

Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with a variation for lot width; zoned R-8/Residential Single Family.

Applicant: 306 Beverley LLC represented by M. Catharine Puskar, Attorney

Attachments: [SUB2026-00004 Staff Report](#)
 [SUB2026-00004 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2026-00004 on the Consent Calendar.

7

Section 9.06 cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

City Charter Section 9.06 Case #2026-00007

912 King Street

Public Hearing and consideration of a request for the Planning Commission to review whether the proposed lease of a portion of City of Alexandria property at 912 King Street for outdoor dining is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria, Department of Planning and Zoning

Attachments: [SEC2026-00007 Staff Report](#)
 [SEC2026-00007 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve City Charter Section 9.06 Case #2026-00007 on the Consent Calendar.

Unfinished Business and Items Previously Deferred

8

Special Use Permit #2026-00013

404 A East Alexandria Avenue

Public hearing and consideration of a request for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street.; zoned R-2-5/Residential.

Applicant: Eric Teran and Daniela Gross

Attachments: [SUP2026-00013 Staff Report](#)
 [SUP2026-00013 Presentation](#)
 [SUP2026-00013 Previous Case Materials](#)
 [SUP2026-00013 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, 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 Lennihan, the Planning Commission voted to recommend approval of Special Use Permit #2026-00013. The motion carried on a vote of 7-0.

New Business

9

Subdivision #2026-00007 - Subdivisions are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Coordinated Development District Concept Plan #2025-00004

Development Special Use Permit #2025-10011 - Block B

Development Special Use Permit #2025-10012 - Block C

Development Special Use Permit #2025-10013 - Waterfront Open Space

Development Special Use Permit #2025-10014 - Rail Corridor Open Space

Encroachment #2025-00003

1300 N. Royal Street - PRGS Redevelopment Blocks B&C and Open Spaces

Public Hearing and consideration of requests for: (A) a Subdivision to subdivide 1300 North Royal Street into three (3) lots and a future public right-of-way; (B) amendments to Coordinated Development District #30 Conceptual Design Plan conditions related to phasing for parks and transportation improvements; open space contribution and maintenance; and phasing and coordination of affordable housing; (C) a Development Special Use Permit and Site Plan to construct a multi-unit residential building with commercial uses, with Special Use Permits for multi-unit residential and commercial uses and a Parking Reduction; (D) a Development Special Use Permit and a Site Plan to construct a multi-unit residential building with commercial uses, with Special Use Permits to allow a multi-unit residential building and commercial uses and a Parking Reduction; (E) a Development Special Use Permit and Site Plan to construct public open space along the Potomac River, with a Special Use Permit for a Parking Reduction; (F) a Development Special Use Permit and Site Plan to construct public open space along the planned Linear Park in Old Town North, with a Special Use Permit for a Parking Reduction; (G) an Encroachment for a canopy over a building entrance (related to the building listed under (C) above); zoned CDD #30/Coordinated Development District #30.

Applicant: HRP Potomac LLC, represented by Ken Wire, Attorney

Attachments: [DSUP2025-10011-10012 Staff Report](#)
[DSUP2025-10011 Site Plan](#)
[DSUP2025-10012 Site Plan](#)
[DSUP2025-10013-10014 Staff Report](#)
[DSUP2025-10013 Site Plan](#)
[DSUP2025-10014 Site Plan](#)
[DSUP2025-10011-10014 Presentation](#)
[DSUP2025-10011-14 Community Comments and Boards and
Commission Letters](#)
[DSUP2025-10011-14 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, 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 Dubé. the Planning Commission voted to approve Subdivision #2026-00007. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan. the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan #2025-00004. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Dubé. the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10011, Development Special Use Permit #2025-10012, Development Special Use Permit #2025-10013, and Development Special Use Permit #2025-10014. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan. the Planning Commission voted to recommend approval of Encroachment #2025-00003. The motion carried on a vote of 7-0.

10

Master Plan Amendment #2026-00001

Housing 2040 Plan

Public Hearing and consideration of a request for: (A) Initiation of a Master Plan Amendment; and (B) an amendment to the City's Master Plan to create the Housing 2040 Plan Chapter, replacing the 2013 Housing Master Plan Chapter.

Applicant: City of Alexandria, Office of Housing

Attachments: [MPA2026-00001 Staff Report](#)
[MPA2026-00001 Presentation](#)
[MPA2026-00001 Housing Master Plan](#)
[MPA2026-00001 Additional Materials](#)

On a motion by Commissioner Harris, 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 initiate Master Plan 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 Master Plan Amendment #2026-00001. The motion carried on a vote of 7-0.

Other Business

Commissioners' Reports, Comments & Questions

Attachments: [Waterfront Commission Letter](#)

Planning & Zoning Director's Report

Minutes

10 Consideration of the minutes from the May 5, 2026 Planning Commission Public Hearing.

Attachments: [May 5, 2026 Minutes](#)

On a motion by Commissioner Dubé, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes from the May 5, 2026 Planning Commission Public Hearing. The motion carried on a vote of 7-0.

11 Adjournment

The Planning Commission meeting was adjourned at 11:50 p.m.

Administrative Approvals

No administrative approvals.