

Docket Item #7
Planning Commission Public Hearing
March 3, 2026

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of
February 3, 2026.

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

ALEXANDRIA PLANNING COMMISSION

February 3, 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

David Brown

Vivian Ramirez

Robert Dubé

Holly Lennihan – Commissioner Lennihan participated remotely from San Francisco, California for personal travel.

Jody Manor – Commissioner Manor participated remotely from Alexandria, Virginia due to a temporary personal illness.

Members Absent: None

Staff Present:

Paul Stoddard

Department of Planning & Zoning

Kendra Jacobs

Department of Planning & Zoning

Christina Brown

Office of the City Attorney

Jared Alves

Department of Planning & Zoning

Rachel Drescher

Department of Planning & Zoning

Sam Shelby

Department of Planning & Zoning

Catherine McDonald

Department of Planning & Zoning

Alexa Powell

Department of Planning & Zoning

Nathan Randall

Department of Planning & Zoning

Rob Kerns

Department of Planning & Zoning

#1. CALL TO ORDER

The Planning Commission Public Hearing was called to order at 7:01 p.m. All members were present at the Call to Order. Commissioner Lennihan and Commissioner Manor participated remotely.

Chair McMahon read the following instructions:

“Welcome to the February 3, 2026 Planning Commission Public Hearing at the Redella S “Del” Resource Community Center. I am Melissa McMahon, Chair of the Alexandria Planning Commission.

Commissioner Lennihan will participate in tonight’s meeting remotely due to personal travel to San Francisco, California. Commissioner Manor will also participate in tonight’s meeting remotely due to temporary illness.

Commissioners Lennihan and Manor are participating remotely pursuant to §2.2-3708.3 of the Code of Virginia and the City’s Electronic Participation Policy.

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.”

Items #3 and #4 were removed from the Consent Calendar.

CONSENT CALENDAR

- #2** Coordinated Development District Concept Plan #2025-00001
Development Special Use Permit #2025-10016
Development Site Plan #2025-00021 - This item is considered by the Planning Commission only.
2618, 2623, 2627, 2638, 2641, 2648, 2658 Foster Ave; 5143, 5165, 5173, 5183 Seminary Road,
& 5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue - Upland Park
Public Hearing and consideration of requests for: (A) an amendment to Coordinated Development District #21 Concept Plan, including the Upland Park neighborhood, to align with the Alexandria West Small Area Plan; (B) an extension of a Development Special Use Permit and Site Plan to construct townhomes with Special Use Permit requests for a building without frontage on a public street and to increase the minimum number of townhouses in a row; and (C) a Development Site Plan to construct a public park; zoned CDD #21/ Coordinated Development District #21.
Applicant: Alexandria Development Associates LLC, represented by Kenneth Wire, Attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Coordinated Development District Concept Plan #2025-00001 and Development Special Use Permit #2025-10016 and voted unanimously to approve Development Site Plan #2025-00021 on the Consent Calendar.

- #3** Subdivision #2025-00012
102 East Monroe Avenue
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.
Applicant: Alabama Ave LLC, represented by Duncan Blair, Attorney

SPEAKERS

There were two public speakers, both neighbors: Barbara Mancini and Kim Nordmeyer. Both expressed concern over flooding and stormwater management in this area of Del Ray. Chair McMahan explained the subdivision review limitations and expressed confidence in the grading plan process and stormwater review requirements.

Ms. Nordmeyer also expressed concerns about parking in the alley. Ms. Mancini questioned the possibility for this new development to have a front porch closer to the lot line when, nine years ago, she was not allowed to do so. Staff explained that the front porch regulations have changed since Ms. Mancini's application.

DISCUSSION

Vice Chair Koenig asked about the FAR permitted for a single-unit versus two-unit on this site. Staff confirmed that the subdivision would not result in additional building beyond what would be permitted for a one lot configuration.

PLANNING COMMISSION ACTION

This item was pulled from the Consent Calendar and heard before Docket Item #4. 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 Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to approve Subdivision #2025-00012. The motion carried on a vote of 7-0.

#4

Special Use Permit #2025-00054
601 & 619 S. Patrick Street

Public Hearing and consideration of a request for a Special Use Permit for an outdoor recreation and entertainment use; zoned CSL/Commercial Service Low.

Applicant: Valhall Property Holding LLC, represented by Duncan Blair, Attorney

SPEAKERS

Samuel Brandt, 600 S. Henry Street, spoke in opposition of the request. His concerns surrounded certain noise levels and lighting being permitted until 11p.m. He also mentioned concerns over the traffic on the adjacent alley.

Shelley Castle, 612 S. Henry Street, spoke in opposition of the request. Ms. Castle expressed concerns over noise and lighting later into the evening.

Karen Kazimer, 620 S. Henry Street, spoke in opposition of the request. Ms. Kazimer expressed concerns over noise and lighting later into the evening. In addition, she mentioned security and privacy concerns.

Jeff Erickson, 612 S. Henry Street, spoke in opposition of the request. Mr. Erickson was mainly concerned about noise and light later in the evening. He also mentioned concerns over the traffic in the adjacent alley.

DISCUSSION

In response to concerns over noise and lighting, Chair McMahon confirmed with the applicant's representative, Duncan Blair, attorney, that the rooftop layout was oriented away from the neighboring residences. Mr. Blair also explained that no lights would be aimed at the residences and that glass sound barriers as well as special flooring materials would be utilized to reduce sound impact. Chair McMahon also highlighted that the use of solar shades on the roof would also help to shield any lighting. Vice Chair Koenig recommended to Mr. Blair that his client explore using translucent glass for the sound barrier to increase privacy.

Regarding the site's access and alley traffic, Chair McMahon asked if fencing was possible to form more separation between the alley and the subject property. Mr. Blair indicated that additional fencing could be installed. Commissioner Brown also asked about traffic patterns and vehicular access to the site. Mr. Blair recognized that the site's access was somewhat odd given the traffic patterns of surrounding streets and identified a few ways someone driving could access the site.

PLANNING COMMISSION ACTION

This item was pulled from the Consent Calendar and heard before Docket Item #6. 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 Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2025-00054. The motion carried on a vote of 7-0.

- #5 Special Use Permit #2025-00072
420 East Windsor Avenue
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot; zoned R-2-5/Residential.
Applicant: Eric Frantz

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Special Use Permit #2025-00072 on the Consent Calendar.

NEW BUSINESS

- #6 Rezoning #2025-00007
Development Special Use Permit #2025-10031
11 and 21 North Quaker Lane and 3369 Duke Street - Duke & Quaker Townhomes
Public Hearing and consideration of requests for: (A) a request for an amendment to the official zoning map to change the zoning designation for the properties from CL/Commercial Low with proffer to CL/Commercial Low (removing the existing proffer); and (B) a Development Special Use Permit and Site Plan with modifications to construct two multi-unit townhouse-style residential buildings, and with Special Use Permit requests for an increase in building height and bonus density pursuant to Section 7-700 of the Zoning Ordinance; zoned CL/Commercial Low with proffer.
Applicant: 614 Westbrad LLC, represented by M. Catharine Puskar, Attorney

SPEAKERS

Stephen Morris, President of Seminary Hill Civic Association, spoke in support of the project overall, noting the inclusion of the on-site affordable unit. He thanked the project attorney for outreach and transparency. He expressed concern about left turns from the southernmost curb cut, asking for such turns to be further prohibited through the installation of delineators (“flexi-posts”) on North Quaker Lane.

LaJuanna Russell, neighbor, expressed a preference for the site to remain commercial. She noted traffic concerns in the area, including the difficulty of making left-hand turns from her driveway, believing that the installation of signage to prohibit left turns would be inadequate. She stated that the townhomes wouldn’t be compatible with the neighborhood and noted that she hadn’t heard about the project until recently.

Cathy Puskar, attorney for the applicant, spoke in support of the project. She noted that the collaboration between the applicant and the adjacent church has helped to bring the project to fruition. She discussed the applicant team’s efforts to limit left-turns from the southernmost curb cut, the low traffic counts from the proposal, and the infeasibility of installing flexi-posts on North Quaker Lane. She also stated that the project, which includes one on-site affordable unit, is

consistent with the City's housing goals, and would allow for the construction of the future Duke Street Transitway.

Michael McEneney, neighbor, expressed concern about the potential for turn-around traffic north of the site near Quaker Lane and Trinity Drive. He also asked about next steps for the project regarding constructability.

DISCUSSION

Chair McMahan inquired about the proposed consolidation of existing curb cuts around the site and acknowledged the site's access challenges. She asked about the project's consistency with the ongoing Duke Street Land Use Plan, which has identified the site for development. She also queried the applicant team, in response to a speaker's suggestion, about the potential for flexi-posts to be added on North Quaker Lane to prevent left-hand turns, ultimately agreeing with the applicant's position that doing so would preclude left-hand "turn-in" maneuvers for both the new townhouses and the existing church.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Rezoning #2025-00007. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10031, subject to all conditions, code requirements, and ordinances. The motion carried on a vote of 7-0.

Commissioner Brown asked what conditions might have changed at the site since the 1980s to make development more favorable now on the long-vacant site. He also asked the applicant for more details about the church's experience with site access. Commissioner Dube received confirmation that the church would be responsible for maintaining the northernmost drive aisle on its property.

Chair McMahan asked, in response to a speaker's comment, for staff to discuss standard project steps that occur after public hearings, including pre-construction community meetings and Construction Management Plans.

Commissioner Brown acknowledged traffic back-ups at the nearby intersection of Duke Street and North Quaker Lane but doesn't believe those issues warrant disapproval of the current proposal, particularly given its minor, incremental traffic impact. He believed that residential is appropriate in this location and that it would complement nearby commercial uses.

Chair McMahan expressed some interest in the site being combined with neighboring properties as part of a development project but acknowledged that such coordination is not always possible. She stated her support for the project, noting compatible land uses exist in the surrounding area and that additional transit options will be available in the future. She viewed the current proposal as the right-sized solution to developing the property. Vice Chair Koenig concurred with Chair McMahan's comments.

#7 Subdivision #2025-00006
Development Site Plan #2025-00030
806 North Columbus Street – Townhomes
Public Hearing and consideration of a request for: (A) a Subdivision to re-subdivide three existing lots with variations to the lot areas, widths, and frontages; and (B) a Development Site Plan to construct three townhouses; zoned RB/Townhouse.
Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to accept the applicants request to defer Subdivision #2025-00006 and Development Site Plan #2025-00030. The motion carried on a vote of 7-0.

MINUTES

#8 Consideration of the January 6, 2026 Planning Commission Public Hearing minutes.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to approve the minutes of January 6, 2026 as submitted. The motion carried on a vote of 7-0.

OTHER BUSINESS

Commissioners' Reports, Comments & Questions

Commissioner Dubé provided a written update of the Alexandria Redevelopment and Housing Authority Working Group.

Planning Commissioners commemorated Commissioner David Brown's last meeting by recognizing his years of service on the Commission and presenting him with a gift.

Commissioner Manor affirmed the importance of protecting the Chirilagua neighborhood and the entire immigrant community in the City of Alexandria.

Planning & Zoning Director's Report

Planning Director Paul Stoddard summarized the Director's Report highlighting the approved Green Building Plan, Five Year Outlook, Virtual Community Meetings, and the Docket Look Ahead report.

ADJOURNMENT

#9 The Planning Commission meeting was adjourned at 9:52 p.m.