

City of Alexandria

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



Action Docket

Tuesday, May 5, 2026

7:00 PM

The Planning Commission held a work session at 6:00 p.m. to discuss the draft Duke St. Land Use Plan.

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, May 16, 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 6:30 p.m.

<https://zoom.us/webinar/register/WN_L1HUxIjqRQiSEMbFWoWpSg>

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 970 7943 9813

Password: 338011

City Council Zoom Link

<https://zoom.us/webinar/register/WN_VIY4BooJQz6ck6veVvmyA>

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 980 8777 5841

Webinar Passcode: 263198

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 7:06 p.m. All members were present at the Call to Order.

Consent Calendar

- 2** Development Special Use Permit #2026-10005
5050 Mark Center Drive
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan to construct a multi-unit building with Special Use Permit requests for a parking reduction and penthouses to exceed 15 feet in height; zoned CDD #4/Coordinated Development District #4.
Applicant: Mark Center Residential LLC represented by Ken Wire, Attorney

Attachments: [DSUP2026-10005 Staff Report](#)
 [DSUP2026-10005 Site Plan](#)
 [DSUP2026-10005 Presentation](#)
 [DSUP2026-10005 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Harris, the Planning Commission voted unanimously to recommend approval of Development Special Use Permit #2026-10005 on the Consent Calendar.

- 3** **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 #2026-00001
411 Clifford Avenue
Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with a variation to floor area ratio; zoned R-2-5/Residential.
Applicant: Teresa Elaine Lustig represented by Duncan Blair, Attorney

Attachments: [SUB2026-00001 Staff Report](#)
 [SUB2026-00001 Presentation](#)
 [SUB2026-00001 Additional Materials](#)

This item was pulled from the Consent Calendar and heard before Docket Item #5. 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 Lennihan, the Planning Commission voted to approve Subdivision #2026-00001. The motion carried on a vote of 7-0.

New Business

- 4 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 Site Plan](#)
[SUP2026-00013 Presentation](#)
[SUP2026-00013 Additional Materials](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to defer Special Use Permit #2026-00013 due to a noticing issue. The motion carried on a vote of 6-1.

- 5 Development Special Use Permit #2026-10003
1609 Cameron Street (Parcel Address: 1501 Cameron Street) - Old Town Pool Replacement
Public hearing and consideration of a request for a Development Special Use Permit and Site Plan for demolition and reconstruction of a public pool facility with a Special Use Permit request to operate a Congregate Recreational Facility; zoned: POS / Public open space and community recreation zone.
Applicant: Department of Recreation, Parks & Cultural Activities, City of Alexandria.

Attachments: [DSUP2026-10003 Staff Report](#)
[DSUP2026-10003 Site Plan](#)
[DSUP2026-10003 Presentation](#)

On a motion by Commissioner Lennihan, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2026-10003 as submitted. The motion carried on a vote of 7-0.

- 6 Zoning Text Amendment #2026-00002
Beekeeping Zoning Regulations
A) Initiation of a Zoning Text Amendment; and B) Public Hearing and consideration of text amendments to Zoning Ordinance Articles II (Definitions) and VII (Supplemental Zone Regulations) to define beekeeping and beekeeping equipment, allow beekeeping as an accessory use, allow beekeeping equipment as permitted accessory structures, and establish requirements for beekeeping and beekeeping equipment.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2026-00002 Staff Report](#)
[ZTA2026-00002 Presentation](#)
[ZTA2026-00002 Staff Memo](#)
[ZTA2026-00002 Additional Materials](#)

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 Lennihan, the Planning Commission voted to defer consideration of Zoning Text Amendment #2026-00002. The motion carried on a vote of 7-0.

Other Business

Discussion Item: Substandard Lots and Outlots Zoning Text Amendment

Commissioners' Reports, Comments & Questions

Attachments: [ARHA Report May 2026](#)

Planning & Zoning Director's Report

Attachments: [May 5, 2026 Directors Report](#)

Minutes

- 7 Consideration of the minutes from the April 7, 2026 Planning Commission Public Hearing.

Attachments: [April 7, 2026 Minutes](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to approve the minutes from the April 7, 2026 Planning Commission Public Hearing. The motion carried on a vote of 7-0.

8 Adjournment

The Planning Commission meeting was adjourned at 9:41 p.m.

Administrative Approvals

SUP2026-00002

700 Commonwealth Avenue and 6 West Masonic View Avenue

Administrative Special Use Permit minor amendment to consolidate two Special

Use Permit approvals into one Special Use Permit and to update the drop off and pick up plan for an existing childcare center; zoned: R-5/Residential.

Applicant: Christal Everette

Current and Proposed Business Name: Abracadabra Child Development Center

City Planner: Lanning Blaser

Last Day for Public Comments: March 17, 2026

Status: Approved on April 6, 2026

SUP2026-00007

3000 Potomac Avenue

Administrative Special Use Permit request for new window signage at an existing church; zoned: CDD-10/Coordinated Development District #10.

Applicant: Waterfront Church DC represented by Garrett Tanner

City Planner: Rachel Drescher

Last Day for Public Comments: March 26, 2026

Status: Approved on March 27, 2026