



City of Alexandria

4154 Duke Street

Rezoning Request

REZ #2026-00002

Planning Commission

June 2, 2026



Agenda

1. Summary
2. Background
3. Existing Proffer
4. Proposed Proffer
5. Recommendation





Summary

Request

- Amend the existing proffer to expand permitted commercial uses on the site.

Key Elements

- CL zone remains in place.
- Current proffer only permits “business office use.”
- Request aligns with the Strawberry Hill/Seminary Hill Small Area plan.



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Site Context

Zone

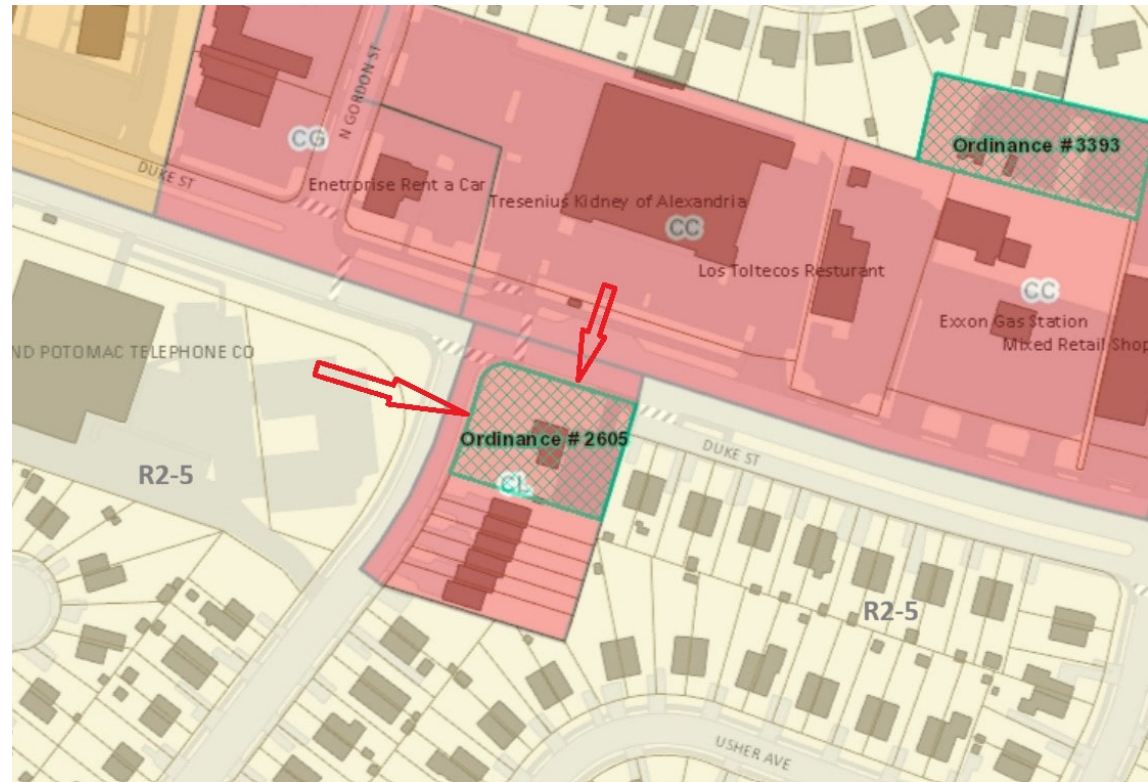
- CL/ commercial low with proffer

Plans

- Strawberry Hill/Seminary Hill Small Area plan

Surrounding Uses

- Residential and commercial



Surrounding Zoning

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Background & Existing Proffer

Background

- Site had been used for residential purposes until 1981.

1981 Rezoning Request Proffer:

1. Property will be restricted for professional office uses only.
2. The existing structure will be retained, and any future additions, if needed, will be in the same architectural style as the existing structure.
3. The floor area ratio will be limited to 0.5.
4. The proposed driveway and parking area will be landscaped and buffered to the satisfaction of the City Arborist, and in such a manner as to provide adequate screening to protect the residential nature of the neighborhood.

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Current Proffer Request

2026 Rezoning Request Proffer:

1. The property will be restricted to professional offices only commercial uses and/or a residential single dwelling unit with a childcare home.
2. The existing structure will be retained, ~~and any future additions, if needed, will be in the same architectural style as the existing structure.~~
3. The floor area ratio will be limited to 0.5.
4. The proposed driveway and parking area will be landscaped and buffered to the satisfaction of the City Arborist, and in such a manner as to provide adequate screening to protect the residential nature of the neighborhood.

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CITY OF ALEXANDRIA

Recommendation

**Staff recommends approval of
REZ #2026-00002**

