

City of Alexandria

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



Action Docket

Tuesday, March 3, 2026

6:15 PM

There was an executive session at 6:15 p.m. The regular meeting began at 7:00 p.m.
4850 Mark Center Drive, Room 1305

Planning Commission Public Hearing

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 - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

A Public Hearing was held by the Planning Commission on Tuesday, March 3, beginning at 6:15 p.m. in the Redella “Del Pepper” Center, Room 1305, 4850 Mark Center Drive. There was an executive session at 6:15 p.m. The regular meeting began at 7:00 p.m. or shortly thereafter. It will be followed by a City Council Public Hearing on Saturday, March 14, at 9:30 a.m. in the Redella “Del Pepper” Center, Room 1305, 4850 Mark Center Drive. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission Zoom Link (Public Hearing Webinar)

The Webinar opened at 6:00 p.m. to allow individuals to join. The Planning Commission Public Hearing began at approximately 7:00 p.m.

https://zoom.us/webinar/register/WN_YWhieSX8TZmEPLMAMAE7wg

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 997 1600 8730

Password: 542424

City Council Zoom Link (Public Hearing Webinar)

https://zoom.us/webinar/register/WN_nHDkxf0_Rn-37whV6lHQcQ

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 975 4158 0126

Webinar Passcode: 635098

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinars, please use the Dial-In number to access the hearings.

Public comment will be received at the hearings. The public may also submit comments in advance to the Department of Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public Hearing, the public may submit comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov, or make comments on the day of the City Council hearing.

For reasonable disability accommodation or translation services for the Planning Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide 48-hour notice so that the proper arrangements may be made. For the City Council Public Hearing, individuals with disabilities who require assistance or require translation services to

participate in the City Council meeting may call the City Clerk and the Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice to the City Clerk so that proper arrangements can be made.

1 Call To Order

The Planning Commission Public Hearing was called to order at 6:15 p.m. All members were present at the Call to Order. Commissioner Lennihan participated remotely.

2 Elections of Planning Commission Chair and Vice Chair

The Planning Commission elected Melissa McMahon as Chair and elected Stephen Koenig as Vice Chair.

3 Closed Session

Closed Session - Consideration of closed executive session to discuss plans to protect public safety as it relates to terrorist activity or specific cybersecurity threats or vulnerabilities and briefings by staff members, legal counsel, or law-enforcement or emergency service officials concerning actions taken to respond to such matters or a related threat to public safety.

On a motion by Vice-Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to convene in closed executive session at 6:19 p.m., pursuant to Virginia Code section 2.2-3711(A)(19), to discuss plans to protect public safety as it relates to terrorist activity or specific cybersecurity threats or vulnerabilities to include briefings by staff members, legal counsel, or law-enforcement or emergency service officials concerning actions taken to respond to such matters or a related threat to public safety; a discussion of information subject to the exclusion in subdivision (2) or (14) of section 2.2-3705.2, where discussion in an open meeting would jeopardize the safety of any person or the security of an facility, building, structure, information technology system, or software program; or discussion of reports or plans related to the security of any governmental facility, building, or structure or the safety of persons using such facility, building, or structure. The motion carried on a vote of 6-0.

On a motion by Vice-Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to reconvene in open session at 6:59 p.m. The motion carried on a vote of 6-0.

On a motion by Vice-Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to certify the closed session. The motion carried on a vote of 6-0.

Unfinished Business and Items Previously Deferred

- ## 4
- Development Site Plans and Zoning Ordinance Subdivision cases are heard by the Planning Commission but placed on the City Council docket for**

information. Zoning Ordinance Subdivision cases are heard by City Council only upon appeal.

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

Attachments: [DSP2025-00030 SUB2025-00006 Staff Report](#)

[DSP2025-00030 Site Plan](#)

[DSP2025-00030 and SUB2025-00006 Presentation](#)

[DSP2025-00030 and SUB2025-00006 Additional Materials](#)

On a motion by Commissioner Dubé, seconded by Vice-Chair Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.

On a motion by Vice-Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to approve Subdivision #2025-00006. The motion carried on a vote of 6-0.

On a motion by Vice-Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to approve Development Site Plan #2025-00030. The motion carried on a vote of 6-0.

New Business

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APPLICANT HAS REQUESTED WITHDRAWAL OF THIS ITEM. 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 #2025-00013

3833, 3835, and 3837 Elbert Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide four existing lots into two lots; zoned RB/Residential Townhouse

Applicant: Farhang Mojangani

Attachments: [SUB2025-00013 Application Materials](#)

This item was heard before Docket Item #4. On a motion by Vice-Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to accept the applicants request to withdraw Subdivision #2025-00013. The motion carried on a vote of 6-0

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Discussion Item: Housing 2040 Master Plan Presentation

Attachments: [Housing 2040 Briefing to Planning Commission](#)

Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

Minutes

- 7 Consideration of the minutes from the February 3, 2026 Planning Commission Public Hearing.

Attachments: [2.3.2026 Minutes](#)

On a motion by Commissioner Dubé, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes from the February 3, 2026 Planning Commission Public Hearing. The motion carried on a vote of 6-0.

8 Adjournment

The Planning Commission meeting was adjourned at 9:33 p.m.

Administrative Approvals

SUP2025-00074

5125 Duke Street

Administrative Special Use Permit request for a minor amendment to an existing automotive sales business to increase the hours of operation; zoned:

CG/Commercial General.

Applicant: Kody Imports IV LLC

Current and Proposed Business Name: Kody Imports IV LLC

City Planner: Lanning Blaser

Status: Approved February 4, 2026