



Department of  
**PLANNING &  
ZONING**

# **Pizzano Contractors Office Addition**

**REZ #2026-00001  
DSUP #2026-10001**

City Council Public Hearing

June 13, 2026

# Agenda

1. Summary
2. Project Location
3. Site Plan and Architecture
4. Highlights and Benefits
5. Recommendation





# Summary

## Request

- ▶ Rezoning from CL/Commercial Low to CD/Commercial Downtown
- ▶ DSUP with Site Plan to construct an addition
- ▶ SUP to increase the non-residential FAR above 1.5
- ▶ Modification to crown coverage requirements

## Action

- ▶ Planning Commission Recommendation of Approval

## Key Elements

- ▶ Project design
- ▶ Right-of-way improvements



# Project Location



- Parker-Gray District
- One block from King St.
- Surrounding uses: fraternal organizations, retail, office and residential



N. Henry St. elevation April 2025

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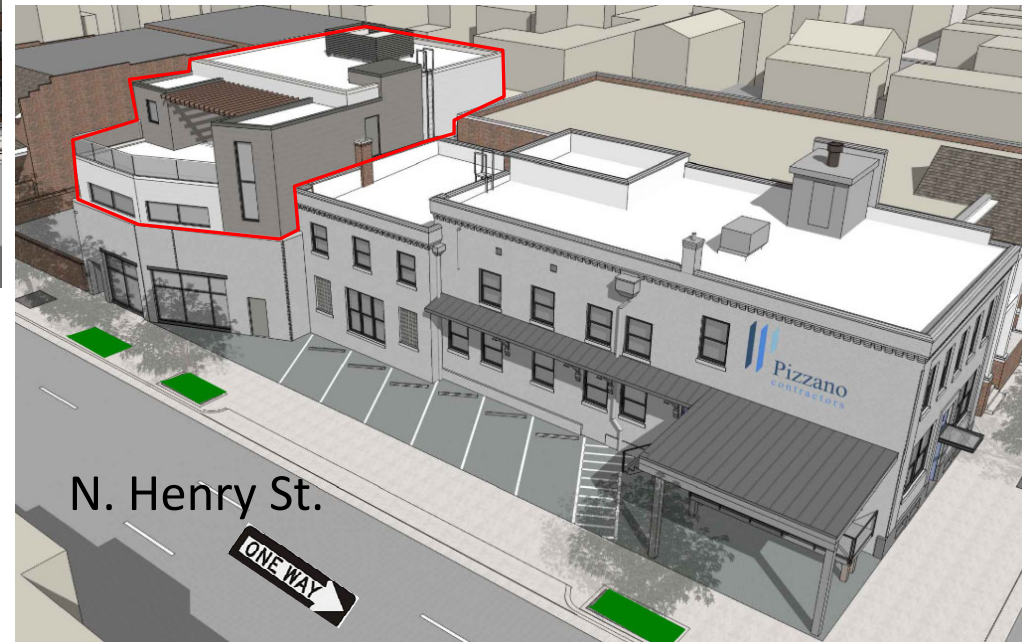


# Site Plan and Architecture

- Removal of three curb cuts and enlargement of one curb cut
- Street trees and ADA curb ramp



- Two-story addition (4,423 NSF)
- Replacement of warehouse doors with storefront windows
- Masonry construction and rooftop deck





# Highlights and Benefits

## Highlights

- ▶ **Transportation:** removal of curb cuts
- ▶ **Stormwater management:** Not required

## Benefits

- ▶ Consolidation of a long time Alexandria business
- ▶ Contributions to the Public Art Fund and the Housing Trust Fund totaling \$14,132
- ▶ Improved streetscape

## Community

- ▶ Three public meetings (BAR concept review hearing, P&Z virtual meeting and applicant-hosted meeting)



**Staff recommends  
approval of:**

**REZ #2026-00001**

**DSUP #2026-10001**

