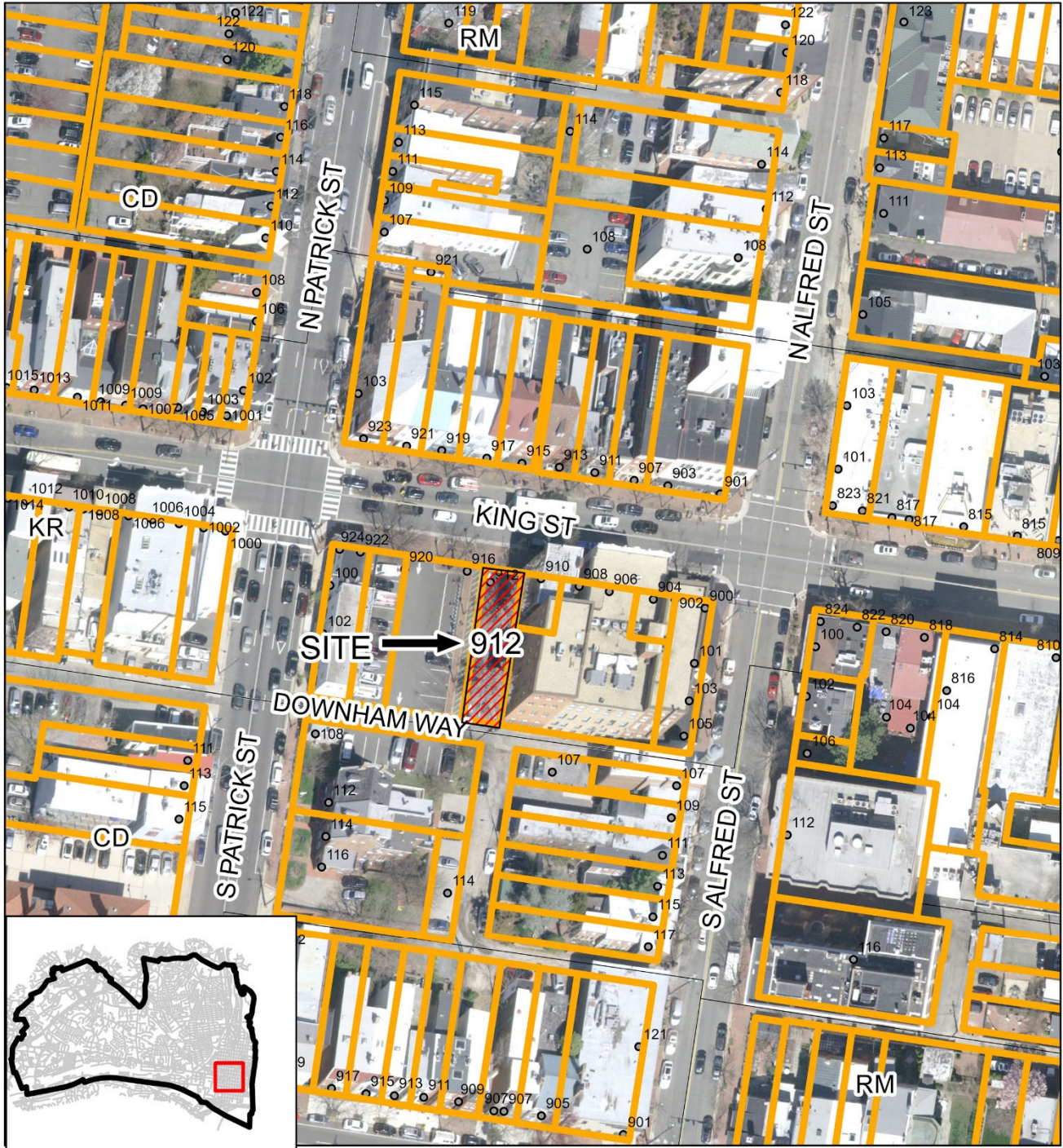


City Charter Section 9.06 Case #2026-00007

Application	General Data	
Request: Public Hearing and consideration of a request for Planning Commission to review whether the proposed lease by the City of Alexandria of property at 912 King Street for the purpose of outdoor dining is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.	Planning Commission Hearing:	June 2, 2026
	City Council Hearing:	N/A
	Zone:	KR – King Street Urban Retail Zone
Address: 912 King Street, Alexandria, VA 22314	Small Area Plan(s):	Old Town
Staff Recommendation: Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, and with the City’s Master Plan.		
Staff Reviewers: Paul Stoddard – Director, Planning & Zoning, paul.stoddard@alexandriava.gov Carrie Beach – Division Chief, Planning & Zoning, carrie.beach@alexandriava.gov ; Melissa Symmes - Urban Planner III, Planning & Zoning, melissa.symmes@alexandriava.gov ; Alfred Coleman – Deputy Director, General Services, alfred.coleman@alexandriava.gov ; Bryan MacAvoy – Assistant City Attorney, City Attorney’s Office, bryan.macavoy@alexandriava.gov		
PLANNING COMMISSION ACTION, JUNE 2, 2026: On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve City Charter Section 9.06 Case #2026-00007 on the Consent Calendar.		



SEC2026-00007 912 King Street



0 40 80 160 Feet

I. DISCUSSION

The City proposes leasing a portion of City-owned property at 912 King Street located within the Old Town Small Area Plan (SAP). Section 9.06 of the City’s Charter requires that the Planning Commission review any acquisition or disposition of public land, or vacation, or change in the use of streets. The Planning Commission is charged with ensuring that any such acquisition, sale, or change is consistent with the City’s Master Plan.

II. BACKGROUND

The property located at 912 King Street (see Figures 1 and 2) is a 2,500 square foot, City-owned parcel currently used for public parking. It is a portion of a larger 9,942 square foot, City-owned, public, metered surface parking lot which spans 912-920 King Street (see Figure 3).

The property is located directly behind 102 S. Patrick Street and adjacent to other shops and restaurants east and west on King Street. The parcel is improved with four asphalt-paved parallel parking spaces. These spaces are a portion of the larger 18 parking space City-owned, public, metered surface parking lot. The parcel at 912 King Street is zoned KR – King Street Urban Retail Zone (Parcel ID #074.01-06-04) and is within the Old and Historic Alexandria District. The adjacent improved and developed parcels (910, 916, and 920 King Street) are also zoned KR– King Street Urban Retail.



Figure 1: 912 King Street, Looking SE



Figure 2: 912 King Street, Looking NE



Figure 3: 916 and 920 King Street, Looking SW

The adjacent property owner, located at 910 King Street, has indicated interest in utilizing the two parallel parking spaces (approximately 360 square feet) located closest to the King Street sidewalk at 912 King Street for outdoor dining for customers. In this situation, the outdoor dining for the business would be adjacent to the business in the parking spaces, as opposed to on the sidewalk directly in front of the it. It should be noted that this is the only restaurant/café directly adjacent to the City-owned parcel at 912 King Street.

If the Planning Commission confirms consistency with the City's Master Plan pursuant to Section 9.06 of the City's charter, a License Agreement would need to be approved by City Council. The License Agreement would provide the owner of 910 King Street with the use of the two parallel parking spaces for a limited term to accommodate any future disposition of the City-owned property at 912 King Street. In the event that the property is not sold and/or redeveloped in the near term, the license agreement may include a renewal option to continue the agreement at the City's discretion or until the property is sold or redeveloped or the agreement is terminated.

III. CONSISTENCY WITH THE MASTER PLAN

The subject property is within the boundaries of the Old Town SAP and the King Street Retail Strategy. The proposed lease/ disposition is consistent with goals and principles found within these Plans.

Old Town Small Area Plan

The SAP land use map designates the subject property as CD–Commercial Downtown. Several goals and objectives from the SAP are valid in considering this proposal:

Goals and Objectives (page 48)

- Retain the retail pattern along King Street and Washington Street.
- Encourage more neighborhood serving retail uses.

Additionally, the SAP recommends that the City should do whatever possible to retain a mix of restaurants and shops providing a diversity of goods and services in the King Street area. Overall, the lease of the property is consistent with maintaining the current land use designation and the goals of the SAP.

King Street Retail Strategy

The King Street Retail Strategy encourages outdoor dining during milder seasons to provide for additional pedestrian activity and vibrancy along the retail street (page 4-7). King Street restaurants now include outdoor dining on almost every block from the Waterfront to the Metrorail Station. The Strategy also recommends that the City should strike a balance and promote those restaurants that add to the health of the street without creating problems for their

residential neighbors. In this case, the proposed outdoor dining area is relatively small and is not directly adjacent to residential uses, with limited to no impacts on surrounding residential neighbors. Overall, the lease of the 912 King Streety aligns with the intent of the Retail Strategy.

IV. STAFF RECOMMENDATION

Staff recommends that the Planning Commission find the proposed lease of 912 King Street to be **consistent** with Section 9.06 of the City Charter of Alexandria, Virginia and with the City's Master Plan, including specifically the Old Town Small Area Plan and the King Street Retail Strategy.

STAFF: Paul Stoddard – Director, Planning & Zoning
Carrie Beach – Division Chief, Planning & Zoning
Melissa Symmes – Urban Planner, Planning & Zoning
Alfred Coleman, CPM – Deputy Director, General Services
Bryan MacAvoy – Assistant City Attorney, City Attorney's Office