# City of Alexandria

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

## Docket

**Tuesday, January 6, 2026**

**7:00 PM**

**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 will be held by the Planning Commission on Tuesday, January 6, beginning at 7 p.m. in the Redella S. “Del” Pepper Community Resource Center, Room 1305, 4850 Mark Center Drive. It will be followed by a City Council Public Hearing on Saturday, January 24, at 9:30 a.m. in the Redella S. “Del” Pepper Community Resource 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 (Public Hearing Webinar)
The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:
<https://zoom.us/webinar/register/WN_Ky0DmUobRqyqesOhk5zACA>
Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 995 7017 7653
Password: 033609

City Council Zoom Link (Public Hearing Webinar)
Registration Link:
<https://zoom.us/webinar/register/WN_mEltYcCXQqeeBSmCRiecCw>
Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 938 9352 7596
Webinar Passcode: 212785

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.

**The Planning Commission will hold a Work Session on January 6, 2026 at 6:00 p.m. in the Redella S. "Del" Pepper Community Resource Center, Room 1305, 4850 Mark Center Drive, Alexandria, VA 22311, for a discussion of the draft Duke Street Land Use Plan.**

**The Work Session is open to the public. Public testimony is not received, and no formal actions are taken by the Planning Commission at Work Sessions.**

**For reasonable disability accommodation or for translation services for the Planning Commission Work Session, 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.**

***Attachments:*** Duke Street Land Use Plan Staff Presentation

## 1 Call To Order

## Consent Calendar

**2** **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 #2025-00009
106 East Braddock Road
Public Hearing and consideration of a request for a Subdivision to re-subdivide one existing lot and two part lots into two lots; zoned R-2-5/Residential.
Applicant: Classic Cottages, LLC, represented by Chad Riedy, Agent

***Attachments:*** SUB2025-00009_Staff Report
SUB2025-00009_Presentation
SUB2025-00009 Application Materials

**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 #2025-00010
412 East Nelson Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.
Applicant: OCH at 412 E Nelson, LLC represented by Duncan Blair, Attorney

***Attachments:*** SUB2025-00010 Staff Report
SUB2025-00010 Presentation

**4** **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 #2025-00011
413 East Nelson Avenue
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB/Townhouse.
Applicant: OCH at 413 E Nelson, LLC represented by Duncan Blair, Attorney

***Attachments:*** SUB2025-00011 Staff Report
SUB2025-00011 Presentation

**5** Development Special Use Permit #2025-10021
3120 Colvin Street - Colvin Street Garage
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan (DSUP#2021-10022) with a modification, to construct a commercial building for a general automobile repair and a warehouse use; zoned I/Industrial.
Applicant: 3120 Colvin LLC, represented by Duncan Blair, Attorney

***Attachments:*** DSUP2025-10021 Staff Report
DSUP2025-10021 Site Plan
DSUP2025-10021 PC Presentation

## New Business

**6** Development Special Use Permit #2025-10030
220 & 224 South Peyton Street
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with ground floor commercial use, and Special Use Permit requests to increase the nonresidential floor area above 1.5 and for a parking reduction; zoned CD/Commercial Downtown.
Applicant: Windmill Hill LLC. represented by Lauren Riley, Attorney

***Attachments:*** DSUP2025-10030 Staff Report
DSUP2025-10030 Site Plan
DSUP2025-10030 Additional Materials
DSUP2025-10030 Presentation

**7**

Master Plan Amendment #2025-00005
Rezoning #2025-00006
Special Use Permit #2025-00066
Encroachment #2025-00009
732 North Washington Street & 710 Madison Street
Public Hearing and consideration of a request for (A) an amendment to the Old Town North Small Area Plan Chapter of the Master Plan to change the Recommended Height District Limits Map to allow for 55 feet in building height; (B) a Rezoning from CD-X/Commercial Downtown zone (Old Town North) to CRMU-X/Commercial Residential Mixed use (Old Town North) zone; (C) Special Use Permits for a multi-unit residential use and a parking reduction; and (D) an Encroachment into the public right-of-way for upper floor balconies to facilitate the conversion of an existing office building to a multi-unit residential building; zoned CD-X/ Commercial Downtown.
Applicant: 732-806 Development LLC represented by Kenneth Wire, Wire Gill LLP, Attorney

***Attachments:*** 732 N Washington St, 710 Madison St Staff Report
732 N Washington St, 710 Madison St Presentation
732 N Washington Additional Materials

**8**

Zoning Text Amendment #2025-00009
Commercial to Residential Conversions
(A) Initiation of a Zoning Text Amendment and (B) Public Hearing and consideration of a Text Amendment to Article XII - Noncompliance and Nonconformity of the City's Zoning Ordinance to establish provisions for office to residential conversions and to clarify the regulations related to the use of noncomplying structures generally.
Staff: City of Alexandria, Planning and Zoning

***Attachments:*** ZTA2025-00009 Staff Report
ZTA2025-00009 Presentation
ZTA2025-00009_Additional Materials

**9**

Master Plan Amendment #2025-00004
Green Building Plan
(A)Initiation of a Master Plan Amendment; (B) Public Hearing and consideration of a Master Plan Amendment to adopt the Green Building Plan as a new chapter of the City's Master Plan.
Staff: City of Alexandria, Office of Climate Action

***Attachments:*** MPA2025-00004 Staff Report
MPA2025-00004_Proposed Green Building Plan
MPA2025-00004_Community Comments and Boards and Commission Letters
MPA2025-00004_Presentation

## Minutes

**10** Consideration of the November 6, 2025 Planning Commission Public Hearing minutes.

***Attachments:*** November 6, 2025 Minutes

**11** Consideration of the December 2, 2025 Planning Commission Public Hearing minutes.

***Attachments:*** December 2, 2025 Minutes

## Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

***Attachments:*** January 6, 2026 Directors Report

## 12 Adjournment

## Administrative Approvals

SUP2025-00068
121 King Street
Administrative Special Use Permit request for a new valet parking business; zoned: KR/King Street Urban Retail.
Applicant: David Acerado
Proposed Business Name: Unipark
City Planner: Mavis Stanfield
Status: Approved December 5, 2025

SUP2025-00067
499 South Pickett Street & 5651 Edsall Road
Administrative Special Use Permit request for a change of ownership to an existing automobile sales business; zoned: CSL/Commercial Service Low.
Applicant: NCAlexandria, LLC
Current and Proposed Business Name: BMW of Alexandria
City Planner: Lanning Blaser
Status: Approved October 31, 2025