

City of Alexandria

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



Action 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 was 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 was 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 could 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>](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>](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 held 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 was open to the public. Public testimony is not received, and no formal actions are taken by the Planning Commission at Work Sessions.

Attachments: [Duke Street Land Use Plan Staff Presentation](#)

1 Call To Order

The Planning Commission Public Hearing was called to order at 7:00 pm. All members were present at the 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](#)

This item was pulled from the Consent Calendar and heard before Docket Item #6. On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to approve Subdivision #2025-00009. The motion carried on a vote of 7-0.

- 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](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2025-00010 on the Consent Calendar.

- 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](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2025-00011 on the Consent Calendar.

- 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](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Development Special Use Permit #2025-10021 on the Consent Calendar.

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
Planning Commission Action: Recommend Approval 7-0

Attachments: [DSUP2025-10030 Staff Report](#)
 [DSUP2025-10030 Site Plan](#)
 [DSUP2025-10030 Additional Materials](#)
 [DSUP2025-10030 Presentation](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10030. The motion carried on a vote of 7-0.

- 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](#)

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 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to adopt a resolution for Master Plan Amendment #2025-00005. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Rezoning #2025-00006. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2025-00066 and Encroachment #2025-00009. The motion carried on a vote of 7-0.

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](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, seconded by Commissioner Ramirez, the Planning Commission voted to initiate Zoning Text Amendment #2025-00009. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Zoning Text Amendment #2025-00009. The motion carried on a vote of 7-0.

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](#)

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to initiate Master Plan Amendment #2025-00004. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to adopt the resolution for Master Plan Amendment #2025-00004 as amended. The motion carried on a vote of 7-0.

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](#)

On a motion by Commissioner Ramirez, seconded by Commissioner Lennihan, the Planning Commission voted to approve the minutes of November 6, 2025 as amended and the minutes of December 2, 2025 as submitted. The motion carried on a vote of 6-0.

Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

Attachments: [January 6, 2026 Directors Report](#)

12 Adjournment

The Planning Commission meeting was adjourned at 12:04 am.

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