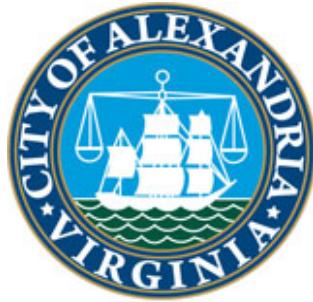


# City of Alexandria

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



## Action Docket

**Tuesday, February 3, 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](mailto:PlanComm@alexandriava.gov) .**

A Public Hearing was held by the Planning Commission on Tuesday, February 3, beginning at 7 p.m. in the Redella “Del Pepper” Center, Room 1305, 4850 Mark Center Drive. It will be followed by a City Council Public Hearing on Saturday, February 21, 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 was opened at 6:30 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\\_U3hIG2KbSIO1yC8slt-MhQ](https://zoom.us/webinar/register/WN_U3hIG2KbSIO1yC8slt-MhQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 944 2165 4478

Password: 520416

City Council Zoom Link (Public Hearing Webinar)

[https://zoom.us/webinar/register/WN\\_tGxaW16QNSQjf6c2-Mqg](https://zoom.us/webinar/register/WN_tGxaW16QNSQjf6c2-Mqg)

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 987 6079 3181

Webinar Passcode: 585514

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](mailto: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](mailto: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](mailto: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 7:01 p.m. All members were present at the Call to Order. Commissioners Lennihan and Manor participated remotely.**

## Consent Calendar

2 Coordinated Development District Concept Plan #2025-00001  
Development Special Use Permit #2025-10016  
Development Site Plan #2025-00021 - This item is considered by the Planning Commission only.  
2618, 2623, 2627, 2638, 2641, 2648, 2658 Foster Ave; 5143, 5165, 5173, 5183 Seminary Road, & 5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue - Upland Park  
Public Hearing and consideration of requests for: (A) an amendment to Coordinated Development District #21 Concept Plan, including the Upland Park neighborhood, to align with the Alexandria West Small Area Plan; (B) an extension of a Development Special Use Permit and Site Plan to construct townhomes with Special Use Permit requests for a building without frontage on a public street and to increase the minimum number of townhouses in a row; and (C) a Development Site Plan to construct a public park; zoned CDD #21/ Coordinated Development District #21.  
Applicant: Alexandria Development Associates LLC, represented by Kenneth Wire, Attorney

**Attachments:** [DSUP2025-10016 Staff Report](#)  
[DSUP2025-10016 Site Plan](#)  
[DSUP2025-10016 Presentation](#)  
[DSUP2025-10016 Additional Materials](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Coordinated Development District Concept Plan #2025-00001 and Development Special Use Permit #2025-10016 and voted unanimously to approve Development Site Plan #2025-00021 on the Consent Calendar.**

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 #2025-00012  
102 East Monroe 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: Alabama Ave LLC, represented by Duncan Blair, Attorney

Attachments: [SUB2025-00012 Staff Report](#)  
[SUB2025-00012 Presentation](#)  
[SUB2025-00012 Additional Materials](#)

**This item was pulled from the Consent Calendar and heard before Docket Item #4. On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez 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 Vice Chair Koenig, the Planning Commission voted to approve Subdivision #2025-00012. The motion carried on a vote of 7-0.**

**4** Special Use Permit #2025-00054

601 & 619 S. Patrick Street

Public Hearing and consideration of a request for a Special Use Permit for an outdoor recreation and entertainment use; zoned CSL/Commercial Service Low.

Applicant: Valhall Property Holding LLC, represented by Duncan Blair, Attorney

Attachments: [SUP2025-00054 Staff Report](#)  
[SUP2025-00054 Presentation](#)

**This item was pulled from the Consent Calendar and heard before Docket Item #6. On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, 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 Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2025-00054. The motion carried on a vote of 7-0.**

**5** Special Use Permit #2025-00072

420 East Windsor Avenue

Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot; zoned R-2-5/Residential.

Applicant: Eric Frantz

Attachments: [SUP2025-00072 Staff Report](#)  
[SUP2025-00072 Presentation](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Special Use Permit #2025-00072 on the Consent Calendar.**

## New Business

6

Rezoning #2025-00007

Development Special Use Permit #2025-10031

11 and 21 North Quaker Lane and 3369 Duke Street - Duke & Quaker  
Townhomes

Public Hearing and consideration of requests for: (A) a request for an amendment to the official zoning map to change the zoning designation for the properties from CL/Commercial Low with proffer to CL/Commercial Low (removing the existing proffer); and (B) a Development Special Use Permit and Site Plan with modifications to construct two multi-unit townhouse-style residential buildings, and with Special Use Permit requests for an increase in building height and bonus density pursuant to Section 7-700 of the Zoning Ordinance; zoned CL/Commercial Low with proffer.

Applicant: 614 Westbrad LLC, represented by M. Catharine Puskar, Attorney

**Attachments:**

[DSUP2025-10031 Staff Report](#)

[DSUP2025-10031 Site Plan](#)

[DSUP2025-10031 Presentation](#)

[DSUP2025-10031 Additional Materials](#)

**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 Rezoning #2025-00007.  
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 #2025-10031. The motion carried on a vote of 7-0.**

7

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

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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 Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to accept the applicants request to defer Subdivision #2025-00006 and Development Site Plan #2025-00030. The motion carried on a vote of 7-0.**

## **Other Business**

### **Minutes**

**8** Consideration of the minutes from the January 6, 2026 Planning Commission Public Hearing.

Attachments: [1.6.2026 Minutes](#)

**On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to approve the minutes of January 6, 2026 as submitted. The motion carried on a vote of 7-0.**

Commissioners' Reports, Comments & Questions

Attachments: [ARHA Report](#)

Planning & Zoning Director's Report

Attachments: [February 3, 2026 Directors Report](#)

**9 Adjournment**

**The Planning Commission meeting was adjourned at 9:52 p.m.**

### **Administrative Approvals**

No administrative approvals.