

City of Alexandria

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



Docket

Tuesday, June 2, 2026

7:00 PM

This is a Preliminary Docket and is subject to change at any time.

Council Chambers, 4850 Mark Center Drive, Room 1305

Planning Commission Public Hearing

Council Chambers, 4850 Mark Center Dr., Room 1305

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 - Complete a Speaker's Form online at <http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form> or at the hearing to speak in person or via Zoom on the docket items below. Your speaker's form must be submitted to the Clerk before the public hearing for which you want to speak on is closed.

Written Comments - The public may submit written comments in advance to the Department of Planning & Zoning staff at PlanComm@alexandriava.gov For the City Council Public Hearing, submit written comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov

City Council Public Hearing - Some of the items on Planning Commission docket below will also be considered by the City Council at a Public Hearing on Saturday, June 13, at 9:30 a.m.

Live Broadcasts - Government Channel 70 on Xfinity and streaming on the City Website at www.alexandriava.gov/dockets <<http://www.alexandriava.gov/dockets>>

Zoom Participation - Available via Zoom via the following registration links:

Planning Commission Zoom Link - Zoom access will be available at 6:30 p.m.
<https://alexandriava.zoom.us/webinar/register/WN_7hZxbN7CQnWW70ca-0-nKA>

Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 942 9296 3025
Password: 193962

City Council Zoom Link
<https://alexandriava.zoom.us/webinar/register/WN_ZaRszGsnT3CD3yijK-OF0A>

Zoom Audio Conference:
Dial-in number: 301-715-8592
Webinar ID: 946 3995 0920
Webinar Passcode: 043992

Update the Zoom application to the latest version for the best results. If you are unable to access the Zoom by app or browser, use the Dial-In number to call into the Zoom session. Presentations will not be visible using the Dial-In number.

Reasonable Disability Accommodation or Translation Services - Planning Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. Please provide a 48-hour notice so that proper arrangements can be made. For the City Council Public Hearing, contact the City Clerk and the Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice so that proper arrangements can be made.

Call To Order

Consent Calendar

Unfinished Business and Items Previously Deferred

Special Use Permit #2026-00013

404 A East Alexandria Avenue

Public hearing and consideration of a request for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street.; zoned R-2-5/Residential.

Applicant: Eric Teran and Daniela Gross

Attachments: [SUP2026-00013 Staff Report](#)

[SUP2026-00013 Site Plan](#)

[SUP2026-00013 Presentation](#)

[SUP2026-00013 Additional Materials](#)

New Business

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 #2026-00003

6216 North Morgan Street

Public hearing and consideration of a request for a Subdivision to adjust a lot line with an abutting property; zoned R-12/Residential Single Family.

Applicant: Jeffrey L. Adelman and Maria F. Campos represented by Erin M. August, Attorney

Attachments: [SUB2026-00003 Application Materials](#)

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 #2026-00004

306 Beverley Drive

Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with a variation to lot width; zoned R-8/Residential Single Family.

Applicant: 306 Beverley LLC represented by M. Catharine Puskar, Attorney

Attachments: [SUB2026-00004 Application Materials](#)

Special Use Permit #2026-00009

699 Prince Street

Public hearing and consideration of a request for a Special Use Permit for outdoor entertainment; zoned CD/Commercial Downtown.

Applicant: J River 699 Prince Street LLC represented by Kevin Riegler

Attachments: [SUP2026-00009 Application Materials](#)

Development Special Use Permit #2025-10011 - Block B

Development Special Use Permit #2025-10012 - Block C

Development Special Use Permit #2025-10013 - Waterfront Open Space

Development Special Use Permit #2025-10014 - Rail Corridor Open Space

Coordinated Development District Concept Plan #2025-00004

Encroachment #2025-00003

Subdivision #2026-00007 - **Subdivision are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

1300 N. Royal Street - PRGS Redevelopment Blocks B&C and Open Spaces

Public Hearing and consideration of requests for: (A) a Development Special Use Permit and Site Plan to construct a mixed-use, multi-unit residential building, with Special Use Permits for multi-family and commercial uses in Coordinated Development District #30 and a Parking Reduction; (B) a Development Special Use Permit with a Site Plan to construct a multi-unit residential building with commercial uses, with Special Use Permits to allow multi-unit buildings and commercial uses in Coordinated Development District #30 and a Parking Reduction; (C) a Development Special Use Permit and Site Plan to construct public open space along the Potomac River, with a Special Use Permit request for a Parking Reduction; (D) a Development Special Use Permit and Site Plan to construct public open space along the planned Linear Park in Old Town North, with a Special Use Permit request for a Parking Reduction; (E) an amendment to Coordinated Development District #30 Concept Plan; (F) an Encroachment for a canopy over a building entrance; and (G) a Subdivision to dedicate a public road and easements to the site; zoned CDD #30/Coordinated Development District #30.

Applicant: HRP Potomac LLC, represented by Mary Catherine Gibbs, Attorney

Attachments: [DSUP2025-10011&12; ENC2025-00003; & SUB2026-00007 Application Materi](#)

[DSUP2025-10011 Site Plan](#)

[DSUP2025-10012 Site Plan](#)

[DSUP2025-10013 & DSUP2025-10014 Application Materials](#)

[DSUP2025-10013 Site Plan](#)

[DSUP2025-10014 Site Plan](#)

Development Special Use Permit #2026-10001

Rezoning #2026-00001

1019 Cameron Street

Public Hearing and consideration of a request for (a) an amendment to the official

zoning map to change the zone from CL/Commercial Low to CD/Commercial Downtown; (b) Development Special Use Permit with site plan and modification to construct an addition and a Special Use Permit to increase commercial FAR; zoned: CL / Commercial Low.

Applicant: Robert T. Pizzano Contractors represented by M. Catharine Puskar, Attorney

Attachments: [DSUP2026-10001 & REZ2026-00001 Application Materials](#)
[DSUP2026-10001 & REZ2026-00001 Site Plan](#)

Section 9.06 cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

City Charter Section 9.06 Case #2026-00007

912 King Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed lease by the City of Alexandria of property at 912-920 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.

Applicant: City of Alexandria

Master Plan Amendment #2026-00001

Housing 2040 Plan

Public Hearing and consideration of a request for (A) Initiation of a Master Plan Amendment; and (B) an amendment to the Master Plan to create the Housing 2040 Plan replacing the 2013 Housing Master Plan.

Applicant: City of Alexandria Office of Housing

Rezoning #2026-00002

4154 Duke Street

Public Hearing and consideration of a request for an amendment to the official Zoning Map to rezone the subject property to amend proffer.

Applicant: Toto Moto Academy LLC represented by Nubar Azimova

Attachments: [REZ2026-00002 Application Materials](#)

Other Business

Minutes

Adjournment

Administrative Approvals

