City of Alexandria

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

Docket

Thursday, November 5, 2026

7:00 PM

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 <https://apps.alexandriava.gov/SpeakerSignup/?body=PLANNING> 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 <mailto: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, November 14, 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_6zqtus3lRgKR3EFcCmnmGA>
Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 921 6013 2380
Password: 200491

City Council Zoom Link
<https://alexandriava.zoom.us/webinar/register/WN_5hjFjYkfSSSMCi92T__EXQ>
Zoom Audio Conference:
Dial-in number: 301-715-8592
Webinar ID: 967 8431 3829
Webinar Passcode: 062934

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.

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 #2026-00010

424 North Columbus Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with variations for lot size and lot frontage; zoned CL/Commercial Low.

Applicant: 424 N. Columbus Street LLC represented by Duncan Blair, Attorney

Attachments: SUB2026-00010 Staff Report

SUB2026-00010 Presentation

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 #2026-00011

5535 Dawes Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots into two new lots with a variation for lot width; zoned R-20/Residential.

Applicant: Dele Oshinowo represented by Duncan Blair, Attorney

Attachments: SUB2026-00011 Staff Report

SUB2026-00011 Presentation

SUB2026-00011 Additional Materials

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 #2026-00012

1803 Orchard Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots into two new lots; zoned R-12/Residential

Applicant: Amanda Perry and Lowell Perry represented by M. Catharine Puskar, Attorney

Attachments: SUB2026-00012 Staff Report
SUB2026-00012 Presentation

5 **Development Site Plans are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Development Site Plan #2026-00015
201 Cambridge Road - Bishop Ireton Field Improvements
Public Hearing and consideration of a Development Site Plan for improvements to an athletic field and bleachers at a private academic school with a modification to the front yard setback; zoned R-8/Residential.
Applicant: Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington

Attachments: DSP2026-00015 Staff Report
DSP2026-00015 Site Plan
DSP2026-00015 Presentation

New Business

6 Special Use Permit #2026-00039
765 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P
Public Hearing and consideration of a request for an amendment to the Carlyle Special Use Permit (amending SUP2025-00048) to: (1) convert approx. 60,099square feet of previously approved office use square footage to residential use square footage, (2) increase the previously approved building height from 210 to 220 feet, and (3) related amendments to the Carlyle Block P Design Guidelines, related to a previously approved multi-unit residential and commercial development; zoned CDD#1/Duke Street.
Applicant: 18th Street Development LLC represented by Kenneth Wire, attorney

Attachments: SUP2026-00039 Staff Report
SUP2026-00039 Presentation
SUP2026-00039 Additional Materials

7 Zoning Text Amendment #2026-00006
Parking Requirements
(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of a request for text amendments to Sections 8-100 and 8-200 of the City Zoning Ordinance to amend residential off-street parking requirements to: (1) comply with state-mandated minimum off-street parking requirements, designated areas, and administrative reductions; and (2) delete parking ratio adjustments and establish new

parking maximums and requirements for affordable units.

Staff: City of Alexandria, Department of Transportation and Environmental Services and the Department of Planning & Zoning

Note: The description above has been revised and re-advertised.

Attachments: ZTA2026-00006 Staff Report
ZTA2026-00006 Presentation
ZTA2026-00006 Additional Materials

8 Zoning Text Amendment #2026-00004

Virginia Faith in Housing Act, Administrative Site Plans, and Minimum Threshold for Site Plan Requirement

(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of a request for text amendments to Articles II and VII and Sections 11-400 and 11-1700 of the City Zoning Ordinance to adopt the state-mandated requirements related to affordable housing projects on property owned by tax-exempt religious or non-profit organizations, adopt an administrative site plan review process and maximum project eligibility threshold, and to amend the minimum dwelling unit threshold for requiring site plans.

Staff: City of Alexandria, Department of Planning & Zoning

Attachments: ZTA2026-00004 Staff Report
ZTA2026-00004 Presentation
ZTA2026-00004 Additional Materials

9 Zoning Text Amendment #2026-00005

Historic Preservation

(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of a request for text amendments to the City Zoning Ordinance to: (1) amend Section 6-403(B)(2) to allow the Board of Architectural Review to delegate the waiver of rooftop mechanical screening requirements in the Old and Historic District and for 100-Year-Old Buildings; (2) amend Section 7-1800 to remove restrictions on ATM installations on contributing buildings in the Historic Districts; (3) amend Section 8-200(C)(6) to change the process for consideration of curb cut applications in Old and Historic District, the Parker-Gray District, and for 100-Year-Old Buildings; (4) formalize the concept review process and create a two-step Certificate of Appropriateness process for projects requiring preliminary site plans; and (5) amend Article X to correct technical errors; modify, delete, and update regulations pertaining to the Historic Districts and 100-Year-Old Buildings; extend the validity period for Certificates of Appropriateness and Permits to Demolish; clarify Board of

Architectural Review standards for routine maintenance, repairs, and alterations; remove outdated references; and update language to be gender-neutral.
Staff: City of Alexandria, Department of Planning & Zoning

Attachments: ZTA2026-00005 Staff Report
ZTA2026-00005 Presentation

10 Zoning Text Amendment #2026-00007
Affordability Requirements in the RMF Zone
(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of a request for a text amendment to Section 3-1406 of the City Zoning Ordinance to amend the RMF/Residential multi-unit zone to clarify affordability requirements in the case of foreclosure.
Staff: City of Alexandria, Office of Housing

Attachments: ZTA2026-00007 Staff Report
ZTA2026-00007 Presentation

Other Business

Commissioners' Reports, Comments & Questions

Attachments: Alexandria Redevelopment and Housing Authority Memo

Planning & Zoning Director's Report

Attachments: November 5, 2026 Directors Report

Minutes

11 Consideration of the minutes from the September 1, 2026 Planning Commission Public Hearing.

Attachments: September 1, 2026 Minutes

12 Consideration of the minutes from the October 6, 2026 Planning Commission Public Hearing.

Attachments: October 6, 2026 Minutes

13 Adjournment

Administrative Approvals

SUP2026-00042
3646 King Street
Administrative Special Use Permit request for a change of ownership of an existing

McDonald's restaurant; zoned: CG/Commercial General.
Applicant: Luis Gavignano, represented by Elizabeth Garcia
Current and Business Name: McDonald's #20494
City Planner: Rachel Drescher
Status: Approved on September 30, 2026

SUP2026-00042
3646 King Street
Administrative Special Use Permit request for a change of ownership of an existing
McDonald's restaurant; zoned: CG/Commercial General.
Applicant: Luis Gavignano, represented by Elizabeth Garcia
Current and Business Name: McDonald's #20494
City Planner: Rachel Drescher
Status: Approved on September 30, 2026

SUP2026-00043
3510 Duke Street and 3501 Wheeler Avenue
Administrative Special Use Permit request for a change of ownership of an existing
McDonald's restaurant; zoned: CG/Commercial General.
Applicant: Luis Gavignano, represented by Elizabeth Garcia
Current and Business Name: McDonald's #253
City Planner: Rachel Drescher
Status: Approved on September 30, 2026