City of Alexandria

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

Docket - Final

Saturday, October 17, 2026

9:30 AM

Council Chamber

City Council Public Hearing

The October 17, 2026 Public Hearing Meeting of the Alexandria City Council is being held in the City Council Chamber at Del Pepper Community Resource Center (4850 Mark Center Drive, Alexandria, Virginia 22311) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 984 8525 2059
Webinar Passcode: 281712
Dial-in number: 301-715-8592
Registration Link:
https://alexandriava.zoom.us/webinar/register/WN_DNcvCDS8Rlas4YJ_9Q5AYw

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 webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:
Meeting Agenda and Live Webcast:
The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form:
If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form:
https://apps.alexandriava.gov/SpeakerSignup/

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

****

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you

provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

****

I. OPENING

1. Calling the Roll.

2. Approval of Electronic Participation Resolution. (if needed)

II. Proclamations

3. 27-1384 Presentation of a Proclamation recognizing October as National Disability Employment Awareness Month.

Attachments: 27-1384_proclamation

4. 27-1385 Presentation of a Proclamation recognizing October as Domestic Violence Awareness Month.

Attachments: 27-1385_proclamation

5. Public Discussion Period

27-1465 After items

Attachments: 27-1465_after items

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

III. Action Docket

Roll-Call Consent Items (6-9)

6. 27-1413 Special Use Permit #2026-00035

108 and 110 North Quaker Lane
Public Hearing and consideration of a request for a Special Use Permit for a lot without frontage; zoned: R-20/Residential Single Family.
Applicant: Anne M. Smucker, Trustee, represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: 27-1413_SUP2026-00035 Staff Report
27-1413_SUP2026-00035 Presentation

7. 27-1415

Special Use Permit #2026-00034
501 East Howell Avenue
Public Hearing and consideration of a request for a Special Use Permit for construction of a two-unit dwelling on a developed substandard lot; zoned: R-2-5/Residential Single Family.
Applicant: OV900 LLC represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: 27-1415_SUP2026-00034 Staff Report
27-1415_SUP2026-00034 Presentation

8. 27-1416

Development Special Use Permit #2026-10008
1000 Saint Stephens Road
Public hearing and consideration of requests for a Development Special Use Permit and Site Plan to construct athletic facilities at a private school, with a Special Use Permit for pole lighting in excess of 30 feet (amending DSUP2018-00003); zoned R-12/Residential.
Applicant: Church Schools in the Diocese of Virginia DBA St. Stephen's and St. Agnes School represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: 27-1416_DSUP2026-10008 Staff Report
27-1416_DSUP2026-10008 Site Plan
27-1416_DSUP2026-10008 Presentation
27-1416_after items

9. 27-1411

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 13-1-3 (COMMERCIAL PROPERTIES AND RESIDENTIAL PROPERTIES - NIGHT ILLUMINATION) of Chapter 1 (GENERAL OFFENSES) of Title 13 (MISCELLANEOUS OFFENSES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

Attachments: 27-1411_Attachment 1 - Cover Ordinance
27-1411_Attachment 2 - Ordinance

IV. Individual Public Hearing Items (Roll-Call Vote)

10. 27-1417

Master Plan Amendment #2026-00002
Zoning Text Amendment #2026-00003
Substandard Lots
Public hearing and consideration of requests for (A) Initiation of an amendment to the Alexandria Master Plan; (B) an amendment to the North Ridge/Rosemont Small Area Plan chapter of the Master Plan to clarify objectives related to substandard lot development; (C) Initiation of a Zoning Text Amendment; and (D) Public Hearing and consideration of text amendments to Zoning Ordinance Sections 12-400 (Substandard residential lots) and 12-900 (Developed substandard residential lots) to establish new regulations for the development or redevelopment of substandard lots.
Staff: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: MPA#2026-00002 Initiate 7-0; Recommend Approval 7-0; ZTA#2026-00003 Initiate 7-0; Recommend Approval 7-0

Attachments: 27-1417_MPA2026-00002 & ZTA2026-00003 Staff Report
27-1417_MPA2026-00002 & ZTA2026-00003 Presentation
27-1417_after items

11. 27-1414

Vacation #2026-00001
Ramsey Street and East Alexandria Avenue (Adjacent to 218 and 300 East Alexandria Avenue)
Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the northern end of Ramsey Street and adjacent to the properties at 218 & 300 East Alexandria Avenue: zoned R-2-5/Residential Single Family.
Applicants: St. Joe's LLC represented by M. Catharine Puskar, attorney, and Olivia Campbell and George P. Rhodes, III represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: 27-1414_VAC2026-00001 Staff Report
27-1414_VAC2026-00001 Presentation

12. 27-1419

Development Special Use Permit #2026-10007
724, 726, and 728 North Patrick Street - Townhouses
Public Hearing and consideration of a request for a Development Special Use Permit with a Site Plan and modifications, for a Cluster Development per Section 11-601 of the Zoning Ordinance to construct 5 townhouses; zoned: CSL/Commercial Service Low.
Applicant: Parker-Gray One, LLC represented by Duncan W. Blair, Attorney

Planning Commission Action: Recommend Approval 6-0

Attachments: 27-1419_DSUP2026-10007 Staff Memo dated October 8, 2026
27-1419_DSUP2026-10007 Staff Report
27-1419_DSUP2026-10007 Site Plan
27-1419_DSUP2026-10007 Presentation
27-1419_after items

13. 27-1418 3600 and 3600 ½ Russell Road - Address Renumbering Appeal
Public Hearing of an appeal of the City Manager's decision to renumber the addresses for the properties at 3600 and 3600 ½ Russell Road pursuant to Section 5-2-94 of the Alexandria City Code.
Appellant: Susan Saffelle Hughes and Michael A. Hughes
Staff: Department of Planning & Zoning and Department of Information Technology Services

Attachments: 27-1418_Addressing Appeal Staff Report
27-1418_Attachment 1 - Alex311 Request
27-1418_Attachment 2 - Applicant supporting documentation
27-1418_Attachment 3 - Delivery exception from applicant
27-1418_Attachment 4 - Letter notifying impacted residents of the proposed adc
27-1418_Attachment 5 - Appeal request from the owner of 3600 Russell Road
27-1418_Attachment 6 - Additional supporting documentation from 3600
27-1418_Attachment 7 - Renumbering notice to appellant
27-1418_Attachment 8 - Renumbering notice to applicant
27-1418_Attachment 9 - Table of renumbering procedures and appeal process
27-1418_Addressing Appeal Presentation
27-1418_di15(letters)
27-1418_after items

14. Public Discussion Period (remaining speakers, if any)

15. Closed Session (if needed)

16. Adjournment.

****

The docket is subject to change.

****

Limited Full-text copies of ordinances, resolutions, and agenda items are available the Office of the CIty Clerk and Clerk of Council. Meeting materials are also available on-line at alexandriava.gov/council.

****

Individuals with disabilities who require assistance or special arrangements to participate

in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made. City meetings are closed-captioned for the hearing impaired.

****

If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.