City of Alexandria

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

Action Docket

Tuesday, October 6, 2026

6:00 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.

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, October 17, 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 5:30 p.m.
https://alexandriava.zoom.us/webinar/register/WN_wtefFvdYT9W-0wOIidwAjg
Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 987 9202 8141
Password: 215983

City Council Zoom Link
https://alexandriava.zoom.us/webinar/register/WN_DNcvCDS8RIas4YJ_9Q5AYw
Zoom Audio Conference:
Dial-in number: 301-715-8592
Webinar ID: 984 8525 2059
Webinar Passcode: 281712

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

The Planning Commission Public Hearing was called to order at 7:00 p.m. All members were present at the Call to Order.

2

The Planning Commission will hold a work session at 6:00 p.m. to discuss a proposed Zoning Text Amendment related to parking regulations. The work session is open to the public; however, the Planning Commission will not receive public testimony.

Attachments: Residential Parking Zoning Text Amendment Presentation

The Planning Commission received a presentation on the proposed Zoning Text Amendment related to parking regulations.

Consent Calendar

3

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

Subdivision #2026-00009

108 and 110 North Quaker Lane

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot and outlot into two lots with variations for lot frontage and width; zoned: R-20/Residential Single Family.

Applicant: Anne M. Smucker, Trustee, represented by M. Catharine Puskar, Attorney

Attachments: SUB2026-00009 Staff Report
SUB2026-00009 Presentation
SUB2026-00009 Additional Materials

4

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

Attachments: SUP2026-00035 Staff Report
SUP2026-00035 Presentation

Docket Items #3 and #4 were pulled from the Consent Calendar and heard before Docket Item #5. 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 Lennihan, the Planning Commission voted to approve Subdivision #2026-00009. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Special Use Permit #2026-00035. The motion carried on a vote of 7-0.

Unfinished Business and Items Previously Deferred

5 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

Attachments: VAC2026-00001 Staff Report
VAC2026-00001 Presentation

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 Dubé, the Planning Commission voted to recommend approval of Vacation #2026-00001. The motion carried on a vote of 7-0.

New Business

6 Discussion Item: Duke Street Land Use Plan Update

Attachments: Duke Street Memo to Planning Commission
Duke Street Presentation

The Planning Commission received a presentation on the status of the draft Duke Street Land Use Plan.

7 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

Attachments: SUP2026-00034 Staff Report
SUP2026-00034 Presentation
SUP2026-00034 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 Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2026-00034. The motion carried on a vote of 7-0.

8 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

Attachments: DSUP2026-10008 Staff Report
DSUP2026-10008 Site Plan
DSUP2026-10008 Presentation
DSUP2026-10008 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 Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2026-10008. The motion carried on a vote of 7-0.

9 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

Attachments: MPA2026-00002 & ZTA2026-00003 Staff Report
MPA2026-00002 Resolution
MPA2026-00002 & ZTA2026-00003 Presentation
MPA2026-00002 & ZTA2026-00003 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 Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to initiate Master Plan Amendment #2026-00002. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Master Plan Amendment #2026-00002. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to initiate Zoning Text Amendment #2026-00003. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Zoning Text Amendment #2026-00003. The motion carried on a vote of 7-0.

Other Business

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

Attachments: October 6 2026 Directors Report

Minutes

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

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to defer consideration of the minutes of the September 1, 2026 Planning Commission Public Hearing. The motion carried on a vote of 7-0.

11 Adjournment

The Planning Commission meeting was adjourned at 10:39 p.m.

Administrative Approvals

SUP2026-00038
4633 Taney Avenue (Parcel Address: 4643 Taney Avenue)
Administrative Special Use Permit request for a new digital sign display at an existing Alexandria City Public School; zoned: R-12/Residential.
Applicant: Molly Merlo, Moseley Inc.
Current and Business Name: Patrick Henry K-8 School
City Planner: Rachel Drescher
Last Day for Public Comments: September 3, 2026
Status: Approved on September 9, 2026