

Factsheet for Department of Planning and Zoning

Department Mission

To create a common vision for the future of Alexandria through a proactive community planning effort that involves all stakeholders in a consensus building process and ensures that all new development reflects the community's vision.

Department Overview

The Department of Planning and Zoning (P&Z) is responsible for legal, regulatory, and enforcement functions related to land-use requirements and long-term community-based land-use planning. In order to enforce the City Code zoning ordinances, urban design guidelines, and specific development procedures, P&Z provides information and analysis to City Council, the Planning Commission, the Board of Zoning Appeals, the two Boards of Architectural Review, the City Manager, City agencies, and the public. P&Z is also responsible for developing and administering the Master Plan, Zoning Ordinance, and Special Use Permits.

In order to plan for long-term land use and development, P&Z coordinates with local neighborhoods and communities to review development opportunities and needs, plan for future land use and development, establish design standards and guidelines, and analyze such land use and zoning issues as parking requirements, in-fill development, and open space regulations. P&Z reviews and makes recommendations on land development applications in order to ensure that projects are consistent with the highest quality design and planning and are compatible with applicable City standards, guidelines and policies. P&Z also reviews and makes recommendations on use permit and variance requests to ensure that new buildings and uses have the least impact on neighboring properties and are operated to minimize any impacts on the surrounding area. In all cases, P&Z works with the neighborhoods to ensure that residents understand the proposals that affect them.

In support of these objectives, P&Z maintains and analyzes demographic and economic data and provides urban design assistance for City and private development projects. It operates the Geographic Information Systems (GIS) database network, and provides expertise to the public related to zoning and development requirements, future trends, and development and market activity.

Programs and Services

Long Range Neighborhood Planning
Community Outreach
Development Review
Zoning Review and Compliance
Historic Architectural Review
Demographic and Economic Data
GIS and Mapping

For More Information

Email: pnzfeedback@alexandriava.gov; **Tel:** 703.838.4666 **Fax:** 703-838-6393
Zoning Counter: Room 2100, City Hall, 301 King Street; hours: 8am-5pm M-F.