

City of Alexandria

*301 King St., Room 2300
Alexandria, VA 22314*



Docket - Final

Saturday, May 18, 2013

9:30 AM

Council Chamber

City Council Public Hearing

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

<http://survey.alexandriava.gov/s3/City-Council-Speakers-Form>

OPENING

1 Calling the Roll.

[13-1583](#) Roll-Call Card.

Attachments: [13-1583 After Items](#)

2 Public Discussion Period.

[13-1584](#) Public Discussion Items.

Attachments: [13-1584 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR

Planning Commission

None.

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 3 [DSP12-032](#) Master Plan Amendment #2013-0001
Rezoning #2013-0001
34A, 36 and 100 South Reynolds Street - Washington Suites Residences
Public Hearing and Consideration of requests for: A) Master Plan Amendment to the Landmark/Van Dorn Small Area Plan to amend the land use maps for 34A and 36 S. Reynolds St. from Medium/High Residential CG/Commercial General to Medium/High Residential RH/High Density Apartment; and B) a

zoning map amendment (rezoning) to amend the zoning of 34A and 36 S. Reynolds St. from CG/Commercial General to RC/High Density Apartment; zoned RC/High Density Apartment and CG/Commercial General. Applicant: Duke Street Investors, LC represented by Jonathan Rak, attorney
Planning Commission Action: MPA #2013-0001 Recommend Approval 7-0
REZ #2013-0001 Recommend Approval 7-0

Attachments: [DSP12-032 Staff Report to CC](#)
[DSP12-032 Presentation to CC](#)
[DSP12-032 After Items](#)

- 4 [SUP13-004](#) Special Use Permit #2013-0004
321 South Washington Street - Bubble Tea Café
Public Hearing and Consideration of a Special Use Permit request to operate a restaurant and a request for a parking reduction; zoned CD/Commercial Downtown. Applicant: Chi Squared, LLC by Jessica Gurney
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP13-004 Staff Report to CC](#)
[SUP13-004 Presentation to CC](#)
- 5 [SUP13-007](#) Special Use Permit #2013-0007
100 East Windsor Avenue - Del Ray Montessori School Expansion
Public Hearing and Consideration of a request for an SUP amendment to a previously approved SUP (SUP #2011-0062) for the expansion of an existing child care center and private academic school, and a request for a parking reduction; zoned R-2-5/Single and Two-Family and RB / Townhouse.
Applicant: The Del Ray Montessori School by Sarah Fondriest
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP13-007 Staff Report to CC](#)
[SUP13-007 Presentation to CC](#)
- 6 [SUP13-008](#) Special Use Permit #2013-0008
4001 Mount Vernon Avenue - Automobile Service Station
Public Hearing and Consideration of a request for an amendment to a previously approved SUP (SUP #2010-0001) for the continued operation of a noncomplying automobile service station; zoned NR/Neighborhood Retail (Arlandria). Applicant: Roshan Enterprises, Inc.
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP13-008 Staff Report to CC](#)
[SUP13-008 Presentation to CC](#)
- 7 [SUP13-009](#) Special Use Permit #2013-0009
City Charter Section 9.06 Case #2013-0002
101 & 107 North Union Street - Restaurant
Public Hearing and Consideration of requests A) to operate a restaurant; and B) for Planning Commission to review whether the proposed use of a portion of the City Marina for private outdoor restaurant seating is consistent with the City of

Alexandria Master Plan; zoned KR/King Street Retail and WPR/Waterfront Park and Recreation. Applicant: The Waterfront Market, LLC by John P. Manor and Orawan Jitwiwat

Planning Commission Action: SUP #2013-0009 Recommend Approval
City Charter Section 9.06 Case #2013-0002 Approved (For Council's information only)

Attachments: [SUP13-009 Staff Report to CC](#)
[SUP13-009 Presentation to CC](#)
[SUP13-009 After Items](#)

- 8 [SUP13-011](#) Special Use Permit #2013-0011
1321 & 1423 Leslie Avenue - Commonwealth Academy
Public Hearing and Consideration of a request for an SUP amendment to a previously approved SUP (SUP #2011-0012) to expand an existing private school; zoned CSL/Commercial service low. Applicant: Learning Foundation of Metropolitan Washington by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP13-011 Staff Report to CC](#)
[SUP13-011 Presentation to CC](#)
[SUP13-011 After Items](#)
- 9 [VAC13-002](#) Vacation #2013-0002
1000-1002 Pendleton Street
Public Hearing and Consideration of a request to vacate a public right-of-way; zoned CSL/Commercial service low. Applicant: Classic Cottages, LLC by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0
Attachments: [VAC13-002 Staff Report to CC](#)
[VAC13-002 Presentation to CC](#)
[VAC13-002 After Items](#)
- 10 [DSUP12-02](#)
[7](#) Development Special Use Permit #2012-0027
3650 Commonwealth Avenue - Four Mile Run Pump Station
Public Hearing and Consideration of a request for an amendment to a previously approved development special use permit, with site plan and modifications, to construct buildings for equipment related to the operations of a wastewater treatment facility. Applicant: City of Alexandria, Sanitation Authority d/b/a Alexandria Renew Enterprises
Planning Commission Action: Recommend Approval 7-0
Attachments: [DSUP12-027 Staff Report to CC](#)
[DSUP12-027 Presentation to CC](#)
[DSUP12-027 After Items](#)

ORDINANCES AND RESOLUTIONS

- 11 [13-1313](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the City Manager to Execute a Three-Year License Agreement to Authorize the Waterfront Market, LLC to Utilize a Portion of the City Marina Plaza Right-of-way and to Implement the Agreement. [ROLL-CALL VOTE]
Attachments: [13-1313 Waterfront Market LLC License Agreement](#)
 [13-1313 Exhibit A.pdf](#)
 [13-1313 Waterfront Market LLC Information on Proposed Ordinance.docx](#)
 [13-1313 Waterfront Market LLC Proposed Ordinance](#)
 [13-1313 After Items](#)
- 12 [13-1375](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 2-2-11 (Establishment of Central Absentee Voter Election District and Voting Place) by Adding Charles E. Beatley, Jr. Central Library as a Permanent Additional Absentee Voting Place for November Elections. [ROLL-CALL VOTE]
Attachments: [13-1374 Beatley Ordinance](#)
 [13-1374 Beatley Ordinance Cover](#)
 [13-1375 After Items](#)
- 13 [13-1455](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Increase the City's Cigarette Tax Rate. [ROLL-CALL VOTE]
Attachments: [13-1455 cover](#)
 [13-1455 ordinance](#)
 [13-1455 After Items](#)
- 14 [13-1458](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the Sewer Connection Fee. [ROLL-CALL VOTE]
Attachments: [13-1458 Attachment 1 Cover Sewer Connection Fee.doc](#)
 [13-1458 Attachment 2 Ordinance Sewer Fee.dotx](#)
 [13-1458 Attachment 3 Sewer Fee PwrPnt.pptx](#)
 [13-1458 After Items](#)
 [13-1458 After Items 2](#)
- 15 [13-1459](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Create a Towing Services Advisory Board. [ROLL-CALL VOTE]
Attachments: [13-1459 Attachment 1 Towing Advisory.docx](#)
 [13-1459 Attachment 2 Towing Advisory.pdf](#)
 [13-1459 Attachment 3 Towing Advisory.pdf](#)
 [13-1459 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

- 16 [13-1460](#) Section 9.06 Case #2013-0003
Eisenhower Avenue - Between Mill Road and Holland Lane
Public Hearing and Consideration of a request for Planning Commission to review whether the purchase of property for use as public right-of-way for the Eisenhower Widening Project is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Transportation and Environmental Services
Planning Commission Action: Deferred
- 17 [13-1461](#) Public Playspace Policy
Public Hearing and Consideration of the adoption of a public playspace policy. Staff: Department of Recreation, Parks and Cultural Activities.
Planning Commission Action: Deferred