

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket - Final

Saturday, February 12, 2022

9:30 AM

Council Chamber

City Council Public Hearing

The February 12, 2022 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 222314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through a video conference call on Zoom. The meeting can be accessed by the public in the City Council chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Registration: https://zoom.us/webinar/register/WN_eBIOTO4pTbmr-DrJNLdaYw

Webinar ID: 913 7047 7368

Passcode: 957542

Dial-In Number: 301.715.8592 (Washington D.C.)

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for best results. If you are unable to access Zoom, 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://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>

Those wishing to address Council should submit a Speaker's Form (see above). 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 the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form. If you have a prepared statement or written comments for the record, you may email it to the City Clerk at gloria.sitton@alexandriava.gov.

Speakers are encouraged to submit their written comments to the City Clerk.

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.

OPENING

1. Calling the Roll.

[23-0342](#) Roll-Call card

Attachments: [23-0342_roll call card](#)

2. Public Discussion Period

[22-1020](#) After items

Attachments: [22-1020_after item](#)

[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.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR

Planning Commission (3-5)

- [22-0836](#) Special Use Permit #2021-00109
28 East Maple Street
Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 2-5/

Single- and two- family.

Applicant: LA, Linden, LLC, A Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [22-0836 Staff Report](#)
[22-0836 Presentation](#)

4. [22-0837](#) Special Use Permit #2021-00118
3316 Circle Hill Road
Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R-8/Single-family.
Applicant: Dumor Properties, LLC, a Virginia Limited Liability Company, represented by Duncan W. Blair, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [22-0837 Staff Report](#)
[22-0837 Presentation](#)
5. [22-0838](#) Special Use Permit #2021-00121
5241 Seminary Road
Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling with lot modifications; zoned: R-12/Single-family.
Applicant: Eden Wubante
Planning Commission Action: Recommended Approval 6-0
Attachments: [22-0838 Staff Report](#)
[22-0838 Presentation](#)

END OF ACTION CONSENT CALENDAR

ROLL-CALL CONSENT CALENDAR (6-12)

6. [22-0635](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 2601 Oakville Street to construct and maintain an encroachment for balconies on Richmond Highway (Implementation Ordinance for Encroachment No. 2021-00007 associated with 2601 Oakville Street approved by City Council on December 18, 2021). [ROLL-CALL VOTE]
Attachments: [22-0635 cover](#)
[22-0635 ordinance](#)
[22-0635 Final Ordinance](#)

7. [22-0731](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article II to define co-living dwelling and amend apartment hotel and tourist home definitions; Article III to allow co-living dwellings with a Special Use Permit in RM, RB, RS, RT, RMF zones; Article III to allow co-living dwellings with an administrative Special Use Permit in RCX, RA, RC, RD zones; Article IV to allow co-living dwellings with an administrative Special Use Permit in CC, CSL, CG, CD, CD-X, CL, OC, OCH, OCM(50), OCM(100), NR; Article V to allow co-living dwellings with an administrative Special Use Permit in CRMU-L, CRMU-M, CRMU-H, CRMU-X, W-1, zones; Article VI to allow co-living dwellings with an administrative Special Use Permit in KR zone; each zone listed above to classify the use as non-residential for the purpose of applying area and bulk regulations for up to two co-living dwellings; Article VIII to establish parking requirements for co-living dwellings; and Article XI to establish administrative review criteria including number of units, maximum occupancy, sign requirements, and the minimum term for lease agreements as well as identify conditions which require a Special Use Permit in the aforementioned zones, of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00004 (Implementation Ordinance for Text Amendment No. 2021-00004 associated with Co-Living Dwelling approved by City Council on January 22, 2022). [ROLL-CALL VOTE]

Attachments: [22-0731 cover](#),
[22-0731 ordinance](#)
[22-0731 Final Ordinance](#)

8. [22-0733](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Seminary Hill/Strawberry Hill Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00009 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2021-00009 associated with the Alexandria City High School Project, Minnie Howard Campus approved by City Council on January 22, 2022). [ROLL-CALL VOTE]

Attachments: [22-0733 cover](#)
[22-0733 ordinance](#)
[22-0733 Final Ordinance](#)

9. [22-0736](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 031.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 3701 West Braddock Road from, R-12/Single-family and POS/Public

open space and community recreation to OCM(50)/Office commercial medium (50) and POS/Public open space and community recreation in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00008 (Implementation Ordinance for Rezoning No. 2021-00008 associated with Alexandria City High School Project, Minnie Howard Campus approved by City Council on January 22, 2022). [ROLL-CALL VOTE]

Attachments: [22-0736 cover](#)
[22-0736 ordinance](#)
[22-0736 Final Ordinance](#)

10. [22-0738](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00009 (Implementation Ordinance for Text Amendment No. 2021-00009 associated with an amendment to the CDD #12 Zoning Table approved by City Council on January 22, 2022). [ROLL-CALL VOTE]

Attachments: [22-0738 cover](#)
[22-0738 ordinance](#)
[22-0738 Final Ordinance](#)

11. [22-0742](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 055.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 1033, 1055, and 1111 North Fairfax Street from, OCM(50)/Office Commercial Medium (50) to CRMU-X/Commercial Residential Mixed Use (Old Town North) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00004 (Implementation Ordinance for Rezoning No. 2021-00004 associated with Tidlock approved by City Council on January 22, 2022). [ROLL-CALL VOTE]

Attachments: [22-0742 cover](#)
[22-0742 ordinance](#)
[22-0742 Final Ordinance](#)

12. [22-0850](#) Public Hearing, Second Reading and Final Passage of an Ordinance to adjust the precinct boundaries to correspond to the 2020 Census and Virginia Supreme Court drawn House of Delegates District Boundaries. [ROLL-CALL VOTE]

Attachments: [22-0850 Attachment 1 Ordinance](#)
[22-0850 Attachment 2 Coversheet](#)
[22-0850 Attachment 3 Alexandria Voting Districts 2022](#)
[22-0850 Attachment 4 Alexandria Voting Districts 2021](#)
[22-0850 Final Ordinance](#)

END OF ROLL-CALL CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

13. [22-0839](#) Special Use Permit #2021-00119
711 Princess Street
Public Hearing and consideration of (1) a one year Special Use Permit review and (2) a request to extend the hours for indoor and outdoor live entertainment, to expand the number of seats for outdoor dining and outdoor live entertainment, to permit amplified sound, and to allow a parking reduction for an indoor and outdoor live entertainment and outdoor dining use (amending Special Use Permit #2020-00102); zoned: CD/Commercial Downtown.
Applicant: Blue Heart Travel, Inc., dba Classical Movements, represented by Neeta Helms
Planning Commission Action: Recommended Approval 5-0-1
- Attachments:** [22-0839 Staff Report](#)
[22-0839 Presentation](#)
[22-0839 letters](#)
14. [22-0841](#) Rezoning #2021-00007
Development Special Use Permit #2021-10029
Transportation Management Plan Special Use Permit #2021-00088
5380 Holmes Run Parkway - ParcView II
Public Hearing and consideration of requests for (A) an amendment to the official zoning map to change the zone from RC/High Density Apartment Zone to RMF/Residential Multifamily Zone; (B) a Development Special Use Permit with site plan and modifications and a subdivision to construct two connected affordable apartment buildings with 227 units, a daycare/commercial/community use, and an

underground garage; to renovate an existing apartment building with 146 affordable units, to re-subdivide the lot into two fee simple lots and dedicate a portion of Holmes Run Parkway and the newly created lot in Holmes Run Park to the City of Alexandria; including Special Use Permits to increase the allowable Floor Area Ratio to 2.7 and to have more than three mechanical penthouses; and (C) a Tier III Transportation Management Plan Special Use Permit; zoned: RC/High Density Apartment.

Applicant: Wesley Housing Development Corporation of Northern Virginia, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 6-0 (REZ2021-00007); Recommended Approval 6-0 (DSUP2021-10029, TMP SUP2021-00088)

Attachments: [22-0841 Staff Report](#)
[22-0841 Presentation Updated](#)
[22-0841 Updated Site Plan](#)
[22-0841 Updated QA](#)
[22-0841 letters](#)
[22-0841 Protest Petition](#)

15. [22-0843](#) Master Plan Amendment #2021-00001
Rezoning #2021-00002
Development Special Use Permit #2021-10013 (Stacked Townhouses)
Development Special Use Permit #2021-10014 (Multifamily Buildings)
Transportation Management Plan Special Use Permit #2021-00025 (Stacked Townhouses)
Transportation Management Plan Special Use Permit #2021-00108 (Multifamily Buildings)
Special Use Permit #2021-00059 (Coordinated Sign Plan)
5901, 5951, and 5999 Stevenson Avenue and 2 South Whiting Street - Landmark Overlook
Public Hearing and consideration of requests for: (A) an amendment to the Landmark-Van Dorn Small Area Plan Chapter of the Alexandria Master Plan to change the recommended primary use above the first floor from office to residential-with some office and to change the following recommendations for Block B of the Plan: increase the maximum square footage of residential uses, decrease the minimum square footage of office uses, and decrease the minimum square footage of retail uses; (B) an amendment to the official zoning map to change the zoning designation for the properties from CRMU-M/Commercial Residential Mixed Use - Medium zone and OCM(50) / Office Commercial Medium (50) zone to CRMU-H/Commercial Residential Mixed Use - High zone; (C) a Development

Special Use Permit to construct new stacked townhouse units (multifamily residential) with a modification, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and Special Use Permits for a parking reduction, and to increase the proposed floor area ratio (FAR) to 2.03; (D) a Development Special Use Permit to construct two new multifamily residential buildings with modifications, a request to treat the project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c), and a Special Use Permit request to increase the proposed floor area ratio (FAR) to 2.03; (E) a Special Use Permit for a Transportation Management Plan (Tier 1) for the stacked townhouse units (multifamily residential); (F) a Special Use Permit for a Transportation Management Plan (Tier 3) for the two multifamily residential buildings; and (G) a Special Use Permit for a Coordinated Sign Plan; zoned CRMU-M/Commercial Residential Mixed Use - Medium and OCM(50)/Office Commercial Medium (50).

Applicant: West End Development Associates, LLC, represented by Kenneth Wire, attorney

Planning Commission Action: Recommended Approval 7-0 (MPA2021-00001 & REZ2021-00002); Recommended Approval 6-1 (DSUP2021-10013, DSUP2021-10014, TMP SUP2021-00025, TMP SUP2021-00108, and SUP2021-00059)

Attachments: [22-0843 Staff Report](#)
[22-0843 Site Plan](#)
[22-0843 Presentation](#)
[22-0843 letter](#)
[22-0843 CC Docket Item 15 - Landmark Overlook Memo - 2-11-2021](#)
[22-0843 after item](#)

16. [22-0844](#)

FOR INFORMATION ONLY

This item is for information only. There is no public hearing for this item.

City Charter Section 9.06 Case #2021-00010

Right-of-Way in front of 1050 North Fayette Street

Public Hearing and consideration of a request for the Planning Commission to review whether the interim use of a portion of the sidewalk in front of the building for overflow operations from the Yates Car Wash & Detail Center at 1018 North Henry Street is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Planning Commission Action: Recommended Approval 6-0

Attachments: [22-0844 Staff Report](#)
[22-0844 Presentation](#)

ORDINANCES AND RESOLUTIONS

17. [22-0842](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Disposition and Sale of City Vacant Land Located at 3700 Mount Vernon Avenue to the Alexandria Housing Development Corporation. [ROLL-CALL VOTE]

Attachments: [22-0842 Aerial View of AHDC Arlandria Site Assemblage](#)
[22-0842 Cover - Arlandria City property sale](#)
[22-0842 Ordinance - Arlandria City property sale](#)
[22-0842 Rendering of AHDC Arlandria Courtyard \(Public Park Easement\)](#)
[22-0842 Concepts for 3806 Mount Vernon as Open Space - Park Parcel](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

ADJOURN.

This docket is subject to change.

Limited Full-text copies of ordinances, resolutions, and agenda items are available in 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.