

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Action Docket - Final

Saturday, February 23, 2019

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the Deputy City Clerk called the roll. All members of Council were present except Councilwoman Pepper who arrived during the public discussion period.

2. Public Discussion Period

[19-1814](#)

Public Discussion Period

[This period is restricted to items not listed on the docket. The first 15 speakers will be heard under item #2 at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

The following persons participated in the public discussion period:

1. Janice Grenadier, 15 West Spring Street, spoke about being poisoned and public corruption in the judicial system.

2. Bert Ely, 200 S. Pitt Street, spoke about public safety risks associated with electric scooters.

3. Ali Ahmed, 4222 Vermont Ave., spoke about assistance with cab unions and rising healthcare costs.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR

Planning Commission (3-4)

3. [19-1745](#) Special Use Permit #2018-0110
605 Prince Street - The Prince Street Inn
Public hearing and consideration of a request for a special use permit for an apartment hotel; zoned: CD/ Commercial Downtown.
Applicant: Billy Klipstein, LLC., represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 7-0
4. [19-1746](#) Development Special Use Permit #2018-0024

5740 Edsall Road - Edsall Shell

Public hearing and consideration of a request for an extension and update to conditions of previously-approved Development Special Use Permits #2011-0032 and #2015-0030 to construct a full-service gas station with a convenience store and a drive-through carwash facility; zoned: CG/ Commercial General.

Applicant: NOVA Petroleum Realty, LLC., represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar. The approvals were as follows:

3. City Council approved the Planning Commission recommendation.

4. City Council approved the Planning Commission recommendation with the following updates: an increase in the contribution to the affordable housing fund, a reduction in parking due to changes in commercial parking standards since prior approval, and the removal of the following words in section 13 a. "The business and identification ... sign messages shall be limited to logos and names".

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

6. [19-1748](#) Special Use Permit #2018-0111
105 and 107 North Union Street - Outdoor Food and Crafts Market
Public hearing and consideration of a request for a special use permit for an outdoor food and crafts market; zoned: CD/Commercial Downtown and WPR/Waterfront Park and Recreation.
Applicant: ARP Waterfront, LLC.
Planning Commission Action: Recommended Approval 7-0
City Council closed the public hearing and approved the Planning Commission recommendation with the following amendment to condition #19 to remove the language "outside the operational hours of the Torpedo Factory Art Center and".
7. [19-1749](#) Text Amendment #2018-0013
Creation of the RMF/Residential Multifamily Zone to Incentivize Provision of Affordable Housing
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-400(B)(3) for

purposes of calculating floor area and density for the RMF zone, add Section 2-128.1 to define committed affordable housing, and add Section 3-1400 to create the RMF/Residential Multifamily zone which provides land areas for multifamily residential development with limited neighborhood serving commercial uses and allows increased floor area in exchange for the provision of affordable housing.

Staff: City of Alexandria Department of Planning and Zoning

Planning Commission Action: Recommended Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation.

8. [19-1751](#)

Text Amendment #2018-0011

Proposed Changes to Height and Front Setback Regulations

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the following definitions sections 2-119 (average finished grade), 2-119.1 (average pre-construction grade), 2-154 (height of building), 2-193 (setback ratio), 2-204 (yard), and 2-205 (front yard); amend sections 3-106, 3-206, 3-306, 3-406, 3-506, 3-606 and 3-706 related to front yard, height and threshold height regulations; amend section 6-403 related to roof decks and penthouses; delete sections 7-2502 and 7-2503 related to infill regulations for single and two-family residential zones; amend portions of section 11-1302 related to special exceptions; and to add new sections 2-122.1 to define contextual block face, 2-154.1 to define threshold height, 2-170.1 to define lot frontage, and 2-170.2 to define lot width.

Staff: City of Alexandria Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-1

City Council closed the public hearing and approved the Planning Commission recommendation with the suggestion that Planning & Zoning collect data and catalog what the houses look like, and visit Northridge to explain the amendment to zoning ordinance in the near future.

9. [19-1752](#)

Discussion Item: City of Alexandria's Landscape Guidelines

Update of the Landscape Guidelines, last revised in 2007, which establish the minimum standards for landscaping in new developments, as designated in the City of Alexandria's Zoning Ordinance (Section 11-410 (CC)).

Staff: City of Alexandria, Department of Planning & Zoning and Department of Recreation Parks, & Cultural Activities

Planning Commission Action: Recommended Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation.

10. [19-1753](#) Rezoning #2018-0009
Development Special Use Permit #2018-0014
Transportation Management Plan Special Use Permit #2018-0103
600 North Royal Street - Bus Barn
Public hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RM to CRMU-X; (B) a Development Special Use Permit and site plan to construct a multifamily residential building including special use permits to increase the floor area ratio to 2.5 and to increase the density in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; and (C) a Transportation Management Special Use Permit; zoned RM/Townhouse zone.
Applicant: Maple Multi-Family Land SE, L.P. d/b/a Trammel Crow Residential; represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 7-0
City Council closed the public hearing and approved the Planning Commission recommendation.

ORDINANCES AND RESOLUTIONS

NOTE: Due to a procedural defect, the ordinances in docket items #11-14 will be reintroduced at the legislative meeting on March 12, 2019 and set for public hearing and final passage on March 16, 2019.

Please note new docket item #15 regarding the Residential Pay by Phone Program.

City Council approved a motion to table items #12-14.

11. [19-1744](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-8-84: Pay by Phone Parking Fee within a Residential Permit Parking District and make Permanent this Residential Parking Preservation Program in Old Town. [ROLL-CALL VOTE]
City Council closed the public hearing and approved a motion to table item #11.
12. [19-1623](#) Public Hearing, Second Reading and Final Passage of AN ORDINANCE to amend and reordain Section 12-1-5 (TERM OF OFFICE) of Chapter 1 (SCHOOL DISTRICT AND SCHOOL BOARD) of Title 12 (EDUCATION, SOCIAL SERVICES, AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
13. [19-1666](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and

reordain Section 4-303 (SPECIAL USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 7-103 (USE LIMITATIONS), Section 7-202 (PERMITTED OBSTRUCTIONS), Section 7-301 (PERMITTED OCCUPATIONS), and Section 7-2506 (ATTACHED GARAGES) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); and add new Section 2-113.2 (ATTIC), Section 2-120.1 (BAY WINDOW), and Section 2-200.1 (TRELLIS) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0015 (Implementation Ordinance for Text Amendment No. 2018-0015 entitled Zoning Ordinance Practical Updates approved by City Council on January 12, 2019).[ROLL-CALL VOTE]

14. [19-1668](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 045.03 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 1201 North Royal Street from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone, and the adjacent outparcel from, UT/Utilities and transportation to CRMU-X/Commercial residential mixed use (Old Town North) zone, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0006 (Implementation Ordinance for Rezoning No. 2018-0006 associated with Craddock Site Redevelopment (1201 North Royal Street) approved by City Council on January 12, 2019).[ROLL-CALL VOTE]
15. [19-1798](#) Introduction, First and Second Reading, Public hearing and Final Passage of an EMERGENCY ORDINANCE to amend and reordain Article F (PERMIT PARKING DISTRICTS) of Chapter 8 (Parking and Traffic regulations) of Title 5 (Transportation and Environmental Services) of the Code of the City of Alexandria, Virginia, 1981, as amended, by amending Section 5-8-84 (PAY BY PHONE PARKING FEE WITHIN A RESIDENTIAL PERMIT PARKING DISTRICT) to extend the program date from Match 1 to March 23. [ROLL-CALL VOTE]

City Council passed an emergency ordinance that updates the City Code to extend the expiration date for the Residential Pay by Phone Parking Program until March 23, 2019. (Ord. No. 5202)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting adjourned at 3:45 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow-up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.