

**City of Alexandria
Meeting Minutes
Saturday, March 15, 2025, 9:30 a.m. – City Hall
City Council Public Hearing Meeting**

Present: Mayor Alyia Gaskins, Vice Mayor Sarah R. Bagley, Members of Council Canek Aguirre, John Taylor Chapman, Abdel Elnoubi, Jacinta E. Greene, and R. Kirk McPike.

Absent: None.

Also Present: Mr. Parajon, City Manager; Ms. Zechman Brown, Deputy City Attorney; Mr. Moritz, Director, Planning and Zoning (P&Z); Mr. Routt, Director, Office of Management and Budget (OMB); Ms. Hamm, OMB; Ms. Predeoux, Deputy City Manager; Sheriff Casey; Mr. Stoddard, Deputy Director, P&Z; Mr. Kerns, Division Chief, P&Z; Ms. Contreras, Principal Planner, P&Z; Mr. Shelby, Urban Planner, P&Z; Ms. McIlvaine, Director, Office of Housing; Mr. Alves, P&Z; Ms. Horowitz, P&Z; Mr. Smith, Information Technology Services (ITS); Ms. Demeke, ITS; and Police Lt. May.

Recorded by: Gloria Sitton, City Clerk and Clerk of Council.

I. OPENING

1. Calling the Roll.

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All the members of City Council were present with Councilman Chapman arriving during public discussion period.

2. Approval of Electronic Participation Resolution (if needed).

Not needed.

3. Public Discussion Period

The following person participated in the public discussion period:

1. Melissa Elbirt, Alexandria, spoke about divesting City funds from Israel support in protest of the war in Gaza.

2. Carrie Schwartz, Alexandria, spoke in protest of the war in Gaza.

3. Alison O'Connell, Alexandria, spoke in protest of the war in Gaza and requested that the City divest from support of Israel.

4. Glen Pine, Alexandria, spoke in protest of the war in Gaza and requested that the City divest from support of Israel.

5. John Rebstock, Alexandria, spoke about concerns about the budget and other issues in the City.

6. Jonathan Krall, Alexandria, spoke in protest of the war in Gaza and requested that the City divest from support of Israel.

7. Janice Grenadier, Alexandria, spoke about corruption in the Justice system and need for reform.

8. Casandra Newell, Alexandria, spoke about the growing protests and hostility toward Jewish residents.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council closed the public discussion period. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

II. ACTION CONSENT CALENDAR

Planning Commission (4-6)

4. Special Use Permit #2024-00089
1913 Mount Vernon Avenue
Public Hearing and consideration of a Special Use Permit for a parking reduction for an outdoor garden center; zoned CL/Commercial low Applicant: D. Jason Portlance
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 4; 03/15/25, and is incorporated as part of this record by reference.)

5. Special Use Permit #2024-00091
2701 Cameron Mills Road
526 Monticello Boulevard Public Hearing and consideration of a Special Use Permit for a cemetery and lot modifications; zoned R-8/Residential Applicant: Westminster Presbyterian Church of Alexandria, Inc.
Planning Commission Action: Recommend Approval 6-0-1

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 03/15/25, and is incorporated as part of this record by reference.)

6. Zoning Text Amendment #2025-00001

(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to: (1) correct technical errors and unintentional omissions in Articles II, III, IV, V, VII, and XI; (2) amend Sections 4-500 and 6-700 to increase height and FAR limits for public buildings constructed prior to January 24, 1998 in the Commercial District (CD) and King Street Retail (KR) zones; (3) amend Section 7-200 to allow fences up to 10 feet in height in required side or rear yards when a subject property immediately abuts a lot developed with a nonresidential use and to clarify that wall mounted mechanical equipment may be located in a required side or rear yard; (4) amend Section 11-400 to allow additions less than 3,000 square feet to be exempt from Site Plan requirements; (5) amend Sections 12-200 and 12-300 to clarify that a public building constructed prior to June 24, 1998 is not a nonconforming use, that such public building is a noncomplying use, and that such use may be expanded without Special Use Permit approval; and (6) to amend Article XI to make the Director of Planning & Zoning responsible for certain activities and make other clarifications. Applicant: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 03/15/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman McPike, seconded by Vice Mayor McPike and carried unanimously, City Council approved the action consent calendar. The approvals were as follows:

4. City Council approved the Planning Commission recommendation.
5. City Council approved the Planning Commission recommendation.
6. City Council approved the Planning Commission recommendation.

The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

III. Roll-Call Consent Calendar (7-10)

7. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article VII (SUPPLEMENTAL ZONE REGULATIONS) to delete Section 7-203(B)(7) (ACCESSORY DWELLINGS) and add Sections 7-302 (SHORT-TERM RESIDENTIAL RENTALS) and 7-1400 (SHORT-TERM RESIDENTIAL RENTALS) of

the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00011 (Implementation Ordinance for Text Amendment No. 2024-00011 associated with short-term residential rental regulations approved by City Council on February 22, 2025). [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 03/15/25, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 03/15/25, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 03/15/25, and is incorporated as part of this record by reference.)

8. Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way at North Clarens Street, adjacent to the property at 1 & 2 North Clarens Street (VAC No. 2024-00007) (Implementation Ordinance for Vacation No. 2024-00007 associated with Clarens Estates approved by City Council on February 22, 2025). [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 03/15/25, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 03/15/25, and is incorporated as part of this record by reference.)

9. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 1-1-11 of Chapter 1 (USE AND INTRODUCTION) of Title 1 (GENERAL PROVISIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended, [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 03/15/25, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 03/15/25, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 03/15/25, and is incorporated as part of this record by reference.)

10. Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-6-224 (Method of Storm and Subsoil Water Disposal) of Subdivision J (Miscellaneous Provisions) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (Water and Sewer) of Title 5 (Transportation And Environmental Services) to Transfer Signature Authority. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 03/15/25, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 03/15/25, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 03/15/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Vice Mayor Bagley and carried unanimously by roll-call vote, City Council closed the public hearing and approved the roll-call consent calendar. The approvals were as follows:

7. City Council adopted an ordinance to amend and reordain Article VII (SUPPLEMENTAL ZONE REGULATIONS) to delete Section 7-203(B)(7) (ACCESSORY DWELLINGS) and add Section 7-302 (SHORT-TERM RESIDENTIAL RENTALS) and 7-1400 (SHORT-TERM RESIDENTIAL RENTALS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00011 (Implementation Ordinance for Text Amendment No. 2024-00011 associated with short-term residential rental regulations approved by City Council on February 22, 2025).

The ordinance reads as follows:

ORDINANCE NO. 5575

AN ORDINANCE to amend and reordain Article VII (SUPPLEMENTAL ZONE REGULATIONS) to delete Section 7-203(B)(7) (ACCESSORY DWELLINGS) and add Sections 7-302 (SHORT-TERM RESIDENTIAL RENTALS) and 7-1400 (SHORT-TERM RESIDENTIAL RENTALS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-

00011.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2024-00011, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 4, 2025 of a text amendment to the Zoning Ordinance to adopt a short-term residential rental program, which recommendation was approved by the City Council at public hearing on February 22, 2025;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 7-203(B) of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

7-203 - Accessory dwellings.

(B) *Use limitations.*

~~(7) The accessory dwelling shall not be a short-term residential rental, as defined by City Code section 3-2-152(a)(2), for a period exceeding 120 days per calendar year.~~
Reserved.

Section 2. That Section 7-302 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

7-302 – Reserved Short-Term Residential Rentals.

Section 7-300 does not apply to short-term residential rentals. Short-term residential rentals are regulated pursuant to section 7-1400.

Section 3. That Section 7-1400 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 7-1400 – Reserved Short-Term Residential Rentals.

7-1401 – Purpose.

The purpose of this [section 7-1400](#) is to ensure that the use of land as authorized in the zoning ordinance is undertaken in an orderly and proper manner that furthers the public health, safety and welfare and makes adequate provision for assuring the availability of appropriate public and private services and amenities and for minimizing the adverse effects of such use.

7-1402 - Definitions.

- (A) *Operator.* A party having a legal interest in any dwelling offered as a short-term residential rental.
- (B) *Registered local agent.* A party designated by the operator to perform obligations under city law related to a short-term residential rental.
- (C) *Short-term residential rental.* The provision of a room or space that is suitable or intended for occupancy for dwelling, typically for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

7-1403 – Regulations.

All short-term residential rentals shall comply with the following:

- (A) *Occupancy.* Occupancy is limited to two people per legal bedroom, as defined by the Uniform Statewide Building Code, plus two additional people, exclusive of children ages three years and under, at all times. The maximum occupancy for a rental with five or more bedrooms is limited to ten people and three people for an accessory dwelling, exclusive of children ages three years and under, at all times.
- (B) *Events.*
 - (1) *Residential zones.* Activities, including luncheons, banquets, parties, weddings meetings, fundraising, or any other gathering of people exceeding the maximum number of occupants are prohibited at all times.
 - (2) *Commercial, office, industrial, and mixed-use zones.* Short-term residential rentals located in commercial, office, industrial, or mixed-use zones may host occasional events as an accessory use and must comply with the following:
 - (a) Hours of events shall be limited to 9:00 a.m. to 10:00 p.m. Sunday through Thursday, 9:00 a.m. to 11:00 p.m. Friday and Saturday.
 - (b) Loading, unloading, and deliveries for events shall be prohibited between 11:00 p.m. and 7:00 a.m.
 - (c) Food, beverages, and other materials associated with events shall not be stored outside.
 - (d) Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. Trash and debris shall not be allowed to accumulate outside of those containers.
 - (e) Litter on the site and on public rights-of-way within 75 feet shall be monitored and picked up at the end of events and more often, if necessary.
- (C) *Parking.*
 - (1) Operators shall provide a minimum of 0.75 spaces per bedroom if the short-term residential rental is located outside the enhanced transit area or 0.25 spaces per

bedroom if located within the enhanced transit area.

(2) If required parking cannot be provided on-site, no more than two on-street parking spaces may be counted toward the minimum parking requirement. Within parking permit districts, up to two on-street visitor permits, issued pursuant to city code section 5-8-77, may be used to meet the parking requirement.

(3) Required parking which cannot be provided either on-site or on-street, may be provided within 500 linear feet of the short-term residential rental through a signed parking agreement or by another arrangement approved by the director if the short-term residential rental is located within the enhanced transit area.

(4) Parking shall otherwise comply with Article VIII of this ordinance.

(D) Noise. Operators and occupants shall comply with city code Title 11, Chapter 5 - Noise Control.

(E) Trash and recycling. Operators shall comply with city code Title 5, Chapter 1 - Solid Waste Control.

(F) Accessory Dwelling Units. Operators shall not list or lease both a principal dwelling unit and accessory dwelling unit on the same lot as a short-term residential rental simultaneously.

(G) Good Neighbor Guide. Operators or their registered local agents shall provide occupants with the following information no less than 24 hours prior to arrival and shall also post the information conspicuously inside the short-term residential rental on such forms as the planning director may prescribe or any other planning director approved format:

(1) Name and phone number of the operator or registered local agent who is available 24 hours per day, 7 days per week.

(2) Maximum occupancy.

(3) Notice that exceeding the maximum occupancy is prohibited at all times.

(4) Notice that indoor and outdoor quiet hours are between 11 pm and 7 am daily.

(5) Notice that noise levels, both indoors and outdoors, must be kept to a minimum at all times. This includes, but is not limited to, shouting, cheering, loud conversations, amplified sounds from televisions, speakers, radios, or cell phones, barking dogs, and the dragging of objects.

(6) Notice that waste and recycling containers must not overflow and instructions for proper waste and recycling disposal including pickup days, times, and location.

(7) Notice that pet waste must be collected and disposed of properly.

(8) Location of designated on-site and off-site parking spaces, notice of the maximum number of vehicles permitted on site, parking expectations and rules, and alternative off-street parking locations.

(9) Local transit information.

(H) Complaint resolution. Operators and their registered local agents shall be reachable via telephone 24 hours per day, seven days per week, to resolve complaints related to the short-term residential rental as set out below:

(1) Violations of maximum occupancy limits, party and event regulations, or noise control requirements must be addressed within one hour of receiving notification from the city. If the operator or registered local agent fails to take corrective action within the specified time, the operator may be held liable for failure to act, which may include, but is not limited to, civil penalties.

(2) All other violations of city law shall be resolved within the period established by city

codes and ordinances.

- (l) Inspections. The City reserves the right to inspect all short-term residential rental properties during the application process and while the permit is in effect. Any interior inspection shall occur upon prior notification to the operator or local registered agent, at a reasonable time, and with the operator or its registered local agent present for the inspection.

7-1404 – Permits.

- (A) Application. An application for a permit to operate a short-term residential rental for more than 10 days per year shall be submitted to the director on such forms as the director may prescribe and shall include the following:

- (1) Street address of the proposed short-term residential rental.
- (2) Whether the short-term residential rental will be owner occupied or unoccupied.
- (3) Name, street address, telephone number, and email of the operator.
- (4) Name, street address, telephone number, and email of the registered local agent, if applicable.
- (5) A statement identifying the applicant, who shall be the owner, contract purchaser, lessee or other party having a legal interest in the subject property. It shall include a clear and concise statement identifying the applicant and, if different, the owner of the property, including the name and address of each person or entity owning an interest in the applicant or owner and the extent of such ownership interest unless any of such entities is a corporation or a partnership, in which case only those persons owning an interest in excess of three percent in such corporation or partnership need be identified by name, address and extent of interest. For purposes of this section, the term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.
 - (6) Documentation establishing a legal interest in or ownership of the property.
 - (a) If the property is leased, the applicant must obtain and provide written consent
from the owner of the property for the short-term residential rental and provide contact information for the owner.
 - (b) Owner occupied short-term residential rentals must provide two additional documents acceptable establishing residency.
- (7) Total number of bedrooms.
- (8) Proposed maximum occupancy.
- (9) Maps indicating parking locations to meet parking requirements and excess off-site parking, as well as any signed parking agreements.
- (10) Photos of and signed certification that all safety equipment including smoke detectors, fire extinguishers, and carbon monoxide detectors are installed
and in
compliance with city law.
- (11) Photos of and signed certification that the “Good Neighbor Guide” has been posted conspicuously inside the short-term residential rental.

- (B) Notice. Upon the director’s acceptance of the application, applicants shall, by registered or certified mail, send written notice to the owner of the subject property, if different from the

applicant, and all abutting properties on such forms as the director may prescribe. In the case of a condominium, written notice may be sent to the president of the board of the unit owners' association instead of to each individual unit owner. Restricted delivery or return receipt is not required. The administrative permit shall be granted only after confirmation of proper written notice. Any change in the information listed on the written notice during the operation of the short-term residential rental shall require renotification. Written notice shall include, but is not limited to, the following:

- (1) Street address of the short-term residential rental.
- (2) Permit number and expiration date.
- (3) Maximum occupancy.
- (4) Name, phone number and email address of the short-term residential rental operator and the registered local agent, if applicable, who is available 24 hours per day, seven days per week; and
- (5) Methods to submit a City Code or Zoning Ordinance violation complaint to the city.

(C) *Failure to obtain permit.* Failure to obtain a permit shall result in a civil citation pursuant to section 11-200. Upon two or more repeated violations of the permit requirement, and upon notice, the operator shall be prohibited from applying for a permit for said property and from offering that property for short-term residential rental for a period of one year.

(D) *Revocation or denial of a permit.*

(1) A permit may be revoked with 30 days' notice or denied for any of the following reasons:

- (a) An incomplete application.
- (b) False or misleading information provided in the application or during inspections.
- (c) Three or more violations of the same city law within the permit year related to the operation of a short-term residential rental.
- (d) Five or more violations of separate sections of city law within the permit year related to the operation of a short-term residential rental.

(2) The director may revoke a permit immediately and without 30 days' notice, if there is a violation of city law related to the operation of the short-term residential rental and the violation endangers the health and safety of short-term residential rental occupants or occupants of abutting properties. The director will issue a notice of revocation to the operator, hand-delivered or mailed, return receipt requested, setting forth the grounds upon which the permit was revoked, the date and time the revocation took effect, and describing the appeals procedure. Upon receipt of the notice, operation of the activity must cease.

7-1405 – Non-contravention.

Nothing in this section shall be construed to supersede or limit contracts or agreements between or among private parties related to the use of real property.

Section 4. That the director of planning and zoning be, and hereby is, directed to

record the foregoing text amendment.

Section 5. That Sections 7-203(B), 7-302, and 7-1400, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 6. That this ordinance shall become effective on September 1, 2025, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

8. City Council adopted an ordinance to vacate a portion of the public right-of-way at North Clarens Street, adjacent to the property at 1 & 2 North Clarens Street (VAC No. 2024-00007) (Implementation Ordinance for Vacation No. 2024-00007 associated with Clarens Estates approved by City Council on February 22, 2025).

The ordinance reads as follows:

ORDINANCE NO. 5576

AN ORDINANCE to vacate a portion of the public right-of-way at North Clarens Street, adjacent to the property at 1 & 2 North Clarens Street (VAC No. 2024-00007).

WHEREAS, Clarens Estate LLC (Owner) has applied for the vacation of a portion of the public right-of-way at North Clarens Street, adjacent to the property at 1 & 2 North Clarens Street in the City of Alexandria, Virginia; and

WHEREAS, in Vacation No. 2024-00007, the planning commission recommended approval to the City Council on February 4, 2025 of a vacation of public right of way, which recommendation was approved by the City Council at public hearing on February 22, 2025; and

WHEREAS, viewers, Ann Tucker, David Kaplan, and Michael Porterfield have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their report in conjunction with this vacation; and

WHEREAS, the procedures required by law, including the publication of notice in a newspaper of general circulation in the City of Alexandria, have been followed in conjunction with this vacation; and

WHEREAS, in consideration of the report of the viewers, of other evidence relative to this vacation and of compliance with the conditions set forth in this ordinance, the Council of the City of Alexandria, has determined that the portion of the public right-of-way to be vacated is no longer desirable for public use and that the public interest will not be harmed by this vacation; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way to Owner, as shown on the plat of vacation attached hereto and incorporated herein by reference, be, and the same hereby is, approved.

Section 2. That the vacation made and provided by the preceding section of this ordinance be, and the same hereby is, subject to the conditions set forth below:

1. The Owner shall prepare a plat of consolidation, showing the property vacated and all easements therein, and consolidating such property with their abutting property, and the plat of consolidation shall be filed with the Director of Planning and Zoning, the Director of Transportation and Environmental Services, and among the land records of the City.

2. Easements shall be reserved for all existing public and private utilities within the area vacated. The Owner shall show all easements on the plat of consolidation.

3. Owner shall pay \$0 to the City for the vacated land.

Section 3. The term "Owner" shall be deemed to include Clarens Estate LLC and its respective successors in interest.

Section 4. That the city manager be, and hereby is, authorized to do on behalf of the City of Alexandria all things necessary or desirable to carry into effect this vacation, including the execution of documents.

Section 5. That the city clerk be, and hereby is, authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect this vacation, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 6. That this ordinance shall be effective upon the date and at the time of its final passage; provided, however, that no recordation of this ordinance shall have any force or effect unless and to the extent annexed to a deed, executed by the city manager and attested by the city clerk, conveying the property vacated to Owner. The execution of such deed shall constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as grantee, and such recordation shall be done by the grantee at his or her own expense. In the event no such deed is recorded within 18 months of the effective date, this ordinance shall be void and of no effect.

9. City Council adopted an ordinance to amend and reordain Section 1-1-11 of Chapter 1 (USE AND INTRODUCTION) of Title 1 (GENERAL PROVISIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended.

The ordinance reads as follows:

ORDINANCE NO. 5577

AN ORDINANCE to amend and reordain Section 1-1-11 of Chapter 1 (USE AND INTRODUCTION) of Title 1 (GENERAL PROVISIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended, to increase interdepartmental enforcement flexibility.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 1-1-11 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 1-1-11 - Civil violations.

(a) General. Any person who commits, permits, assists in or attempts, whether by act or omission, the violation of any provision of this code which has been designated as a civil violation shall be liable for the civil penalty prescribed in this section.

(b) Penalties.

(1) For a class one civil violation, the penalty for each individual violation shall be \$5,000.

(2) For a class two civil violation, the penalty for each individual violation shall be \$1,000 for the first violation, \$2,000 for the second violation of the same regulation or requirement arising from the same set of operative facts, and \$3,000 for each additional violation of the same regulation or requirement arising from the same set of operative facts.

(3) For a class three civil violation, the penalty for each individual violation shall be \$500 for the first violation, \$1,000 for the second violation of the same regulation or requirement arising from the same set of operative facts, and \$1,500 for each additional violation of the same regulation or requirement arising from the same set of operative facts.

(4) For a class four civil violation, the penalty for each individual violation shall be \$100 for the first violation, \$250 for the second violation of the same regulation or requirement arising from the same set of operative facts, and \$500 for each additional violation of the same regulation or requirement arising from the same set of operative facts.

(5) For a class five civil violation, the penalty for each individual violation shall be \$25 for the first violation, \$50 for the second violation of the same regulation or requirement arising from the same set of operative facts, and \$100 for each subsequent violation of the same regulation or requirement arising from the same set of operative facts.

(6) The penalty for a civil violation not designated as a civil violation of a particular class shall be as otherwise specifically provided in this code.

(7) Designation of a violation of a provision of this code as a civil violation shall preclude the criminal prosecution of that violation, except when the violation has resulted in personal injury or death.

(8) Each calendar day during which any civil violation continues to exist shall constitute a separate, individual violation.

(c) Procedures.

(1) If the head of the department or office of city government responsible for the administration or enforcement of any provision of this code determines that a civil violation of this code within his area of responsibility has occurred, such a department or office head may cause a notice of the violation to be served on any or all persons committing or permitting such violation. Any such department or office head, or the City Manager, may delegate his such administration or enforcement authority under this section to one or more subordinate employees.

(2) The notice shall state that the person served has been charged with violating one or more provisions of the city code that are punishable by civil penalty, shall identify, each such provision, and shall provide that the person may elect to make an appearance in person before or in writing by mail to the treasurer of the city, and admit liability for or plead no contest to the violations, abate the violations, and pay the civil penalty established for each violation, all within the time period fixed in the notice.

(3) If a person charged with a violation does not elect to admit liability or plead no contest, and abate the violation, the violation shall be tried in the Alexandria general district court upon a warrant in debt or motion for judgment, with the same right of appeal as provided for civil actions at law. In the event the violation exceeds the jurisdictional limits of the general district court, the violation shall be tried in the Alexandria circuit court.

(4) A finding or admission of liability for, or a plea of no contest to, a civil violation shall not be deemed a criminal conviction for any purpose. An admission of liability shall have the same force and effect as a judgment in court.

(5) Any city officer, or employee of the city who is (1) responsible for the enforcement of

any provision of this code, (2) wearing a uniform and (3) carrying identification, may approach and question any person concerning a civil violation of this code. In the event the officer or employee has a reasonable suspicion, based upon objective facts, that any person has committed a civil violation of this code, such person shall upon request

furnish the officer or employee with accurate information sufficient to identify the name, residence address and telephone number of the person, and if the violation arises in connection with the conduct of any trade, business or occupation, to identify the name of the trade, business or occupation and the address and telephone number thereof. The failure or refusal by such person to furnish such information shall constitute a violation of section 13-3-1 of this code. Any false or fictitious statement or representative knowingly made by such person in furnishing such information shall constitute a violation of section 13-3-2 of this code. As used in the paragraph "uniform" shall mean a shirt, jacket, or coat on which is permanently displayed and visible the seal of the city together with the name of the employee's department, office or agency, and "identification" shall mean a card or badge issued by the city to identify the employee by name and photograph, or badge number, and indicate that the employee is an authorized enforcement officer.

Section 2. This Section 1-1-11 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage.

10. City Council adopted an ordinance to amend Section 5-6-224 (Method of Storm and Subsoil Water Disposal) of Subdivision J (Miscellaneous Provisions) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (Water and Sewer) of Title 5 (Transportation and Environmental Services) to transfer signature authority.

The ordinance reads as follows:

ORDINANCE NO. 5578

AN ORDINANCE to amend and reordain Section 5-6-224 (METHOD OF STORM AND SUBSOIL WATER DISPOSAL) of Subdivision J (MISCELLANEOUS PROVISIONS) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-6-224 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 5-6-224 Method of storm and subsoil water disposal.

(d) Prior to the issuance of any building permit for any proposed improvement to real property involving (1) the construction of a new home (2) construction of an addition to an existing home where either (A) the addition exceeds the area of the existing building footprint

by 100 percent or more; or (B) the construction of the addition results in less than 50 percent of the existing first floor exterior walls, in their entirety, remaining; (3) changes to the existing grade elevation of one foot or greater; (4) changes to existing drainage patterns; or (5) land disturbance of 2,500 square feet or greater, a grading and drainage plan prepared by a professional engineer or land surveyor licensed by the Commonwealth of Virginia shall be submitted for review and approval by the ~~director of~~ city manager or ~~designee~~ transportation and environmental services or deputy director/city engineer. Such plan shall demonstrate that post-development drainage will have no greater impact on adjacent or down-stream property than pre-development conditions. The requirements for such plans, including without limitation form, content, methods of calculation, and procedures for review and approval, shall be established by regulations promulgated by the director of transportation and environmental services. A plan review fee ~~in the amount of \$1,000~~ shall accompany such plan, except that in instances where the proposed improvement is already subject to the erosion and sediment control requirements set forth in section 5-4-1 et seq. of this code, and a fee has already been paid pursuant to those requirements, no additional fee shall be required. No building permit for improvements subject to this subsection shall be issued until after the grading and drainage plan has been approved. When a grading and drainage plan is required pursuant to subsections (d)(2), (3) or (4) hereof, the requirement may be waived by the ~~director of transportation and environmental services~~ city manager or his designee when such a waiver is requested by the property owner and such request is accompanied by sufficient information to demonstrate to the satisfaction of the ~~director~~ city manager or ~~deputy director/city engineer~~ designee, in his or her ~~their~~ reasonable engineering discretion, that no adverse drainage impacts to abutting or adjacent property will occur as a result of the proposed construction. The ~~director~~ city manager or designee shall promulgate rules and regulations for the application, consideration, grant or denial of such waiver requests, including without limitation rules and regulations specifying the minimum information required for applications, and reasonable criteria and standards for the consideration of such requests. The decision on such requests shall be in writing, and shall state the grounds thereof. The decision to grant or deny a waiver request is committed

to the discretion of the ~~director~~ city manager or ~~deputy director/city engineer~~ designee, and shall not be subject to judicial review.

(e) Grading plans will be considered valid for a term of 36 months from the date of approval. A request to extend the validity of a grading plan must be submitted in writing to the ~~director of transportation and environmental services~~ city manager or designee a minimum of 60 days prior to expiration ~~with a \$100 fee~~. The ~~director~~ city manager or designee will determine if additional modifications or a new grading plan submission is required.

(f) Any change to an approved grading plan requires that an amended grading plan be filed and that the amended grading plan be reviewed and approved, pursuant to the provisions of this section 5-6-224(d). The ~~director of transportation and environmental services~~ city manager or designee may allow minor modifications without an amended grading plan.

Section 2. That Section 5-6-224 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage. Except that the deletion of the fees shall become effective only upon adoption of the Department of Planning and Zoning Fee Schedule.

The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

IV. Public Hearing Matters

11. Public Hearing on the City Manager's Proposed Annual Operating Budget for FY 2026 (including Schools) and the Proposed Capital Improvement Program (CIP) for FY 2026 to FY 2035 (including Schools CIP), and Proposed Tax Rate Recommendations.

The following persons participated in the public hearing for this item:

1. Maura Perez, Alexandria, requested that Council continue to fund the ARISE program.
2. Nathaly Zelaya, Alexandria, representing Tenants and Workers United, requested that Council continue to fund the ARISE program and increase in funding for rental assistance programs.
3. Sindy Carballo Garcia, Alexandria, representing Tenants and Workers United, requested that Council fully fund the ACPS budget.
4. Melissa Elbirt, Alexandria, requested that City Council end contracts with Amazon to address worker treatment and climate change effects from the company.

5. Alison O'Connell, Alexandria, requested that the City divest from companies that support Israel and genocide.
6. Jonathan Krall, Alexandria, representing Grassroots Alexandria, requested that Council continue funding affordable housing, ARISE program and DASH.
7. Collin O'Bryan, Arlington, spoke against the removal of classification jobs in the Sheriff's Department.
8. Dana Colarulli, Alexandria, representing the Parks and Recreation Commission, spoke in support of programs that further investments in the City's parks and recreation resources.
9. Sarah Blahov, Alexandria, requested that the City divest from companies that support Israel and genocide.
10. Glen Pine, Alexandria, requested that the City divest from companies that support Israel and genocide.
11. Larisa Zehr, Falls Church, Virginia, attorney for Legal Aid Justice Center, spoke in support of affordable housing and continuation of the ARISE program and rental assistance program.
12. Silda Nikaj, Alexandria, spoke about increased funding for security for Schools, particularly elementary schools.
13. Betsy Faga, Alexandria, spoke in support of more affordable housing opportunities in the City.
14. Gabriel Oakes, Alexandria, representing VOICE, spoke in support of more affordable housing opportunities in the City.
15. James Durham, Alexandria, spoke in support of greater access to the DASH bus system for the entire community.
16. Stephanie Porta, Alexandria, representing VOICE, spoke in support of more affordable housing opportunities in the City.
17. Jennifer Eckel, Alexandria, representing VOICE, spoke in support of more affordable housing opportunities in the City.
18. Jennifer Helton, Alexandria, employee at the Sheriff's Office, spoke against the removal of classification jobs in the department.
19. Andrea Hancock, Alexandria, employee at the Sheriff's Office, spoke against the removal of classification jobs in the department.

20. Latanya Ervin, Alexandria, employee at the Sheriff's Office, spoke against the removal of classification jobs in the department.

21. Nathaniel Cartegena, Alexandria, chair of the DASH advisory committee, spoke in support of funding for the DASH bus system.

22. Mussie Habeteziah, Alexandria, spoke about the need for a pay increase for the City hall garage workers.

23. Niguissie Tesfaye, Alexandria, spoke about the need for a pay increase for the City hall garage workers.

24. Libby Bawcombe, Alexandria, thanked Council for the support of the City libraries and hope the support would continue with this budget cycle.

WHEREUPON, upon motion by Councilman Chapman, seconded by Vice Mayor Bagley and carried unanimously, City Council closed the budget public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

12. Zoning Text Amendment #2025-00002

Coordinated Development District Concept Plan #2023-00003

CDD #21 Amendment

1250, 1350, 1460-1470A, 1500, 1600, 1800, 1900, 2000 N Beauregard St.

5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Rd.

2618, 2623, 2627, 2641, 2638, 2648, 2658 Foster Ave.

5741 Leverett Ct.

5650 Rayburn Ave.

5501, 5600, 5711, 5900A Sanger Ave.

5055, 5143, 5165, 5173, 5183 Seminary Rd.

5443A Sheffield Ct.

(A) Initiation of and Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602 replacing references to the Beauregard Small Area Plan with the AlexWest Small Area Plan and (C) Public Hearing and consideration of an amendment to Coordinated Development District Concept Plan #21, including for the Adams Neighborhood, to align with the AlexWest Small Area Plan, zoned CDD #21/Coordinated Development District #21. Applicants: City of Alexandria (Text Amendment); 1900 Beauregard Property Owner, LLC, represented by Kenneth W. Wire, Attorney; Alexandria Development Associates, LLC, represented by Kenneth W. Wire & Megan Rappolt, Attorneys; 5021 Seminary Road (VA) Owner, LLC, represented by Kenneth W. Wire & Megan Rappolt, Attorneys; Morgan Properties Management Company, LLC, represented by Matthew J. Allman, Attorney

Planning Commission Action: Recommend Approval 7-0

(The Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 03/15/25, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing on this item:

1. Kenneth Wire, attorney for the applicant, spoke in support of the proposal.
2. Megan Rappolt, attorney for the applicant, spoke in support of the proposal.
3. Matthew Allman, attorney for the applicant, spoke in support of the proposal.

WHEREUPON, upon motion Councilman Elnoubi, seconded by Vice Mayor Bagley and carried 6-0-1, City Council closed the public hearing and approved the Planning Commission recommendation, including the modification to CDD conditions 37, deletion of condition 38 as defined in the staff memo dated March 4, acknowledge staff communication about the Upland Park and Adams Neighborhood with the applicants, and the modifications to the zoning table as recommended by staff. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Abstain, Councilman Aguirre.

13. Zoning Text Amendment #2024-00010
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article IX Signs Applicant: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommend Approval 5-0

(The Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 03/15/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Greene and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation, as amended. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

14. Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.
Subdivision #2024-00018
29 E Reed Avenue Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB/Residential
Applicant: Classic Cottages, LLC
Planning Commission Action: Approved 7-0

(The Planning Commission report is on file in the Office of the City Clerk and Clerk of

Council, marked Item No. 14; 03/15/25, and is incorporated as part of this record by reference.)

15. Development Site Plans are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.
Development Site Plan Amendment #2025-00003
3830 Seminary Road Public Hearing and consideration of a Development Site Plan for a religious building to modify the front yard setback and to construct a fence (amending SIT68-010); zoned R-20/Residential
Applicant: Beth El Hebrew Congregation
Planning Commission Action: Approved 4-3

(The Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 03/15/25, and is incorporated as part of this record by reference.)

City Council received items 14 and 15 as information.

V. ADJOURN.

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council adjourned the public hearing meeting of March 15, 2025 at 12:05 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

APPROVED BY:

ALYIA GASKINS

MAYOR

ATTEST:

Gloria A. Sitton, CMC City Clerk

Adopted: April 8, 2025