

# City of Alexandria

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



## **Docket - Final**

**Saturday, February 22, 2025**

**9:30 AM**

**City Council Public Hearing**

The February 22, 2025, Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

**Webinar ID: 999 9869 9264**

**Webinar Passcode: 556875**

**Dial-in number: 301-715-8592**

**Registration : [https://zoom.us/webinar/register/WN\\_vw1\\_RFT2QI-IDm0JV3HA9w](https://zoom.us/webinar/register/WN_vw1_RFT2QI-IDm0JV3HA9w)**

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, 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://apps.alexandriava.gov/SpeakerSignup/>

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 you have prepared statement or a written comments for the record you may email it to the City Clerk at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov).

Public Comment will be received at this meeting.

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Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto: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.\*\*\***

## I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution (if needed).
3. Public Discussion Period

[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 docketed items.]

## II. ACTION CONSENT CALENDAR

### Planning Commission (4-6)

4. [25-2863](#) Special Use Permit #2024-00075  
628 King Street  
Public Hearing and consideration of requests for Special Use Permits to convert an existing non-residential building to a residential use and for a parking reduction; zoned CD & KR/Commercial Downtown & King Street Urban Retail  
Applicant: Jemal's 628 Newco LLC; represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [25-2863\\_SUP2024-00075 Staff Report](#)  
[25-2863\\_SUP2024-00075 Presentation](#)
5. [25-2864](#) Special Use Permit #2024-00079  
1506 Mount Vernon Avenue  
Public Hearing and consideration for a Special Use Permit for two temporary trailers, a restaurant, and outdoor dining; zoned CL/Commercial Low

Applicant: Beckham Baffer

Planning Commission Action: Recommend Approval 6-1

**Attachments:** [SUP 2024-00079 Staff Report](#)

[SUP 2024-00079 Presentation](#)

6. [25-2865](#) Development Special Use Permit #2024-10014  
Eisenhower Block 23 - Extension  
2111 & 2121 Eisenhower Avenue  
Public Hearing and consideration of a request for an extension of previously approved Development Special Use Permit #2021-10028 with Site Plan to construct a new multi-unit residential building; zoned CDD#2/ Coordinated Development District #2.  
Applicant: MidAtlantic Realty Partners, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [DSUP2024-10014 Eisenhower East Block 23 Extension Staff Report](#)  
[DSUP2024-10014 Eisenhower Block 23 Extension Presentation](#)

### III. Roll-Call Consent Calendar (7-8)

7. [25-2868](#) Public Hearing, Second Reading and Final Passage of an ordinance to temporarily move the polling place in the George Mason School Precinct to Trinity United Methodist Church and temporarily rename the Precinct accordingly. [ROLL-CALL VOTE]  
**Attachments:** [25-2868 Attachment 1 Ordinance Cover](#)  
[25-2868 Attachment 2 Proposed Ordinance](#)  
[25-2868 Attachment 3 Proposed Voting District Map](#)
8. [25-2869](#) Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Temporary Designation of On-Street Parking Spaces in the 3800 Block of Mount Vernon Avenue for Vending. [ROLL-CALL VOTE]  
**Attachments:** [25-2869 Attachment 1 Ordinance Cover](#)  
[25-2869 Attachment 2 Ordinance](#)  
[25-2869 Attachment 3 Proposed Pilot Regulations](#)  
[25-2869 Attachment 4 Presentation](#)

### IV. Public Hearing Matters

9. [25-2866](#) Zoning Text Amendment #2024-00011  
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article VII (Supplemental Zone Regulations), section 7-1400 to establish short-term residential rental regulations and permits; delete Section 7-203(B)(7) related to the maximum number of days an accessory dwelling may operate as a

short-term residential rental; and amend section 7-302 to clarify that short-term residential rentals are not regulated as a home occupation.

Applicant: City of Alexandria Department of Planning & Zoning

Planning Commission Action: Recommend Approval 7-0

**Attachments:** [ZTA#2024-00011 Short-Term Residential Rentals Staff Report](#)

[ZTA#2024-00011 Short-Term Residential Rentals Presentation](#)

**10. [25-2867](#) Zoning Ordinance Subdivision cases and 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.**

**\*\*Please note that the Vacation case listed below will be considered by City Council.\*\***

Development Site Plan #2024-00016

Subdivision #2024-00011

Vacation #2024-00007

Clarens Estates - 1 & 2 N. Clarens Street

Public Hearing and consideration of requests for: a Development Site Plan with modifications to construct six detached homes, a Subdivision to create six new lots, two outlots, and dedicate right-of-way; and to vacate a portion of the N. Clarens Street public right-of-way, zoned; R-20 Residential.

Applicant: Clarens Estates, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommend Approval 7-0

**Attachments:** [DSP2024-00016 Clarens Estates Staff Report](#)

[DSP2024-00016 Clarens Estates Presentation](#)

**11. Closed Session (if needed).**

**12. ADJOURN.**

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*The docket is subject to change.*

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*Limited Full-text copies of ordinances, resolutions, and agenda items are available the Office of the City Clerk and Clerk of Council. Meeting materials are also available on-line at alexandriava.gov/council.*

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*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.*

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*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.*