

**City of Alexandria
Meeting Minutes
Saturday, December 14 , 2024 9:30 AM – City Hall
City Council Public Hearing Meeting**

PRESENT: Mayor Justin M. Wilson, Vice Mayor Amy B. Jackson, Members of Council Canek Aguirre, Sarah R. Bagley, John Taylor Chapman, Alyia Gaskins, and R. Kirk McPike.

ABSENT: None.

ALSO PRESENT: Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Ms. Zechman Brown, Deputy City Attorney; Ms. Brown, Deputy City Attorney; Mr. Kerns, Division Chief, Planning and Zoning (P&Z); Mr. Conkey, P&Z; Ms., Horowitz, Principal Planner, P&Z; Ms. Predeoux, Deputy City Manager; Mr. Gonsalves, Assistant City Manager; Ms. Quinn, City Manager's Office; Ms. Stanfield, P&Z; Mr. Coleman, Deputy Director, General Services; Ms. Powell, P&Z; Mr. Randall, P&Z; Ms. McIlvaine, Director, Office of Housing; Mr. Fields, Director, Code Administration; Ms. Contreras, P&Z; Ms. Demeke, ITS, and Police Lt. May.

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

I. OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of Council were present.

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

Not needed.

3. Public Discussion Period

The following persons participated in the public discussion period:

1. Melissa Elbirt, Alexandria, spoke in protest to the war in Gaza and requested that the City divest from Israel.

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

3. Rose Esber, Alexandria, spoke about flooding on her street and in protest to the war in Gaza.

4. Katlyn Cotton, Alexandria, spoke in protest to the war in Gaza and requested the City divest from Israel.

5. Janice Grenadier, Alexandria, spoke about issues with law enforcement and the court system.

6. Amanda Eisenhower, Alexandria, spoke in protest to the war in Gaza and requested that the City divest from Israel.

7. Sujata Mitra, Alexandria, spoke against the conversion of Jefferson Houston Elementary School to a middle school.

8. Liz Bolton, Alexandria, spoke against the conversion of Jefferson Houston Elementary School to a middle school.

9. Sarah Hughes, Alexandria, spoke against the conversion of Jefferson Houston Elementary School to a middle school.

10. Adi Serbaroli, Alexandria, spoke against the conversion of Jefferson Houston Elementary School to a middle school.

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

**II. ACTION CONSENT CALENDAR (4-6)
Planning Commission**

4. Special Use Permit #2024-00061
915 Beverley Drive
Public Hearing and consideration of a Special Use Permit to construct a new single-unit dwelling on a developed substandard lot; Zoned R-8/Residential
Applicant: Owen L Griffing, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 6-0

(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; 12/14/24, and is incorporated as part of this record by reference.)

5. Special Use Permit #2024-00065

3120 Colvin Street

Public Hearing and consideration of a Special Use Permit to extend the use of a temporary trailer; Zoned I/Industrial

Applicant: Behrooz (Bruce) Raiszadeh

Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 12/14/24, and is incorporated as part of this record by reference.)

6. Special Use Permit #2024-00066
2300 Burke Avenue Public Hearing and consideration of a Special Use Permit for a parking reduction for a church; Zoned R 2-5/Residential
Applicant: First Agape Baptist Community of Faith Church, represented by Andrei Banks, R.A, MWB Architects, PC
Planning Commission Action: Recommend Approval 6-0

(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; 12/14/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman McPike, seconded by Vice Mayor Jackson and carried unanimously, City Council approved the action consent calendar. The approval was 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 Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

III. ROLL-CALL CONSENT CALENDAR (7-11)

7. Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain Section 8-1-130 (Vacant Building Registration) by amending subsection (a), all of Chapter 1 (BUILDING CODE), Title 8 (BUILDING CODE REGULATIONS) 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. 7; 12/14/24, 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; 12/14/24, 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; 12/14/24, and is incorporated as part of this record by reference.)

8. 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 AlexWest Small Area Plan chapter and replacing the Alexandria West and Beauregard Small Area Plan chapters heretofore approved by city council as Master Plan Amendment No. 2024-00003 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. 2024-00003 associated with AlexWest Small Area Plan approved by City Council on November 16, 2024). [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. 8; 12/14/24, 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. 8; 12/14/24, 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; 12/14/24, and is incorporated as part of this record by reference.)

9. Public Hearing, Second Reading and Final Passage of an Ordinance to amend the use limitations in Articles III-VI to include the limitation that retail uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products cannot be located within 1,000 linear feet of a day care center, a public school, and a private academic school and Section 2-191 retail shopping establishment, to amend the definition to include uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products (Implementation Ordinance for Text Amendment No. 2024-00008 approved by City Council on November 16, 2024). [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; 12/14/24, 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; 12/14/24, 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; 12/14/24, and is incorporated as part of this record by reference.)

10. Public Hearing, Second Reading and Final Passage of an Ordinance to Establish an Additional Satellite Early Voting Location For Primary Elections. [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; 12/14/24, 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; 12/14/24, 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; 12/14/24, and is incorporated as part of this record by reference.)

11. Public Hearing, Second Reading and Final Passage of an Ordinance to amend the 5001 Eisenhower Avenue Redevelopment District for the Purposes of Conversion to Residential Use. [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. 11; 12/14/24, 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. 11; 12/14/24, 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. 11; 12/14/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilwoman Gaskins and carried unanimously by roll-call vote, City Council approved the roll-call consent calendar, with the exception of docket item #10, which was approved under separate motion. The approval was as follows:

7. City Council closed the public hearing and passed an ordinance to amend and reordain Section 8-1-130 (Vacant Building Registration) by amending subsection (a), all of Chapter 1 (BUILDING CODE), Title 8 (BUILDING CODE REGULATIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended.

The ordinance reads as follows:

ORDINANCE NO. 5564

AN ORDINANCE to amend and reordain Section 8-1-130 (VACANT BUILDING REGISTRATION) by amending Subsection (a), all of Chapter 1 (BUILDING CODE), Title 8 (BUILDING CODE REGULATIONS) of The Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 8-1-130 Subsection (a) of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained to add the text shown in underline as follows:

(a) The owner of a building which has been continuously vacant for a period of 12 months or more and (i) meets the definition of "derelict building" under Code of Virginia § 15.2-907.1 (1950 as amended), (ii) meets the definition of "criminal blight" under Code of Virginia § 15.2-907 (1950 as amended), or (iii) that the City of Alexandria has determined a person is living without the authority of the owner must register the building with the director of the department of code administration.

Section 2. That this ordinance shall become effective immediately upon its passage.

8. City Council closed the public hearing and passed an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the AlexWest Small Area Plan chapter and replacing the Alexandria West and Beauregard Small Area Plan chapters heretofore approved by city council as Master Plan Amendment No. 2024-00003 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. 2024-00003 associated with AlexWest Small Area Plan approved by City Council on November 16, 2024).

The ordinance reads as follows:

ORDINANCE NO. 5565

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia by adopting and incorporating therein the AlexWest Small Area Plan chapter and replacing the Alexandria West and Beauregard Small Area Plan chapters heretofore approved by city council as Master Plan Amendment No. 2024-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2024-00003, 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 November 7, 2024 to adopt the

AlexWest Small Area Place Chapter and replace the Alexandria West and Beauregard Small Plan chapters of the Master Plan of the City of Alexandria, which recommendation was approved by the City Council at public hearing on November 16, 2024;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirement 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 the AlexWest Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is created by establishing the AlexWest Small Area Plan, dated November 16, 2024, and replacing the existing Alexandria West and Beauregard Small Area Plan chapters, attached hereto and incorporated fully herein by reference as a new chapter of the Master Plan of the City of Alexandria, Virginia.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

9. City Council closed the public hearing and passed an ordinance to amend the use limitations in Articles III-VI to include the limitation that retail uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products cannot be located within 1,000 linear feet of a day care center, a public school, and a private academic school and Section 2-191 retail shopping establishment, to amend the definition to include uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products (Implementation Ordinance for Text Amendment No. 2024-00008 approved by City Council on November 16, 2024).

The ordinance reads as follows:

ORDINANCE NO. 5566

AN ORDINANCE to amend and reordain Section 2-191 (RETAIL SHOPPING ESTABLISHMENT) of Article II (DEFINITIONS); Section 3-1409 (USE LIMITATIONS) of Article III (RESIDENTIAL ZONE REGULATIONS), Sections 4-107, 4-207, 4-307, 4-407, 4-507, 4-607, 4-707, 4-807, 4-906, 4-1006, 4-1106, 4-1206, and 4-1413 (USE LIMITATIONS) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Sections 5-110, 5-210, 5-310, 5-410, and 5-511 (USE LIMITATIONS) of Article V (MIXED USE ZONES); and Section 6-707 (USE LIMITATIONS) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00008.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2024-00008, 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 November 7, 2024 of a text amendment to the Zoning Ordinance to adopt use limitations in Articles III-VI to include the limitation that retail uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products cannot be located within 1,000 linear feet of a day care establishment, a public school, and a private academic school and to Section 2-191 retail shopping establishment, to amend the definitions to include uses principally selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products, which recommendation was approved by the City Council at public hearing on November 16, 2024;

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 2-191 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

2-191 Retail shopping establishment.

A store or shop engaged in the sale of commodities or goods to individual consumers for personal use rather than for resale, including but not limited to:

Tobacco products, nicotine vapor products, alternative nicotine products, hemp products intended for smoking, as defined in the Code of Virginia, as amended;

Section 2. That Section 3-1409 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

3-1409 Use limitations.

(G) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

Section 3. That Article IV of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

4-107 Use limitations.

(J) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-207 Use limitations.

(I) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-307 Use limitations.

(I) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-407 Use limitations.

(G) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking

are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in _____ operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-507 Use limitations.

(G) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in _____ operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-607 Use limitations.

(G) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in _____ operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-707 Use limitations.

(D) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in _____ operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-807 Use limitations.

(H) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in _____ operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-906 Use limitations.

(H) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-1006 Use limitations.

(H) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-1106 Use limitations.

(H) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-1206 Use limitations.

(F) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

4-1413 Use limitations.

(H) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

Section 4. That Article V of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

5-110 Use limitations.

(E) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

5-210 Use limitations.

(E) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

5-310 Use limitations.

(E) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

5-410 Use limitations.

(D) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

5-511 Use limitations.

(D) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking

are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

Section 5. That Section 6-707 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

6-707 Use limitations.

(G) Retail shopping establishments with a principal use selling tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking are prohibited on property within 1,000 linear feet of a child day care center, or a public or private academic early childhood, elementary, middle, or high school. Any such use in operation prior to July 1, 2024, may continue to operate at its existing location, but Article XII does not apply.

Section 6. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 7. That Sections 2-191, 3-1409, 4-107, 4-207, 4-307, 4-407, 4-507, 4-607, 4-707, 4-807, 4-906, 4-1006, 4-1106, 4-1206, 4-1413, 5-110, 5-210, 5-310, 5-410, 5-511, and 6-707, as amended pursuant to Sections 1 through 5 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, 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.

11. City Council closed the public hearing and passed an ordinance to amend the 5001 Eisenhower Avenue Redevelopment District for the Purposes of Conversion to Residential Use.

The ordinance reads as follows:

ORDINANCE NO. 5568

AN ORDINANCE to amend and reordain Section 3-2-192 (5001 EISENHOWER AVENUE REDEVELOPMENT DISTRICT) of Article M (LEVY AND COLLECTION OF PROPERTY TAXES) of Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION, AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 3-2-192 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:

(a) District defined. The 5001 Eisenhower Redevelopment District (the "district") is hereby amended and includes ~~on~~ the 0.4 2.77+/- acre area that will be subdivided from the current city tax map 068.04-01-20 068.04-01-05, addressed as 5001 Eisenhower Avenue, to include the office building existing at 5001 Eisenhower Avenue ("Existing Office Building") and adjacent surface parking areas ~~and~~ to be used for residential uses, commercial and community space, and open space, which is more particularly shown as Lot 701; Conversion Parcel in section 3-2-192(i). ~~the leasing of office and related facilities.~~

(1) Pursuant to Section 58.1-3219.4 of the Code of Virginia, as amended, the City of Alexandria ("city") is providing for the partial exemption from taxation of improvements to real estate located within the district. The following subsections establish the criteria for determining whether real estate qualifies for the partial exemption authorized by the Code of Virginia, and places restrictions and conditions on the improvements within the district.

(b) Effective date. The start of the partial property tax exemption in the district will be the first January 1 of the second complete year of operations following completion of the

conversion of the Existing Office Building as evidenced by issuance of a temporary or final certificate of occupancy for the entire building. ~~after the first certificate of occupancy for~~

~~200,000 square feet of net rentable office space ("initial lease") is granted in the district. In~~

~~the event that the applicable performance standards described in subsection (e) below are~~

~~achieved in the first year following the issuance of the first certificate of occupancy, the~~

~~abatement shall apply to the entire calendar year as though the performance standard was~~

achieved on January 1 of such year. Each The partial property tax exemption in the district

shall be in effect for a ~~15-year~~ 25-year period from the start of such partial property tax

exemption until December 31 of the ~~fifteenth~~ twenty-fifth year of such partial property tax

exemption. ~~However, notwithstanding any other provision of this ordinance, no partial~~

~~property tax exemption in this District may be in effect after December 31, 2045.~~

(c) Tax exemption defined. The partial property tax exemption shall be subject to the following conditions and requirements: ~~partially exempt real estate taxes due for the~~

following:

(1) If all requirements in this ordinance and the Performance Agreement described in subsection (e) are met, the city will partially exempt real estate taxes in an amount equal to the increase in assessed value, or percentage thereof, resulting from the construction of improvements to the Existing Office Building, for improvements to the existing office building, up to an annual maximum of \$1,500,000 \$1,099,066 in exempted real estate taxes.

The cumulative total of exempted real estate taxes over the 25-year period shall not exceed \$31,250,000 unless such number is permitted to be increased pursuant to the Performance Agreement described in subsection (e) herein. In no circumstance shall the cumulative exempted real estate taxes over the 25-year period exceed \$34.375 million. ;and

(2) The exempt amount of real estate taxes on the improvements to the Existing

Office Building shall be reduced in annual steps over the 25-year period, as follows:

- (i) Years 1-5: 90% exemption
- (ii) Years 6-10: 80% exemption
- (iii) Years 11-15: 70% exemption
- (iv) Years 16-20: 60% exemption
- (v) Years 21-25: 50% exemption

~~(2) up to 250,000 square feet of related new non-residential structures such as, but not limited to, additional office buildings, data centers, meeting facilities, parking garage(s), retail facilities, or other functions constructed and outfitted to support the office building tenant or tenants, up to an annual maximum of \$1,000,000 in exempted real estate taxes. This support facilities partial real estate tax exemption is applicable whether or not the office building improvement performance standard has been met.~~

(2) The annual assessed value of the land component and building component existing as of ~~January 1, 2019~~ the January 1, 2025 in the district, reflecting

any increases or decreases in assessed value of said land and existing building component, shall remain fully taxable. ~~The annual assessed value of the land component shall also reflect that of a finished developed lot with existing improvements.~~

(d) Annual assessment. The real estate assessments for all land and buildings within the district shall be determined by the director of real estate assessments, and shall be established at fair full market value using the same principles, procedures, and timing of real estate assessments as that established for other similar taxable real estate in the city. The owner of land and improvements within the district shall have the same rights provided to other owners of and taxable real estate in the city.

(e) Performance criteria required. ~~Performance standards required.~~ The tax exemption detailed in this article shall be dependent on the following required performance standards being

met: (1) The city manager is authorized and directed to execute, after approval by

the city attorney, and on behalf of the city, a performance agreement ("Performance Agreement"), which shall incorporate substantially the same content as that which is attached as Exhibit A and shall be kept on file in the city manager's office. The city manager may perform other such related acts as may be necessary and appropriate pursuant to the Performance Agreement, including those not specifically recited herein or therein, in consultation with the city attorney.

(2) Before any tax exemption is awarded, the owner of the Existing Office

Building must comply with all applicable terms and conditions of the Performance Agreement. an office tenant occupancy threshold level of at least 200,000 square feet of net rentable floor area in the existing office building in the district ("required occupancy") must be achieved. If the required conversion of the Existing Office Building occupancy is not achieved in a manner consistent with the Performance Agreement, then no tax exemption shall apply, with and the city shall then fully taxing all land, office building and other improvements in the district. For the purposes of determining whether or not the required occupancy threshold has been met, space leased for or by the federal government or other tenant(s) not able to be occupied by such tenants due to incidents such as fires, earthquakes, hurricanes, or other acts of god shall be considered leased and occupied space in the calculation of the 200,000 net rentable square foot occupancy threshold;

(2) Before the tax exemption applicable to the existing office building in (c)(1)

herein may be awarded, non-residential improvements to the existing office building including but not limited to land acquisition costs, hard construction costs and usual and customary soft costs in the amount of at least \$175,000,000 ("office building improvements") to the existing office building and to its interior;

(f) Before the tax exemption applicable to the non-residential support structures in (c)(2)

herein shall be awarded, all existing above ground utilities along the frontage of the property designated as 5001 Eisenhower Avenue, city tax map 068.04-01-05 shall be undergrounded.

(f)(g) Within 60 days of initially achieving the applicable requirements in this ordinance and

Performance Agreement, including issuance of a temporary or final certificate of occupancy for the entire building, any performance standard, the owner of the Existing Office Building ("owner") shall certify to the director of housing finance for the city that such performance standards have has been met with such documentation as may

reasonably
be required by the director of housing, on a form designated by the director of
finance. In
~~the case of the performance standard described in (e)(2) herein, such~~
~~certification shall~~
~~include a clear breakdown of the costs allocated to improvements to and within the~~
~~existing~~
~~office building and the costs related new facilities constructed to support the~~
~~existing office~~
~~building. Upon receipt and review of the owner's certification, the director of~~
housing
finance shall determine if the applicable performance standards have has been
met, after
consultation with the city manager and city attorney, and the director of housing
shall then
forward such determination to the director of finance for processing of the tax
exemption.
The director of finance ~~city manager~~ shall notify the owner in writing of the
city's
determination of performance standard satisfaction. If no decision or response
from the
city is received within 30 days after the submission by the owner, then the
applicable
performance standard shall be deemed to have been achieved, provided that
the required
occupancy is met.

(1) After the initial certification, each year by January 15, the owner
shall

certify to the director of housing that the performance standards required by
the ordinance and Performance Agreement were met during the preceding
calendar year. The director of housing may require
reasonable documentation from the owner to review the owner's annual
certification.

By March 1 of each year, the director of housing shall review the owner's
certification and forward a determination to the director of finance. The
director of finance may extend the review period for the director of housing.

~~(g)(h)~~ Covenant running with the land. The partial exemption of real property in the
district shall

be considered a covenant that shall run with the land in the district for a period of
25 years

from the date of commencement of the partial exemption as defined in Sec. 3-
2-192(b).

Such partial exemption shall not be reduced by the City Council except as
provided in this

ordinance and the Performance Agreement. Provided that all ordinance and
Performance

~~Agreement requirements remain satisfied, the partial real estate exemption shall not be revoked during the 25-year period and shall control the real estate taxes with respect to this property irrespective of any change in the applicable city code. These terms, conditions and [li]limitations shall not be revoked during the 15-year period of the partial property tax exemption, and shall control the real estate taxes with respect to this property irrespective of any change in the applicable city code.~~

~~(i) Conditions of applicability of partial tax exemption.~~

~~(1) In the event that the existing office building or any related structures in the~~

~~district are sold to the federal government or a federal government related entity prior to 20 years after the effective date of the either of the two potential property tax exemptions detailed in (e)(1) and (e)(2) of this section, then the net present value of the foregone real property taxes which would otherwise have been due to federal government related entity, and the 20 years after the effective date of the property tax exemption, would be due to the city at the time of the sale between the owner of the property and the federal government or a federal government related entity.~~

~~(2) For the purposes of calculating the net present value of forgone real estate~~

~~taxes the following shall apply:~~

~~i. the discount rate utilized in that calculation shall reflect the city's estimated cost of funds utilizing Thomson Municipal Market Data (MMD) for 10-year AAA rated tax exempt general obligation bonds as of either January 1 or July 1 of the calendar year of the sale of the property, and if this MMD information is not available an equivalent measure shall be substituted;~~

~~ii. the real estate tax assessment used in the net present value calculation shall reflect the real estate tax assessment as of January 1 of the calendar year of the sale of the property; and~~

~~iii. the real estate tax rate used shall reflect the adopted real estate tax rate for the calendar year of the sale of the property, or if the real estate tax rate of the calendar year of the sale has not yet been adopted, then the adopted real estate tax rate for the calendar year prior to the sale of the property shall be used.~~

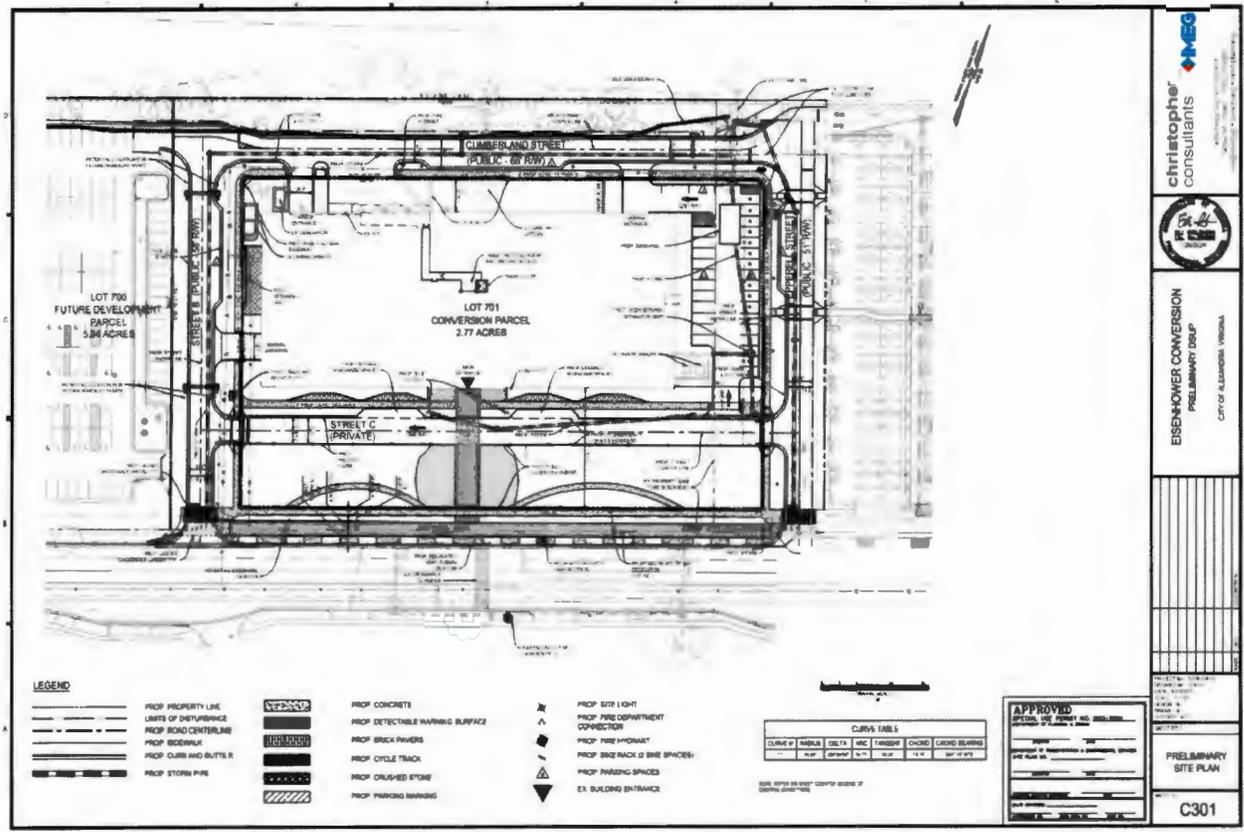
~~In the event that neither of the two potential property tax exemptions detailed in (e)(1) and (e)(2) of this section have started, then this requirement of payment of foregone real estate taxes does not apply.~~

~~(h)(i) Nothing in this section or any covenant recorded in the applicable land records shall be~~

~~construed as limiting the city's power to increase or decrease the city's real property tax~~

rate, or to levy other taxes, fees or charges in the district.

(i) Boundaries of district.



Section 2. That Section 3-2-192 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. The at this ordinance shall become effective upon the date and at the time of its final passage.

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

- 10. Public Hearing, Second Reading and Final Passage of an Ordinance to Establish an Additional Satellite Early Voting Location For Primary Elections. [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; 12/14/24, 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; 12/14/24, 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; 12/14/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council closed the public hearing and adopted an to Establish an Additional Satellite Early Voting Location For Primary Elections. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none,

The ordinance reads as follows:

ORDINANCE NO. 5567

AN ORDINANCE to amend and reordain Section 2-2-11 (ESTABLISHMENT OF CENTRAL ABSENTEE VOTER ELECTION DISTRICT) all of Chapter 2 (ELECTIONS), Title 2 (GENERAL GOVERNMENT) of The Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 2-2-11 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained to delete the text shown in strikethrough and add the text shown in underline as follows:

Sec. 2-2-11 ESTABLISHMENT OF CENTRAL ABSENTEE VOTER ELECTION
DISTRICT-PRECINCT

There is hereby established for the City of Alexandria one Central Absentee Voter Election ~~District~~ Precinct, to be used for all elections. The voting place of the Central Absentee Voter Election ~~District~~ Precinct shall be located at 132 North Royal Street, Alexandria, Virginia. The Central Absentee Voter Election ~~District~~ Precinct shall conform in all respects with the provisions of Section 24.2-712 of the Code of Virginia (1950), as amended.

There is hereby established for the City of Alexandria ~~an additional~~ a permanent Central Satellite Absentee Voter Election ~~District-Office~~, to be used for ~~the November and~~ primary elections. The voting place for ~~the additional~~ this permanent Central Satellite Absentee Voter Election ~~District-Office~~ shall be located at the Charles E. Beatley, Jr. Central Library, 5005 Duke Street Alexandria, VA 22304. The Alexandria Electoral Board is hereby authorized to determine the number of days that this additional permanent ~~Central Satellite~~ Absentee Voter ~~District-Office~~ shall be based upon anticipated need and voter turnout for each ~~November~~ or primary election. The days and ~~hours~~ hours of operation of this additional permanent ~~Central Satellite~~ Absentee Voter ~~District-Office~~ shall be advertised and posted consistent with all other advertising and posting of the days and hours of operation of the Office of the Voter Registration and Elections and all other Voter Election Districts. ~~The~~ This

additional ~~Central~~ Satellite Absentee Voter ~~District-Office~~ shall conform in all respects with the provisions of Section 24.2-712701.1 of the Code of Virginia (1950), as amended.

There is hereby established for the City of Alexandria permanent Satellite Absentee Voter Election ~~District-Offices~~, to be used for the November Presidential elections. The voting places for ~~the these~~ Satellite Absentee Voter Election ~~District-Offices~~ shall be located at the Minnie Howard Campus, 3804 ~~3775~~ W Braddock Rd, Alexandria, VA 22302, and George Washington Middle School, 1005 Mt Vernon Ave, Alexandria, VA 22301. The Alexandria Electoral Board is hereby authorized to determine the number of days that these Satellite Absentee Voter ~~District-Offices~~ shall be based upon anticipated need and voter turnout for each November Presidential election. The days and ~~hour~~hours of operation of these Satellite Absentee Voter ~~District-Offices~~ shall be advertised and posted consistent with all other advertising and posting of the days and hours of operation of the Office of the Voter Registration and Elections and all other Voter Election Districts. ~~The These~~ Satellite Absentee Voter Election ~~District-Offices~~ shall conform in all respects with the provisions of Section 24.2-701.1 of the Code of Virginia (1950), as amended.

Section 2. That this ordinance shall become effective immediately upon its passage.

IV. OTHER BUSINESS

Reports and Recommendations from City Manager

12. Public Hearing and Consideration of the Proposed Alexandria Legislative Package for the 2025 General Assembly Session.

(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. 12; 12/14/24, and is incorporated as part of this record by reference.)

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

1. Michael Home Schuster, Alexandria, representing the Commission on Aging, highlighted the items in the Legislative Package that support the needs of older individuals in Alexandria, including affordable housing, affordable assisted living, and other items that support aging residents.

2. Praveen Kathpal, Alexandria, representing the Environmental Policy Commission, spoke about the environmental issues address the Legislative Package, including the reduction of greenhouse gas emissions but reducing the electricity supply.

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

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman McPike and carried unanimously, City Council adopted the proposed Alexandria Legislative Package

for the 2025 General Assembly Session. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman Kirk; Opposed, none.

13. Public Hearing and Consideration of a License Agreement between the City of Alexandria and Mai Thai Restaurant for Use of a Portion of City-owned Property Located at 2 King Street for Outdoor Dining.

(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. 13; 12/14/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing and City Council: (1) approved the one year license agreement; and authorized the City Manager to execute the one year license agreement with Mai Thai Restaurant. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman Kirk; Opposed, none.

**V. Public Hearing Matters
Planning Commission (continued)**

14. CASE BAR#2024-00038 OHAD
Public Hearing and consideration of an Appeal of the October 15, 2024, Board of Architectural Review (BAR) Decision to deny the Certificate of Appropriateness for window replacement at 201 Gibbon Street.
Applicant: Mary Denby, MHD Builds, representing Michael and Sarah Radt
Appellant: Sarah Radt

(A copy of the Board of Architectural Review's report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 14; 12/14/24, and is incorporated as part of this record by reference.)

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

1. Michael Radt, Alexandria, appellant, spoke in support of the appeal and responded to questions, along with his wife, about the window replacement.

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

WHEREUPON, upon motion by Councilmember Bagley, seconded by Councilman Chapman and carried 6-1, City Council affirmed the decision of the BAR and denied the certificate of appropriateness. The vote as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, and

Councilman McPike; Opposed, Councilwoman Gaskins.

15. Special Use Permit #2024-00060
515 King Street
Public Hearing and consideration of a Special Use Permit for a personal service establishment with a 30 foot or greater frontage on King Street; Zoned KR/King Street Urban Retail Applicant: TD Bank N.A., represented by Mark M. Viani, attorney
Planning Commission Action: Recommend Approval 5-2

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 12/14/24, and is incorporated as part of this record by reference.)

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

1. Barbara Beach, Alexandria, spoke in support of deny the SUP.
2. Mark M. Viani, Arlington, Virginia, attorney for the applicant, spoke in support of the project and responded to questions from Council.

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

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

16. Rezoning #2024-00003
Development Special Use Permit #2024-10015
Silverado Alexandria Memory Care
2807 King Street (Parcel Address: 2811 King Street)
Public Hearing and consideration of an amendment to the official zoning map to revise an existing proffer and to amend approved Development Special Use Permit #2012-00005, to allow for an increase in the number of beds and minor revisions to the open space at an existing Continuum of Care facility; Zoned RB/Townhouse with proffer. Applicants: Silverado Alexandria PropCo., LLC, represented by M. Catharine Puskar, attorney
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. 16; 12/14/24, and is incorporated as part of this record by reference.)

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

1. Shawn Hansen, Great Falls, Virginia, spoke against the rezoning.
2. Alicia McGuigan, Virginia, spoke against the rezoning.
3. Paul Cooper, Alexandria, spoke against the rezoning.
4. William Thomas Reeder, Alexandria, spoke against the rezoning.
5. Charles Scott Planting, Alexandria, spoke against the rezoning.
6. Paul McFarland, Springfield, Alexandria, spoke against the rezoning.
7. Ruth Reeder, Alexandria, spoke against the rezoning.
8. Jeff Frum, California, spoke in support of the rezoning.
9. Richard Shope, California, spoke in support of the rezoning.
10. David Troxel, California, spoke in support of the rezoning.
11. Vivek Sinha, M.D., Alexandria, spoke in support of the rezoning.
12. Loren Shook, representing the applicant, spoke in support of the rezoning.
13. Dan Walker, California, spoke in support of the rezoning.
14. Cathy Puskar, attorney for the applicant, spoke in support of the rezoning and responded to questions from Council.

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

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilmember Bagley and carried 5-2, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Wilson, Councilman Aguirre, Councilmember Bagley, Councilman McPike; Opposed, Councilman Chapman and Vice Mayor Jackson.

17. Master Plan Amendment #2023-00004
Zoning Text Amendment #2024-00001
Rezoning #2023-00007
Coordinated Development District Conceptual Design Plan #2023-00002
Development Special Use Permit #2023-10019

Subdivision #2023-00005

5001 and 4991 Eisenhower Avenue

Public Hearing and consideration of requests for: (A) Amendments to the Eisenhower West Small Area Plan chapter of the Master Plan to amend Figure 4.1 to change the land use from office/institutional to mixed use; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #31/Coordinated Development District #31; (C) an Amendment to the official zoning map to change the zoning designation of the property from OCM(100)/Office Commercial Medium (100) zone to CDD/Coordinated Development District #31; (D) a Coordinated Development District Conceptual Design Plan to convert an office building to residential use and allow development of townhouses and a multi-unit building on the site; (E) a Development Special Use Permit and Site Plan to convert the existing building to a multi-unit residential building, including Special Use Permits for a multi-unit residential building within 1,000 feet of the centerline of Eisenhower Avenue and a parking reduction; a modification to the minimum drive aisle width in the garage; and (F) a Subdivision to create parcels for the existing building, future development sites and streets, zoned: OCM(100)/Office Commercial Medium (100). Applicant: City of Alexandria (Text Amendment); 5001 Eisenhower Office Owner LLC c/o Stonebridge, represented by, Kenneth W. Wire, attorney

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. 17; 12/14/24, and is incorporated as part of this record by reference.)

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

18. Development Special Use Permit #2024-10007

Eisenhower East Block 20 East

2200 and 2250 Dock Lane

Public Hearing and consideration of a request for an amendment to previously approved Development Special Use Permit #2017-0005 to allow for the construction of a multi-unit residential building and related site improvements and with a modification; Zoned CDD #2/Coordinated Development District #2.

Applicants: Paradigm Development Company, LLC, represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Approved 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. 18; 12/14/24, and is incorporated as part of this record by reference.)

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

1. Mary Catherine Gibbs, attorney for the applicant, spoke in support of the DSUP.

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

The following items are for information only:

19. 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 #2024-00012
405 East Nelson Avenue
Public Hearing and consideration of a Subdivision to re-subdivide an existing lot into two lots; Zoned RB/Residential
Applicant: SW Development Company
Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 19; 12/14/24, and is incorporated as part of this record by reference.)

20. 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 #2024-00013
1210 Janneys Lane
Public Hearing and consideration of a Subdivision with variations to re-subdivide an existing lot into two lots; Zoned R-20/Residential
Applicant: SW Development Company represented by Duncan W. Blair, attorney
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. 20; 12/14/24, and is incorporated as part of this record by reference.)

21. The following item will be heard by the Planning Commission only and referred to City Council for information only:
City Charter Section 9.06 Case #2024-00005
2 King Street
Public Hearing and consideration of a request for Planning Commission to review whether the proposed lease by the City of Alexandria of property at 2 King Street to Mai Thai for the purpose of outdoor dining is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria
Planning Commission 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. 21; 12/14/24, and is incorporated as part of this record by reference.)

22. Closed Session (if needed).

Not needed.

VI. ADJOURN.

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman and carried unanimously, City Council adjourned the public hearing meeting of December 14, 2024 at 1:29 p.m. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

APPROVED BY:



ALYIA GASKINS MAYOR

ATTEST:


Gloria A. Sitton, CMC City Clerk

Adopted: January 14, 2025