

City of Alexandria

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



Action Docket - Final

Saturday, February 22, 2020

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the City Clerk called the roll. A quorum of members of Council were present with Councilwoman Pepper arriving at 9:49 a.m. and Councilman Aguirre arriving at 9:53 a.m. Councilwoman Jackson had an excused absence.

2. Public Discussion Period.

The following persons participated in the public discussion period:

- 1. Nicole Radshaw, Alexandria, thanked City Council for the changes to Seminary Road and requested funding for repairing the Holmes Run Trail.*
- 2. Carolyn Meza, Alexandria, requested that City Council including funding the budget to repair Holmes Run Trail.*
- 3. John Knight, Alexandria, thanked City Council for the changes to Seminary Road.*
- 4. Ella Knight, Alexandria, thanked City Council for the changes to Seminary Road.*
- 5. Janice Grenadier, Alexandria, spoke about issues she is experiencing as an ADA advocate.*
- 6. Davetta Lynn Range, Maryland, spoke about copyright claims she has filed with the court.*

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

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-6)

Planning Commission

3. [20-0576](#) Special Use Permit #2019-00093
109 South Alfred Street - Mount Purnon Cat Cafe
Public Hearing and consideration of a request for a Special Use Permit to operate a restaurant and animal care facility with overnight accommodation; zoned:

CD/Commercial downtown.

Applicant: Kristin Cowan

Planning Commission Action: Recommended Approval 6-0

4. [20-0577](#)

Encroachment #2019-00007

219 King Street - Two Nineteen Restaurant Encroachment

Public Hearing and consideration of a request for an Encroachment into the public right-of-way at the rear of the restaurant for the enclosure of a trash storage area, restaurant equipment and stairs; zoned: KR/King Street urban retail.

Applicant: Yupaporn Charoentra, represented by Paul Solon, architect

Planning Commission Action: Recommended Approval 6-0

5. [20-0578](#)

Special Use Permit #2019-00104

1022 Pendleton Street and 521 North Henry Street - Roominghouse

Public Hearing and consideration of a Special Use Permit request for a five-year review and for a change of ownership of a roominghouse; zoned: CSL/Commercial service low.

Applicant: Janice Lee Howard

Planning Commission Action: Recommended Approval 6-0

6. [20-0579](#)

Text Amendment #2019-00008

Wireless Facilities

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to Sections 6-403 and 7-1200 of the Zoning Ordinance to amend provisions relating to telecommunications and wireless facility regulations.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 5-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with the exception of items 5 and 6, which were approved under separate motions: The approval was as follows:

3. City Council approved the Planning Commission recommendation.

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation. (separate motion)

6. City Council approved the Planning Commission recommendation. (separate motion)

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. [20-0584](#) Public Hearing and Consideration of a License Amendment to allow the Potomac Riverboat Company to provide Water Taxi Commuter Service.
- City Council held the public hearing and approved the license amendment to allow the Potomac Riverboat Company to provide Water Taxi Commuter Service beginning at 6 a.m.*
8. [20-0585](#) Public Hearing and Consideration of a Lease Amendment with Verizon Wireless to Upgrade Equipment on the Torpedo Factory, the City Owned Building Located at 105 N. Union Street.
- City Council held a public hearing and approved the lease amendment between the City of Alexandria and Verizon Wireless to modify and install updated antennas and equipment located on the roof of the Torpedo Factory Art Center located at 105 N. Union Street.*
9. [20-0586](#) Public Hearing and Consideration of a Lease Amendment with Verizon Wireless to Upgrade Equipment on the Roof of the City Owned Building Located at 4480 King Street.
- City Council held the public hearing and approved the lease amendment with Verizon Wireless to upgrade equipment on the roof of the City-owned building located at 4480 King Street.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**Planning Commission (continued)**

10. [20-0580](#) Development Special Use Permit #2019-00007
Special Use Permit #2019-00109
Special Use Permit #2019-00110
Transportation Management Plan Special Use Permit #2019-00108
1112 First Street - Aspire Alexandria
Public Hearing and consideration of a request for a Development Special Use Permit and Preliminary Site Plan to construct an age-restricted six-story multifamily building, including Special Use Permits to allow a restaurant use, for a parking reduction for both proposed uses and loading, for an increase in the floor area ratio up to 2.5, for an increase in density for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and for a transportation management plan; and a modification of the open space requirement; zoned: CRMU-H/Commercial residential mixed use (high).
Applicant: BRG Tony's Gulf, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

City Council approved the Planning Commission recommendation, requesting staff work with the applicant on condition 38(j) regarding hybrid sidewalks.

11. [20-0581](#)

Master Plan Amendment #2019-00004

Eisenhower East Small Area Plan Amendment

(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan, to replace the chapter approved in 2003.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 5-0

City Council approved the Planning Commission recommendation with the following amendments:

- Amendment to Recommendation 1(b) on page 59 to read as, "Modifications to the ten percent housing affordability requirement may be considered by City Council at the time of approval of a development special use permit in limited circumstances if unanticipated changes to the market and/or atypical site conditions impact project feasibility. Factors that may be considered, for example, include the operations of income-generating uses and construction costs relative to projected rents and sale prices, beyond general trends. Reductions of the housing affordability requirement will be determined through a third-party analysis based on information submitted by the developer as part of the development submission but in no case will be less than five percent.

-revisions on the following items:

Page 3, item 1 - Ten percent of new residential development shall be provided as committed affordable housing: Developers shall provide ten percent of new residential development as affordable housing.

Page 59, recommendation 1 - Developer shall provide ten percent of new residential rental development as committed affordable rental housing.

Page 59, recommendation 1(d) - Committed units shall have rents affordable to households with incomes at 60% of the area median income (AMI).

Page 59, recommendation 1(e) - Developer shall provide committed affordable homeownership units in new residential condominium or other for sale development based on an equivalency analysis completed at the time development proposals are submitted.

Page 67 - Table 3 Community Benefits + Funding Flexibility

1a. Ten percent of additional residential development shall be provided as committed affordable units and contributions to the housing trust fund.

Page 45-46, amend the last paragraph as follows:

There may be unusual and specific situations, such as block shape, size, and geometry, where an applicant can demonstrate that is infeasible to provide active screening or architectural treatments that are indistinguishable from active screening as recommended by the Plan; in those cases, the applicant must show how they are meeting the Plan's urban design goals. The Design Review Board shall make recommendations prior to City Council approval of development special use cases on these issues.

- 12. [20-0582](#) Special Use Permit #2019-00094
3202 Old Dominion Boulevard - Substandard Lot
Public Hearing and consideration of a request for a Special Use Permit for the development of a single-family dwelling on a developed substandard lot; zoned: R-8/Single-family
Applicant: Karina Vera-Lopez, represented by Frank Durkin, designer
Planning Commission Action: Recommended Approval 5-1

City Council approved the Planning Commission's recommendation with an amendment to condition #2 to read as follows: "Provide a plan for the preservation of Flowering Dogwood (T-967), Black Gum (T-968), and Magnolia (T-997) trees with the submission of the grading plan."

ORDINANCES AND RESOLUTIONS

- 13. [20-0588](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Amending Title 10 (Motor Vehicles and Traffic), Chapter 1 (General Provisions) of The Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE]

City Council adopted an ordinance amending Title 10 (Motor Vehicles and Traffic), Chapter 1 (General Provisions) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5268)

- 14. [20-0587](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2020. [ROLL-CALL VOTE]

City Council adopted an ordinance to make supplemental appropriations for the support of the City Governmnet for Fiscal Year 2020. (ORD. NO. 5269)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 2:30 p.m.

Note: The action docket is a summary of Council's meeting deliberation prepared largely for staff followup. Formal minutes of the meeting when approved by Council become the official record of the meeting of Council's decision made at the meeting.

