

# City of Alexandria

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



## **Docket - Final**

**Saturday, April 13, 2024**

**9:30 AM**

**City Council Public Hearing**

The April 13, 2024 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: 925 8951 5073**

**Webinar Passcode: 559945**

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

**Registration : [https://zoom.us/webinar/register/WN\\_HNaL3WUuTe6t5k925n8alg](https://zoom.us/webinar/register/WN_HNaL3WUuTe6t5k925n8alg)**

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://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>

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.

**\*\*\*\*\***

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](mailto: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 the Electronic Participation Resolution by City Council - Councilmember Bagley

[24-2048](#) Approval of the Electronic Participation Resolution [ROLL-CALL VOTE]

**Attachments:** [24-2048\\_Electronic Participation Resolution - Bagley/Aguirre](#)  
[24-2048\\_Signed Resolution](#)

### 3. Public Discussion Period

[24-2091](#) After Item

**Attachments:** [24-2091\\_After Item](#)

[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 the docketed items.]

## II. ACTION ITEMS

### Planning Commission

#### Consent Calendar (4)

4. [24-2043](#) Special Use Permit #2023-00106  
406 East. Glebe Road  
Public Hearing and consideration of a Special Use Permit for an automobile sales area; zoned: CDD#24/Coordinated Development District #24.  
Applicant: Petru Stratan  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [SUP2023-00106\\_Staff Report](#)  
[SUP#2023-00106 Presentation](#)

### III. Roll-Call Consent Calendar (5-7)

5. [24-1920](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain ARTICLES II (DEFINITIONS), III (RESIDENTIAL ZONE REGULATIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), VII (SUPPLEMENTAL ZONE REGULATIONS), Section 8-200 of ARTICLE VIII (OFF-STREET PARKING AND LOADING), and ARTICLE XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00002 (Implementation Ordinance for Text Amendment No. 2024-00002 related to minor updates to various provisions of the zoning ordinance approved by City Council on March 16, 2024). [ROLL-CALL VOTE]
- Attachments:** [24-1920 cover](#)  
[24-1920 ordinance](#)
6. [24-1922](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article XIII (ENVIRONMENTAL MANAGEMENT) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00003 (Implementation Ordinance for Text Amendment No. 2024-00003 related to stormwater and erosion and sediment control approved by City Council on March 16, 2024). [ROLL-CALL VOTE]
- Attachments:** [24-1922 cover](#)  
[24-1922 ordinance](#)
7. [24-2004](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-4-1 (DEFINITIONS) and Section 5-4-7 (MINIMUM CRITERIA; CITY HANDBOOK) Chapter 4 (EROSION AND SEDIMENT CONTROL) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES), of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [24-2004 Attachment 1 Cover Erosion and Sediment Control Ordinance](#)  
[24-2004 Attachment 2 Ordinance Erosion and Sediment Control](#)  
[24-2004 Presentation](#)

### IV. OTHER BUSINESS

#### Reports and Recommendations from the City Manager

8. [24-1953](#) Public Hearing on the FY 2025 City Council Preliminary Add/Delete Proposals and the City Manager's Proposed Amendments to the FY 2025 Proposed Budget.

Budget Adoption is Scheduled for Wednesday, May 1, 2024 at 6:00 p.m.

**Attachments:** [24-1953 Attachment 1 - Summary of Add/Delete Proposals](#)

[24-1953 - Attachment 2 - Add Delete Proposals](#)

[24-1953 After Item](#)

9. [24-1969](#) Public Hearing and Consideration of a Second Amendment to a Five-Year License Agreement dated November 1, 2022, between the City of Alexandria, Virginia and Crown Castle Fiber, LLC. to permit Crown Castle to construct and install an additional enterprise fiber route of approximately 600 feet in the City of Alexandria, Virginia's Public Rights-of-Ways.

**Attachments:** [24-1969 Attachment 1 Amendment 2 to Crown Castle License Agreement](#)

[24-1969 Attachment 2 Current License Agreement between City of Alexandria](#)

## V. Public Hearing Matters

### Planning Commission (continued)

10. [24-2044](#) CASE BAR#2024-00017 OHAD  
Public Hearing and consideration of an Appeal of the Board of Architectural Review's February 21, 2024, decision to deny a Certificate of Appropriateness at 613 S Royal Street Old and Historic Alexandria District.

APPLICANT: Elizabeth Blaise Hazelwood

APPELLANT: Elizabeth Blaise Hazelwood

**Attachments:** [BAR2024-00017 Staff Report](#)

[BAR2024-00017 Appeal Presentation](#)

11. [24-2042](#) Master Plan Amendment #2023-00007  
Text Amendment #2023-00006  
Rezoning #2023-00005  
Coordinated Development District Concept Plan #2023-00004  
Development Special Use Permit #2023-10007 - Condo Flats  
Development Special Use Permit #2023-10013 - Hotel  
Development Special Use Permit #2023-10014 - Townhouses/Stacked Townhouses  
Development Site Plan #2023-00013 - Infrastructure and public streets  
Development Site Plan #2023-00014 - Public park  
Coordinated Sign Special Use Permit #2023-00100  
Subdivision #2023-00006  
Vacation #2023-00005  
Vulcan Site Redevelopment - 701 S Van Dorn Street and 698 Burnside Place  
Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Eisenhower West Small Area Plan chapter of the Master Plan to amend the building heights diagram to change the height limit for the southern portion of the property from Medium-High to Medium to allow for lower

minimum building heights (B) a Text Amendment to the Zoning Ordinance to amend provisions of Section 5-602 to include hotel and townhouses as permitted uses within CDD#26 with a CDD Special Use Permit; (C) an amendment to the official zoning map to change the zoning district of 701 S Van Dorn Street and 698 Burnside Place from I/Industrial to CDD #26/Coordinated Development District #26; (D) a Coordinated Development District Concept Plan Conceptual Design Plan Amendment to include the project site in CDD #26; (E) a Development Special Use Permit with Site Plan to construct six multi-unit residential buildings with 208 total units with a Special Use Permit to reduce the off-street parking requirement; (F) a Development Special Use Permit with Site Plan and modifications to construct a 256-room hotel with ground floor retail; (G) a Development Special Use Permit with Site Plan to construct 31 townhouse and 88 stacked townhouse (multi-unit residential) units with a Special Use Permit to reduce the off-street parking requirement for the stacked townhouses; (H) a Development Site Plan to construct three new streets and associated infrastructure; (I) a Development Site Plan to construct a public park; (J) a Coordinated Sign Special Use Permit for the hotel signage; (K) a Subdivision to create the new internal blocks and dedicate right-of-way; and (L) to vacate a portion of the public right of way located at Courtney Ave and S Van Dorn Street, zoned: I/Industrial.

Applicants: City of Alexandria (Text Amendment); Lennar Corporation and Potomac Land Group II, LLC, represented by Kenneth Wire, attorney.

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [Vulcan Redevelopment Staff Report](#)  
[Vulcan Site Redevelopment Presentation](#)  
[24-2042\\_After Item](#)

## VI. Ordinances and Resolutions

12. [24-2005](#) Public Hearing and Second Reading of an Ordinance to increase the Ambulance Service Charges by amending Article J (SERVICE CHARGES FOR CITY AMBULANCE AND HAZARDOUS MATERIALS INCIDENT RESPONSE SERVICES) to Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION AND PROCUREMENT).
- Attachments:** [24-2005 Attachment 1 Ambulance Billing Ordinance - Cover](#)  
[24-2005 Attachment 2 Ambulance Billing Ordinance](#)
13. [24-1967](#) Public Hearing and Second Reading of an Ordinance to Increase the Late Payment Penalty on Personal Property Taxes from 10% if Paid No More Than 30 Days Late, up to 25% if Paid More than 30 days Past the Due Date.
- Attachments:** [24-1967 Attachment 1 Personal Property Penalty Ordinance Cover](#)  
[24-1967 Attachment 2 Personal Property Penalty Ordinance](#)
14. [24-1968](#) Public Hearing and Second Reading of an Ordinance to amend and reordain Section 5-6-233 (STORMWATER UTILITY FEE) of Chapter 6 (WATER AND SEWER)

of Article C (STORMWATER UTILITY) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES), of the Code of the City of Alexandria, Virginia, 1981, as amended.

**Attachments:** [24-1968 Attachment 1 Utility Ordinance Cover](#)  
[24-1968 Attachment 2 Utility Ordinance](#)

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

**VIII. ADJOURN.**

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*This docket is subject to change.*

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*Limited Full-text copies of ordinances, resolutions, and agenda items are available in 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 703-746-4550 (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.*

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