

City of Alexandria

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



Docket - Final

Saturday, January 23, 2021

9:30 AM

Virtual Meeting

City Council Public Hearing

Due to the COVID-19 pandemic emergency, the January 23, 2021 Public Hearing Meeting of the Alexandria City Council is being held electronically pursuant to Virginia Code Section 2.2-3708(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 and Section 4.0-00(g) in HB29 and HB30 to undertake essential business. All members of the City Council and staff are participating from remote locations through a video conference call on Zoom. The meeting can be accessed by the public through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

URL: <https://zoom.us/webinar/register/WN_SN-RVTIsQdSeF7Y05erFJQ>
Dial in: 301-715-8592
Webinar ID: 993 4403 9768
Password: 664124

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for best results. If you are unable to access Zoom, 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 this 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>
Those wishing to address Council should submit a Speaker's Form. Submission of written statements is encouraged. Please sign up after the docket is created and you are able to verify the meeting date on the City's website. If the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form (see link above). If you have a prepared statement or written comments for the record, you may email it to the City Clerk at gloria.sitton@alexandriava.gov. Speakers are encouraged to submit their written comments to the City Clerk.

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 so that the proper arrangements may be made.

City Council meetings are closed-captioned for the hearing impaired.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or 703.746.4550. We request that you provide 24 to 48 hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

When your name is called to speak, the Zoom host will prompt you to unmute your microphone. If you are participating via smartphone, press *6 to mute/unmute your microphone. You will be called on by your name or the last 4 digits of your phone number when it is your turn to speak. When you are finished speaking or at 3 minutes (whichever comes first), you will be muted again.

OPENING

- 1. Calling the Roll.**
- 2. Public Discussion Period**

[This period is a public comment period. 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

Planning Commission

3. [21-0615](#) Special Use Permit #2020-00086
222 East Monroe Avenue
Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the construction of a single-family dwelling on a developed substandard lot; zoned: R-2-5/Single and Two Family.
Applicant: Metro Fine Properties LLC.
Planning Commission Action: Recommended Approval 7-0
Attachments: [21-0615 Staff Report](#)
[21-0615 Presentation](#)
4. [21-0617](#) Development Special Use Permit #2019-00026
1200 North Quaker Lane and 4200 West Braddock Road - Episcopal High School Dorms and Wellness Center
Public Hearing and consideration of a request for a Development Special Use Permit and site plan to permit the expansion of a private school for the construction of two dormitories, a health center and an internal roadway connection with surface parking (amending DSUP #2018-00019); zoned: R-20/Single-Family.
Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney
Planning Commission Action: Recommended Approval 7-0
Attachments: [21-0617 Staff Report](#)
[21-0617 Site Plan](#)
[21-0617 Presentation](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

5. [21-0666](#) Public Hearing and Consideration of Adoption of “All Alexandria: Committing to Race and Social Equity” Resolution. [ROLL-CALL VOTE]
Attachments: [21-0666 Attachment 1 Race and Equity Resolution](#)
[21-0666 Attachment 2 Revised Resolution](#)
[21-0666 Racial And Social Equity Resolution Supplemental Memo](#)
[21-0666 Resolution No. 2974](#)
[21-0666 Final Resolution](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

6. [21-0620](#) Zoning Text Amendment #2020-00007

Accessory Dwelling Units

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define accessory dwellings and to establish floor area exclusions for accessory dwellings; amend Article VII to permit accessory dwellings and to establish use limitations, bulk, height, setback, compatibility and parking requirements for accessory dwellings and amend Article XI to establish a special exception process for accessory dwellings.

Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing
Planning Commission Action: Recommended Approval 7-0

Attachments: [21-0620 Staff Report](#)
[21-0620 Presentation](#)
[21-0620 After items: ADU letters](#)

7. [21-0630](#) Zoning Text Amendment #2020-00010
RT Zone Setbacks
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 3-1306 to change the rear yard and side yard setback requirement in the RT zone.
Staff: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
Attachments: [21-0630 Staff Report](#)
[21-0630 Presentation](#)
8. [21-0631](#) Street Name Case #2020-00005
Change of Street Name - Swamp Fox Road
Public Hearing and consideration of a request for a Street Name Change, from Swamp Fox Road to Hoffman Street; zoned: CDD #2/Coordinated Development District #2.
Applicant: Hoffman Company, represented by Kenneth W. Wire, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [21-0631 Staff Report](#)
[21-0631 Presentation](#)
9. [21-0632](#) Vacation #2020-00005
2412, 2514, and 2610 Richmond Highway, 2500 Oakville Street, 400 Fannon Street, 400 Calvert Avenue, 300, 403, 405, and 420 Swann Avenue - Oakville Triangle Infrastructure Plan
Public Hearing and consideration of a request for (A) a Vacation of a portion of Public Right of Way on Oakville Street; zoned: CDD #24/Coordinated Development

District #24.

Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, attorney

Planning Commission Action: Recommended Approval 5-0 (VAC2020-00005)

Attachments: [21-0632 Staff Report](#)

[21-0632 Site Plan](#)

[21-0632 Presentation](#)

10. [21-0633](#)

Development Special Use Permit #2020-10031

Transportation Management Plan Special Use Permit #2020-00079

Encroachment #2020-00006

2412 and 2514 Richmond Highway and 2500 Oakville Street - Oakville Triangle A2
(Inova Healthplex)

Public Hearing and consideration requests for (A) a Development Special Use Permit with site plan for the construction of a medical care facility (Healthplex) with accessory valet parking, including Special Use Permits for a parking reduction and an illuminated sign higher than 35 feet above grade per Section 9-104(B)(10) and modifications to tree canopy coverage requirement and to the height-to-setback ratio requirement of Section 6-403(A); (B) a Special Use Permit for a Tier 1

Transportation Management Plan; and (C) an Encroachment into the public rights of way for building canopies; zoned: CDD #24/Coordinated Development District #24.

Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 5-0

Attachments: [21-0633 Staff Report](#)

[21-0633 Site Plan](#)

[21-0633 Presentation](#)

11. [21-0634](#)

Development Special Use Permit #2020-10028 (Block A1)

Development Special Use Permit #2020-10030 (Block B)

Encroachment #2020-00007 (Block B)

Encroachment #2020-00008 (Block A1)

Transportation Management Plan Special Use Permit #2020-00089 (Block A1)

Transportation Management Plan Special Use Permit #2020-00090 (Block B)

2500 Oakville Street, 2412, 2514, 2610 Richmond Highway, and 420 Swann Avenue

Public Hearing and consideration of requests for (A) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to tree canopy coverage requirement to the landscape guidelines and to the to the

height-to-setback ratio requirement of Section 6-403(A) (Block A1); (B) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to the vision clearance requirement and to the to the height-to-setback ratio requirement of Section 6-403(A) (Block B); (C) an Encroachment into the public right of way for building canopies (Block B); (D) an Encroachment into the public right of way for building canopies (Block A1); (E) a Special Use Permit for a Tier 2 Transportation Management Plan (Block A1); and (F) a Special Use Permit for a Tier 2 Transportation Management Plan (Block B); zoned: CDD #24/Coordinated Development District #24.

Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, attorney
Planning Commission Action: Recommended Approval 5-0

Attachments: [21-0634 Staff Report](#)
[21-0634 Site Plan \(DSUP2020-10028\)](#)
[21-0634 Site Plan \(DSUP2020-10030\)](#)
[21-0634 Presentation](#)

12. [21-0635](#) Development Special Use Permit #2020-10019
Coordinated Sign Program Special Use Permit #2020-00051
Transportation Management Plan Special Use Permit #2020-00052
1511 North Quaker Lane, 1707 Osage Street, and 1525 Kenwood Avenue -
Lindsay Company Campus
Public Hearing and consideration of requests for (A) a Development Special Use Permit and site plan for a Volvo automobile sales/service facility building, a Lexus sales facility building, a Lexus service facility, including a Special Use Permit for a loading space reduction and modification of the 25' setback at the line of zone change per Section 7-902 and modifications to the Landscape Guidelines; (B) a Special Use Permit for a Coordinated Sign Plan; and (C) a Special Use Permit for a Transportation Management Plan; zoned: CG/Commercial General and CSL/Commercial Service Low.

Applicant: Lindsay Motor Car Company, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: [21-0635 Staff Report](#)
[21-0635 Site Plan](#)
[21-0635 Presentation](#)

13. [21-0649](#) Master Plan Amendment #2020-00008
Rezoning #2020-00004

Development Special Use Permit #2020-10027

Transportation Management Plan Special Use Permit #2020-00076

Vacation #2020-00004

1352, 1356, 1360, and 1362 Madison Street; 711, 715, 719, and 727 North West Street; 1319, 1321, 1323, 1325, 1327, and 1329 Wythe Street - Braddock West Public Hearing and consideration of a request for: (A) Amendments to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan through updates to the Development Site Map, Development and Land Use tables in the Braddock Metro Neighborhood Plan Overlay, and the Development Framework Map and Land Use and Development tables in the Braddock East Master Plan Overlay; (B) amendment to the official zoning map to change the zone for the site from RB to OCH; (C) a Development Special Use Permit and site plan with modifications to construct a 180-unit multifamily building with ground-floor commercial uses, including special use permits to increase the floor area ratio to 3.0 in the OCH zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing, for a parking reduction for residential and commercial uses, to allow a restaurant, retail shopping or personal service establishments on a lot which does not include office buildings, provided such use supports and serves office uses in the immediate zoned area, and a fraternal or private club; (D) a Special Use Permit for a Transportation Management Plan (tier two); and (E) the Vacation of two public alleys serving the site; zoned RB/Townhouse.

Applicant: West Street Acquisitions, LLC, represented by Jonathan P. Rak, attorney; City of Alexandria (portions of the Master Plan Amendment only)

Planning Commission Action: Recommended Approval 6-1

Attachments: [21-0649 Staff Report](#)

[21-0649 Site Plan](#)

[21-0649 Presentation](#)

ORDINANCES AND RESOLUTIONS

14. [21-0646](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 10-1-15.1 (Truck traffic; prohibited on certain streets; penalty) of Chapter 1 (General Provisions) of Title 10 (Motor Vehicles and Traffic), of The Code of the City of Alexandria, Virginia, 1981, as amended.[ROLL-CALL VOTE]

Attachments: [21-0474 Attachment 1 - Ordinance Cover](#)

[21-0474 Attachment 2 - Ordinance](#)

[21-0474 Attachment 3 - Location Map](#)

[21-0474 Attachment 4 - No Through Truck Policy](#)

[21-0646 Final Ordinance](#)

15. [21-0548](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 3-1409 (USE LIMITATIONS) of Article No. III (RESIDENTIAL ZONE REGULATIONS); Sections 4-107 (USE LIMITATIONS), 4-207 (USE LIMITATIONS), 4-307 (USE LIMITATIONS), 4-407 (USE LIMITATIONS), 4-507 (USE LIMITATIONS), 4-607 (USE LIMITATIONS), 4-707 (USE LIMITATIONS), 4-807 (USE LIMITATIONS), 4-906 (USE LIMITATIONS), 4-1006 (USE LIMITATIONS), 4-1106 (USE LIMITATIONS), 4-1206 (USE LIMITATIONS), and 4-1413 (USE LIMITATIONS), all of Article No. IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Sections 5-110 (USE LIMITATIONS), 5-210 (USE LIMITATIONS), 5-310 (USE LIMITATIONS), 5-410 (USE LIMITATIONS), 5-511 (USE LIMITATIONS), and 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) all of Article No. V (MIXED USE ZONES); and Section 6-707 (USE LIMITATIONS) of Article No. 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. 2020-00009 (Implementation Ordinance for Text Amendment No. 2020-00009 associated with Pick-up and Drop-off Requirements for Day Care Establishments approved by City Council on December 12, 2020).[ROLL-CALL VOTE]
- Attachments:** [21-0548 cover](#)
[21-0548 ordinance](#)
[21-0548 Final Ordinance](#)
16. [21-0550](#) 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 amendment heretofore approved by city council to the Potomac West Small Area Plan chapter of such master plan through the Oakville Triangle & Route 1 West Corridor and Vision Plan Overlay as Master Plan Amendment No. 2020-00003 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. 2020-00003 associated with Oakville Triangle approved by City Council on December 12, 2020). [ROLL-CALL VOTE]
- Attachments:** [21-0550 cover](#)
[21-0550 ordinance](#)
[21-0550 Final Ordinance](#)
17. [21-0552](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2020-00006 (Implementation Ordinance for

Text Amendment No. 2020-00006 associated with Oakville Triangle approved by City Council on December 12, 2020). [ROLL-CALL VOTE]

Attachments: [21-0552 cover](#)
[21-0552 ordinance](#)
[21-0552 Final Ordinance](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

This docket is subject to change.

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 online at alexandriava.gov/council.

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City meetings are closed-captioned for the hearing impaired.

If the Mayor determines that weather or other conditions are such that it is hazardous for members and the public to attend the Saturday Public Hearing, the hearing will be continued to the next Saturday that is not a legal holiday.