

City of Alexandria

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



Docket - Final

Saturday, December 14, 2024

9:30 AM

Council Chamber

City Council Public Hearing

The December 14, 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: 970 5610 9042

Webinar Passcode: 948474

Dial-in number: 301-715-8592

Registration : https://zoom.us/webinar/register/WN_RkSayrY6QQy2hx8obesPDw

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.

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 or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

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

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of docketed items.]

II. ACTION CONSENT CALENDAR (4-6)

Planning Commission

4. [25-2684](#) 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
Attachments: [SUP2024-00061 Staff Report](#)
[SUP2024-00061 Presentation](#)
5. [25-2685](#) 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
Attachments: [SUP2024-00065 Staff Report](#)
[SUP2024-00065 Presentation](#)

6. [25-2688](#) 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
Attachments: [SUP2024-00066 Staff Report](#)
[SUP2024-00066 Presentation](#)
- III. ROLL-CALL CONSENT CALENDAR (7-11)**
7. [25-2608](#) 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]
Attachments: [25-2608 Attachment 1 - Cover 8-1-130 Ordinance](#)
[25-2608 Attachment 2 - Ordinance - 8-1-130 Amendment](#)
8. [25-2619](#) 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]
Attachments: [25-2619 cover](#)
[25-2619 ordinance](#)
9. [25-2621](#) 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]
Attachments: [25-2621 cover](#)
[25-2621 ordinance](#)
10. [25-2699](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Establish an

Additional Satellite Early Voting Location For Primary Elections. [ROLL-CALL VOTE]

Attachments: [25-2699 Attachment 1 - Ordinance Cover.docx](#)

[25-2699 Attachment 2 - Proposed Ordinance Change.docx](#)

11. [25-2658](#) 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]

Attachments: [25-2658 Attachment 1 - Proposed Ordinance.pdf](#)

[25-2658 Attachment 2 - Term Sheet.pdf](#)

[25-2658 Attachment 3 - Presentation.pdf](#)

[25-2658 Attachment 4 - For Reference - Clean Version of Ordinance.pdf](#)

[25-2658 Attachment 5 - Additional Community Feedback.pdf](#)

IV. OTHER BUSINESS

Reports and Recommendations from City Manager

12. [25-2703](#) Public Hearing and Consideration of the Proposed Alexandria Legislative Package for the 2025 General Assembly Session.

Attachments: [25-2703 Attachment 1- Proposed 2025 Legislative Package](#)

13. [25-2696](#) 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.

Attachments: [25-2696 Attachment 1- Mai Thai Outdoor Dining License Agreement11012025](#)

V. Public Hearing Matters

Planning Commission (continued)

14. [25-2695](#) **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

Attachments: [BAR2024-00038 Appeal Staff Report](#)

[BAR2024-00038 Appeal Presentation](#)

15. [25-2690](#) 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

Attachments: [SUP2024-00060 Staff Report](#)

[SUP2024-00060 Presentation](#)

16. [25-2691](#)

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

Attachments: [DSUP2024-10015 Silverado Staff Report](#)

[DSUP2024-10015 Silverado Presentation](#)

17. [25-2692](#)

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

Attachments: [DSUP2023-10019 Victory Center Staff Report](#)
[DSUP2023-10019 Victory Center Presentation](#)

18. [25-2693](#) 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
Attachments: [DSUP2024-10007 Staff Report](#)
[DSUP2024-10007 Presentation](#)

The following items are for information only:

19. [25-2686](#) **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
Attachments: [SUB2024-00012 Staff Report](#)
[SUB2024-00012 Presentation](#)
20. [25-2687](#) **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

Attachments: [SUB2024-00013 Staff Report](#)
[SUB2024-00013 Presentation](#)

21. [25-2689](#) **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
Attachments: [SEC2024-00005 Staff Report](#)
[SEC2024-00005 Presentation](#)

22. Closed Session (if needed).

VI. ADJOURN.