

City of Alexandria

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



Action 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.

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

[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.]

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 Eisenhour, Alexandria, spoke in protest to the war in Gaza and requested that the City divest from Israel.*
7. *Sujata Mitra, Alexandria, 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.*

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
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
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

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.*

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]
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]
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]
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]
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]

City Council closed the public hearing and 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. (ORD. NO. 5564)

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 amend. (ORD. NO. 5565)

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. (ORD. NO. 5566)

10. City Council closed the public hearing and adopted an ordinance to establish an additional satellite early voting location for primary elections. (ORD. NO. 5567)

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. (ORD. NO. 5568)

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.
- City Council closed the public hearing and adopted the proposed Alexandria Legislative Package for the 2025 General Assembly Session.*
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.
- City Council closed the public hearing and City Council: (1) approved the one year license agreement; and (2) authorized the City Manager to execute the one year license agreement with Mai Thai Restaurant.*

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

City Council closed the public hearing and affirmed the decision of the BAR and denied the certificate of appropriateness.

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

City Council closed the public hearing and approved the Planning Commission recommendation.

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

City Council closed the public hearing and approved the Planning Commission recommendation.

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

City Council closed the public hearing and approved the Planning Commission recommendation.

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

City Council closed the public hearing and approved the Planning Commission recommendation.

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

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

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

22. Closed Session (if needed).

Not needed.

VI. ADJOURN.

The meeting was adjourned at 1:29 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.