

# City of Alexandria

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



## **Docket - Final-revised**

**Saturday, February 24, 2024**

**9:30 AM**

**City Council Public Hearing**

The February 24, 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: 941 5247 3452**

**Webinar Passcode: 475494**

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

**Registration : [https://zoom.us/webinar/register/WN\\_EJslv9rwT3q7aEUZcPYRkQ](https://zoom.us/webinar/register/WN_EJslv9rwT3q7aEUZcPYRkQ)**

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.

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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 (if needed)

### 3. Public Discussion Period

[24-1909](#) After items

**Attachments:** [24-1909 after items \(a\)](#)

[24-1909 after items \(b\)](#)

[24-1909 after item \(c\)](#)

[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. [24-1863](#) Special Use Permit #2023-00099  
2000 Mount Vernon Avenue  
Public Hearing and consideration for a Special Use Permit to waive the zoning requirements of Article IX of the Zoning Ordinance for a sign; zoned CL/Commercial low.  
Applicant: Majestic Grill, Inc., represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [24-1863 Staff Report](#)  
[24-1863 Presentation](#)

## Roll-Call Consent Calendar (5-11)

5. [24-1766](#) 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 Old Town Small Area Plan chapter of such master plan as Master Plan Amendment No. 2023-00002 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. 2023-00002 associated with 301 N. Fairfax Street approved by City Council on January 20, 2024). [ROLL-CALL VOTE]
- Attachments:** [24-1766 cover](#)  
[24-1766 ordinance](#)  
[24-1766 after items](#)  
[24-1766 Signed Ord. No. 5519](#)
6. [24-1768](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 065.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 301 North Fairfax Street from CD/Commercial downtown to CRMU-H/Commercial residential mixed use (high) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2023-00003 (Implementation Ordinance for Rezoning No. 2023-00003 associated with the 301 N. Fairfax Street approved by City Council on January 20, 2024). [ROLL-CALL VOTE]
- Attachments:** [24-1768 cover](#)  
[24-1768 ordinance](#)  
[24-1768 Signed Ord. No. 5520](#)
7. [24-1770](#) 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 Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2023-00006 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. 2023-00006 associated with The Ladrey approved by City Council on January 20, 2024). [ROLL-CALL VOTE]

**Attachments:** [24-1770 cover](#)  
[24-1770 ordinance](#)  
[24-1770 Signed Ord. No. 5521](#)

8. [24-1772](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 065.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 300 Wythe and 600 North Fairfax Streets from RC/High density apartment to RMF/Residential multi-unit in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2023-00004 (Implementation Ordinance for Rezoning No. 2023-00004 associated with The Ladrey approved by City Council on January 20, 2024). [ROLL-CALL VOTE]

**Attachments:** [24-1772 cover](#)  
[24-1772 ordinance](#)  
[24-1772 Signed Ord. No. 5522](#)

9. [24-1774](#) 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 Southwest Quadrant Small Area Plan chapter of such master plan as Master Plan Amendment No. 2023-00003 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. 2023-00003 associated with S. Alfred Street Townhomes approved by City Council on January 20, 2024). [ROLL-CALL VOTE]

**Attachments:** [24-1774 cover](#)  
[24-1774 ordinance](#)  
[24-1774 Signed Ord. No. 5523](#)

10. [24-1776](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 080.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 816 and 820 Gibbon and 608 and 614 South Alfred Streets from CL/Commercial low to CRMU-L/Commercial mixed use (low) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2023-00002 (Implementation Ordinance for Rezoning No. 2023-00002 associated with S. Alfred Street Townhomes approved by City Council on January 20, 2024). [ROLL-CALL VOTE]

**Attachments:** [24-1776 cover](#)  
[24-1776 ordinance](#)  
[24-1776 Signed Ord. No. 5524](#)

11. [24-1868](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Authorize Reimbursement of Costs from Responding to Terrorism Hoax Incidents, Bomb Threats, and Malicious Activation of Fire Alarms in Section 13-1-42 Chapter 1 (GENERAL OFFENSES) of Title 13 (MISCELLANEOUS OFFENSES) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [24-1868 Attachment 1 Ordinance Cover](#)  
[24-1868 Attachment 2 Ordinance](#)  
[24-1868 Signed Ord. No. 5525](#)

### III. OTHER BUSINESS

#### Reports and Recommendations from the City Manager

None.

### IV. Public Hearing Matters

#### Planning Commission (continued)

**\* Please Note: This item will be considered for deferral to the March 12, 2024 Legislative Meeting.**

12. [24-1854](#) Special Use Permit #2023-00076  
404A E Alexandria Avenue  
Public Hearing and consideration of a request for a Special Use Permit to construct a single-family dwelling on a vacant substandard lot, for a lot without frontage on a public street, and for a parking reduction; zoned: R-2-5/Single and Two-family.  
Applicant: Eric Teran and Daniela Gross  
Planning Commission Action: Recommended Approval 4-3
- Attachments:** [24-1854 Staff Report](#)  
[24-1854 Presentation](#)  
[24-1852 letters](#)
13. [24-1862](#) Special Use Permit #2023-00098  
6055 Duke Street  
Public Hearing and consideration of a request for a Coordinated Sign Special Use Permit for a Comprehensive Sign Plan for the Hospital Campus, Block Q, and portions of Julia Johns Pl. and Westend Blvd. within the West End neighborhood; zoned CDD#29/Commercial development district #29.  
Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 6-0

**Attachments:** [24-1862 Staff Report](#)  
[24-1862 Presentation](#)  
[24-1862 after item](#)

- 14.** [24-1864](#) Master Plan Amendment #2023-00008  
Rezoning #2023-00006  
Development Special Use Permit #2023-10012  
1201 East Abingdon Drive  
Public Hearing and consideration of requests for (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map to allow for 65 feet in building height; (B) amendment to the official zoning map to change the zone for the site from OCM(50)/Office commercial medium (50) to CRMU-X/Commercial residential mixed use (Old Town North); (C) a Development Special Use Permit and Site Plan to construct a multi-unit building, including a Special Use Permit to increase the permitted floor area ratio to 2.5 in the CRMU-X zone; zoned OCM(50).  
Applicant: PF III Abingdon, LLC, represented by Kenneth W. Wire, attorney.  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [24-1864 Staff Report](#)  
[24-1864 Site Plans](#)  
[24-1864 Presentation](#)  
[24-1864 after items](#)

## V. Ordinances and Resolutions

None.

## VI. Closed Session (if needed)

## VII. 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 703-745-4550 (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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