

City of Alexandria

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



Action Docket - Final

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

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 City Council were present, with Councilman Aguirre arriving following roll-call.

2. Approval of the Electronic Participation Resolution by City Council (if needed)

Not needed.

3. Public Discussion Period

The following persons participated in the public discussion period:

1. Glen Pine, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.

2. Alison O'Connell, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.

3. Jonathan Krall, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.

4. Amanda Eisenhour, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.

5. Daniel Roth, Alexandria, spoke in support of increasing library budget.

6. *Janice Grenadier, Alexandria, spoke about judicial corruption.*
7. *Doratheia Peters, Alexandria, spoke about support in the budget for juvenile detention center.*
8. *Kathie Hoekstra, Alexandria, spoke at the need for better upkeep and trash cleanup at the Winkler Preserve in the West End.*
9. *Melissa Elbirt, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.*
10. *Nikki Enfield, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.*
11. *David Talmage, Alexandria, spoke against the proposed arena/entertainment district.*
12. *Marc Greenberg, Alexandria, spoke against the proposed arena/entertainment district.*
13. *August Jackson, Alexandria, spoke against the proposed arena/entertainment district.*
14. *Adrien Kay Lopez, Alexandria, spoke against the proposed arena/entertainment district.*
15. *Zeina Azzam, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.*
16. *Amy Horowitz, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.*
17. *Michael Diffley, Alexandria, spoke against the proposed arena/entertainment district.*
18. *Robin Baldwin, Alexandria, spoke against the proposed arena/entertainment district.*
19. *Katharine Schulman, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.*
20. *Bradley Beychok, Alexandria, spoke in favor the proposed arena/entertainment district.*
21. *John Rebstock, Alexandria, spoke against the proposed arena/entertainment district.*
22. *Leigh Talbot, Alexandria, spoke against the proposed arena/entertainment district.*
23. *Elizabeth Heider, Alexandria, spoke against the proposed arena/entertainment district.*
24. *Meridith Lair, Alexandria, spoke against the proposed arena/entertainment district.*

25. *John Perlman, Alexandria, spoke against the proposed arena/entertainment district.*
26. *Rose Esber, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.*
27. *Debra Hinkle, spoke against the proposed arena/entertainment district.*
28. *Nat Curtin, Alexandria (Fairfax County), requested that Council issue a ceasefire resolution in support of Gaza.*
29. *Samar, Waija, Alexandria (Fairfax County), requested that Council issue a ceasefire resolution in support of Gaza.*
30. *Jimm Roberts, Alexandria, spoke against the proposed arena/entertainment district.*
31. *John Dwyer, Oakton, Virginia, requested that Council issue a ceasefire resolution in support of Gaza.*
32. *Lindsey Lim, Alexandria, requested that Council issue a ceasefire resolution in support of Gaza.*

[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
City Council approved the consent calendar, with the addition of docket item #13. The approvals were as follows:
4. *City Council approved the Planning Commission recommendation.*
13. *City Council approved the Planning Commission recommendation.*

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]

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]
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]
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]
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]

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]

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]

City Council approved the roll-call consent calendar, with the exception of items 5 and 6, which were considered under separate motions. The approvals were as follows:

5. City Council adopted 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 the other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5519) (separate motion)

6. City Council adopted 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. (ORD. NO. 5520) (separate motion)

7. City Council adopted 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. (ORD. NO. 5521)

8. City Council adopted 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. (ORD. NO. 5522)

9. City Council adopted 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 a may be inconsistent with such amendment. (ORD. NO. 5523)

10. City Council adopted an ordinance to amend and reordain Sheet No. 080.10 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 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 said zoning map amendment heretofore approved by city council as Rezoning No. 2023-00002. (ORD. NO. 5524)

11. City Council adopted and ordinance to authorized 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. (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

City Council moved to defer item no. 12 for consideration at the March 12, 2024

Legislative Meeting.

- 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
Consideration for the item was moved to the consent calendar.

- 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

V. Ordinances and Resolutions

None.

VI. Closed Session (if needed)

VII. ADJOURN.

The meeting was adjourned at 12:52 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.

