

City of Alexandria

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



Action Docket - Final

Saturday, November 18, 2023

9:30 AM

Council Chamber

City Council Public Hearing

The November 18, 2023 Public Hearing of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the City Council and staff are participating either in-person or from a remote location through a video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Webinar ID: 950 5785 9463

Webinar Passcode: 295384

Dial-in number: 301-715-8592

Registration :

https://zoom.us/webinar/register/WN_quQPdJbZTFy7w7MUH1yFxA

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 submit a Speaker's Form. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website.

Speaker's Form

<https://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>

Submission of written statements is encouraged. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

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 Municipal y el Secretario del Consejo por correo electrónico a 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.

I. OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All members of City Council were present, with Councilman Aguirre and Councilman Chapman participating remotely via Zoom.

2. [24-1600](#) Approval of Electronic Participation Resolution by Members by City Council.
[ROLL-CALL VOTE]

City Council approved the Electronic Participation Resolution (RES. NO. 3199)

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 the docketed items.]

II. ACTION ITEMS

Planning Commission

Consent Calendar (4-7)

4. [24-1585](#) Special Use Permit #2023-00072
5318 and 5320 Eisenhower Avenue (parcel address: 5300 Eisenhower Avenue)
Public Hearing and consideration of a Special Use Permit for expansion of an existing non-complying general automobile repair use (amending Special Use Permit

#2004-00049); zoned OCH/Office Commercial High
Planning Commission Action: Recommended Approval 6-0

5. [24-1586](#)

Special Use Permit #2023-00079
600 Madison Street and 724, 728, 730, and 734 North Saint Asaph Street (parcel address: 734 North Saint Asaph Street)
Public Hearing and consideration of a Special Use Permit for outdoor dining; zoned CDX/Commercial Downtown (Old Town North)
Applicant: ARP Royal OPCO, LLC, represented by M. Catharine Puskar, attorney

6. [24-1589](#)

Zoning Text Amendment #2023-00005
Issue: (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 6-300 to: revise the effective date of the Federal Emergency Management Agency's (FEMA) updated Flood Insurance Rate; revise existing and add new definitions related to floodplain management and development in floodplain districts; revise existing and add new sections to update language related to floodplain management and regulations for development in floodplain districts in compliance with federal regulations related to the National Flood Insurance Program (NFIP); and to correct typographical errors.
Staff: City of Alexandria - Department of Transportation & Environmental Services
Planning Commission Action: Recommended Approval 6-0

7. [24-1599](#)

Public Hearing and Consideration of A First Amendment to a Five-Year License Agreement dated November 1, 2022, between the City of Alexandria, Virginia and Crown Castle Fiber, LLC. to Permit Crown Castle to construct and install an additional enterprise fiber route of approximately 400 feet in the City of Alexandria's Virginia Public Rights-of-Ways.

City Council approved the consent calendar. with the exception of docket item #6, which was considered under separate motion. The approvals were 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, subject to the language amendments in the memorandum from the City Manager dated November 17, 2023, incorporating the non-substantive changes. The changes were as follows:
Change Section 6-302 (C) to read, "6-302(C) This section shall be applicable to all applicants for development permits in the floodplain SFHA"
Change Section 6-302(D) to read, "6-302(D) All buildings, not previously mapped into the SFHA by FEMA and are newly mapped partially or wholly into the SFHA by new effective FEMA maps, for which a building permit shall have been duly and regularly issued by the Department of Code Administration before January 11, 2024, which permit has not expired, may be completed without the necessity of complying with the*

floodplain district regulations in section 6-300, but after completion, any such building or structure and the land on which it is situated shall be subject to all the provisions of said section."

Change Section 6-302(E) to read, " 6-302(E) All preliminary site plans, not previously mapped into the SFHA by FEMA and are newly mapped partially or wholly into the SFHA by new effective FEMA maps, which have been duly and regularly approved before January 11, 2024, and which have not expired, may be completed without the necessity of complying with the floodplain district regulations in section 6-300, but after completion, any building or structure on said site plan together with the land included in said site plan shall be subject to all the provisions of said section."

Change Section 6-302(F) to read, "6-302(F) All final site plans, not previously mapped into the SFHA by FEMA and are newly mapped partially or wholly into the SFHA by new effective FEMA maps, which have been duly and regularly approved and released before January 11, 2023, and which have not expired may be completed without the necessity of complying with the floodplain district regulations in section 6-300, but after completion, any building or structure on said site plan together with the land included in said site plan shall be subject to all the provisions of said section."

Change Section 6-302(G) to read, "6-302(G) Any building or structure, not previously mapped into the SFHA by FEMA and are newly mapped partially or wholly into the SFHA by new effective FEMA maps, which is in existence before January 11, 2024, or for which a preliminary or combination site plan, building permit or subdivision approved before January 11, 2024, continues in force and effect shall not be deemed a nonconforming use provided, that any such building or structure which, beginning January 11, 2024, is the subject of substantial improvement shall comply with the floodplain regulations in effect at the time of such improvement."

Change Section 6-303 (N) to read, "6-303(N) Floodproofing. Any combination of measures that results in a structure, including the attendant utilities and equipment, being watertight with all elements substantially impermeable and with structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents." (separate motion)

7. City Council closed the public hearing and authorized the City Manager to execute the Amendment and to take other actions that are necessary to implement the Amendment.

III. Roll-Call Consent Calendar

None.

IV. OTHER BUSINESS

Reports and Recommendations from the City Manager

None.

V. Public Hearing Matters

Please note: This is a continuation of the public hearing on the Zoning for Housing/Housing for All initiatives that began on Tuesday, November 14, 2023. If you spoke on Tuesday you may not speak again on Saturday.

8. [24-1588](#) Master Plan Amendment #2023-00005
Zoning Text Amendment #2023-00007
2020-2021 Housing Policy Amendments
Zoning For Housing/Housing For All Initiatives
(A) Public Hearing and consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH,

CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (C) Public Hearing and Consideration of proposed amendments to update the 2020-2021 Housing Policy (1) to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use. Applicant: City of Alexandria, VA

Planning Commission Action:

- Approval of Master Plan Amendment #2023-00005: 7-0 Vote
- Approval of 2020-2021 Housing Policy Amendments: 7-0 Vote
- Approval of Staff Recommendations for 7 Proposals: 7-0 Vote
 - Bonus Height Recommendation to Table
 - Historic Development Patterns Recommendation to Approve
 - Residential Multi-Unit Analysis Recommendation to Approve
 - Industrial Zone Analysis Recommendation to Approve
 - Coordinated Development District Recommendation to Approve
 - Transit Oriented Development Recommendation to Approve
 - Commercial to Residential Recommendation to Approve
- Endorsement of Parking Recommendations for the Townhouse Zone and Single-family Zone Proposal: 5-2 Vote
- Endorsement of Family Definition Recommendation under the Single-Family Zone Proposal: 5-2 Vote
- Endorsement of Staff's Townhouse Zones Recommendation: 7-0 Vote
- Endorsement of Staff's Expanding Housing Opportunities within Single-family Zones Recommendation: 6-1 Vote
- Approval of Zoning Text Amendment #2023-00007: 7-0 Vote

City Council continued the public hearing for this item. The public hearing was closed at the conclusion of the speakers. City Council will consider the item at the November 28 Legislative meeting. City Council requested that staff return with information on various master plans and how the changes in zoning will impact these master plans, information on the difference between zoning and other housing assistance programs, all options for Council to use for consideration on November 28, including approvals and deferral options and the decoupling of items, and the cost and timeframe for distributing a Citywide mailer.

Ordinances and Resolutions

None.

ADJOURN.

City Council adjourned the meeting at 3:12 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.