

# City of Alexandria

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



## **Docket - Final**

**Saturday, April 15, 2023**

**9:30 AM**

**City Council Public Hearing**

The April 15, 2023 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 can be accessed via Zoom by the following link:

Registration : [https://zoom.us/webinar/register/WN\\_IhSkTI3NR5KrXN5yjhZPyg](https://zoom.us/webinar/register/WN_IhSkTI3NR5KrXN5yjhZPyg)

Webinar ID: 980 5537 8349

Webinar Passcode: 033368

Dial-in number: 301-715-8592

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>

Those wishing to address Council should submit a Speaker's Form (see above).

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 the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form. 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).

Speakers are encouraged to submit their written comments to the City Clerk.

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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.\*\*\***

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## I. OPENING

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

[23-1049](#) Public Discussion - Letters

Attachments: [23-1049 letter](#)  
[23-1049 letter\\_after item](#)

[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. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

### ACTION CONSENT CALENDAR (4-6)

#### Planning Commission

4. [23-0979](#) Zoning Text Amendment #2023-00002  
(A) Initiation of a Text Amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend healthcare-related use definitions in Article II.  
Staff: City of Alexandria, Department of Planning and Zoning  
Planning Commission Action: Recommended Approval 5-0  
**Attachments:** [23-0979 Staff Report](#)  
[23-0979 Presentation](#)  
[23-0979 letters](#)  
[23-0879 after item letter](#)
5. [23-0980](#) Rezoning #2023-00001  
Public Hearing and consideration of a request for an amendment to the official zoning map to remove the King Street Outdoor Dining Overlay from the zoning ordinance.  
Staff: City of Alexandria  
Planning Commission Action: Recommended Approval 4-0  
  
Zoning Text Amendment #2023-00003  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to delete Section 6-800 (King Street outdoor dining overlay zone) and all other ordinance references to the King Street outdoor dining overlay; delete Section 7-1500 (Outdoor display, sales or storage of goods or merchandise and outdoor dining in a parklet); delete all other ordinance references to parklets, outdoor dining on sidewalks in the public right-of-way and outdoor retail display and sales in the public right-of-way; amend Section 8-300 to waive parking requirements for outdoor dining in the Central Business District; and amend Articles III, IV, V, VI, XI to specify requirements for outdoor dining on private property.  
Staff: City of Alexandria  
Planning Commission Action: Recommended Approval 4-0  
**Attachments:** [23-0980 Staff Report](#)  
[23-0980 Presentation](#)
6. [23-0981](#) Special Use Permit #2023-00002  
2435 Ridge Road Drive  
Public Hearing and consideration of a request for a Special Use Permit, with front and side yard modifications, for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 8/ Single Family.  
Applicant: James M. Rawlings  
Planning Commission Action: Recommended Approval 5-1

**Attachments:** [23-0981 Staff Report](#)  
[23-0981 Presentation](#)

## END OF ACTION CONSENT CALENDAR

### III. ROLL-CALL CONSENT CALENDAR (7-8)

7. [23-0993](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Sections 3-2-82 and 3-2-85 (Encroachment fees) Article G of Chapter 2 of Title 3 (Finance, Taxation and Procurement) and Section 5-2-29 (Street Encroachments) Chapter 2 (Streets and Sidewalks) of Title 5 (Transportation and Environmental Services). [ROLL-CALL VOTE]
- Attachments:** [23-0993 Ordinance Cover](#)  
[23-0993 Encroachment ordinance](#)  
[23-0993 Presentation](#)
8. [23-0995](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2023. [ROLL-CALL VOTE]
- Attachments:** [23-0995 Attachment 1 - Ordinance Cover April 2023 SAO](#)  
[23-0995 Attachment 2 - Ordinance](#)  
[23-0995 Attachment 3 - Grant Attachment April 2023 SAO](#)  
[23-0995 signed ordinance 5484](#)

## END OF ROLL-CALL CONSENT CALENDAR

### IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

9. [23-0988](#) Public Hearing on the FY 2024 City Council Preliminary Add/Delete Proposals and the City Manager's proposed amendments to the FY 2024 proposed budget. Budget Adoption is scheduled for Wednesday, May 3, 2023 at 6:00 p.m.
- Attachments:** [23-0988 Attachment 1 FY24 Summary of Add Delete Submissions](#)  
[23-0988 Attachment 2 City Council Add-Delete Proposals](#)  
[23-0988 after item letters](#)
10. [23-0994](#) Public Hearing of an Ordinance to amend Section 5-6-233 (STORMWATER UTILITY FEE) of Article C (STORMWATER UTILITY) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES).
- Attachments:** [23-0994 Ordinance Cover](#)  
[23-0994 Ordinance](#)  
[23-0994 after item](#)

**V. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)****Planning Commission (continued)**

11. [23-0983](#) Zoning Text Amendment #2022-00012  
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article XI, Section 11-700 related to Transportation Management Special Use Permits, to adopt a policy for Transportation Management Plans (TMPs) and to allow changes to existing TMPs administratively.  
Staff: City of Alexandria, Department of Transportation & Environmental Services  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:** [23-0983 Staff Report](#)  
[23-0983 Presentation](#)  
[23-0983 letter](#)
12. [23-0984](#) Special Use Permit #2023-00006  
110 South Pitt Street  
Public Hearing and consideration of a request for a Special Use Permit for additional outdoor dining seats at an existing restaurant (amending SUP #2022-00073); zoned: CD/Commercial Downtown.  
Applicant: Jahmond Quander  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:** [23-0984 Staff Report](#)  
[23-0984 Presentation](#)
13. [23-0985](#) Master Plan Amendment #2023-00001  
Development Special Use Permit #2022-10021  
Transportation Management Plan Special Use Permit #2023-00008  
300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St.; 806 & 816 N. Fairfax St. - Montgomery Center  
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; (B) a Development Special Use Permit and Site Plan with modifications to construct a multifamily building with a total of 327 units with an arts and culture anchor and ground floor retail, including special use permits for multifamily residential use and to increase the floor area to 2.5 in the CRMU-X zone, utilization of Section 7-700 for Bonus Height and Density for the provision of affordable housing, bonus height and density for the provision of an arts and cultural anchor in

Old Town North, a live entertainment use, outdoor recreation and entertainment use, a parking reduction for the arts and cultural anchor, a loading space floor area exclusion; and modifications to the crown coverage requirement and height-to-setback ratio; (C) a Special Use Permit for a Transportation Management Plan; zoned CRMU-X/Commercial Residential Mixed Use.

Applicant: MC Property LLC c/o Carr City Centers, represented by Ken Wire, Attorney

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [23-0985\\_Staff Report](#)  
[23-0985\\_Presentation](#)  
[23-0985\\_Site Plan](#)  
[23-0985\\_letters](#)  
[23-0985\\_after item](#)

## VI. ORDINANCES AND RESOLUTIONS

None.

## VII. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

### DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

## VIII. 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.*