

City of Alexandria

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



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.

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

Attachments: [24-1600 resolution](#)
[24-1600 signed resolution](#)

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
Attachments: [24-1585 Staff Report](#)
[24-1585 Presentation](#)
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

Attachments: [24-1586 Staff Report](#)

[24-1586 Presentation](#)

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

Attachments: [24-1589 Staff Report](#)

[24-1589 Presentation](#)

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.

Attachments: [24-1491 Attachment 1 Amendment No. 1 to License Agreement between City of Alexandria and Crown Castle Fiber, LLC](#)

[24-1491 Attachment 2 Maps of Proposed Builds](#)

[24-1491 Attachment 3 Current License Agreement between City of Alexandria and Crown Castle Fiber, LLC](#)

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

Attachments: [24-1539 Staff Report](#)

[24-1539 Presentation](#)

[24-1539 Additional Materials](#)

[24-1588 after item month 11-23 week one](#)

[24-1588 after item month 11-23 week two](#)

[24-1588 after item month 11-23 week three part one](#)

[24-1588 after item month 11-23 week three part two](#)

[24-1588 after item council comments](#)

Ordinances and Resolutions

None.

ADJOURN.

The docket is subject to change.

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.

*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 703.746.4550 (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.*

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.
