

# City of Alexandria

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



## **Docket - Final**

**Saturday, June 15, 2024**

**9:30 AM**

**City Council Public Hearing**

The June 15, 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: 970 5055 6323**

**Webinar Passcode: 314126**

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

**Registration : [https://zoom.us/webinar/register/WN\\_8KZekmJtQqOcVKNxbVHCPQ](https://zoom.us/webinar/register/WN_8KZekmJtQqOcVKNxbVHCPQ)**

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.

**\*\*\*\*\***

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

[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 (4-6)

4. [24-2252](#) Special Use Permit #2024-00030  
1050 North Fayette Street  
Public Hearing and consideration of a Special Use Permit for a non-complying light automobile repair use (amending SUP #2014-00032); zoned: CRMU-H/Commercial residential mixed use (high).  
Applicant: Jeffrey Yates  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [SUP2024-00030 Staff Report](#)  
[SUP2024-00030 Presentation](#)
5. [24-2247](#) Zoning Text Amendment #2024-00006 (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a minor update to the Zoning Ordinance to Section 2-188.1 to add dog play area to the recreation and entertainment use definition; and to Sections 4-100 (CL/Commercial low), 4-200 (CC/Commercial community), 4-300 (CSL/Commercial service low), and 6-600 (Mount Vernon

Urban Overlay) zone to add recreation and entertainment, indoor as a permitted use and recreation and entertainment, outdoor as a special use.

Applicant: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-1

**Attachments:** [ZTA2024-00006 Staff Report](#)  
[ZTA 2024-00006 Presentation](#)

6. [24-2254](#) Master Plan Amendment #2024-00001  
Rezoning #2024-00002  
Development Special Use Permit #2024-10001  
6101 and 6125 Stevenson Avenue  
Public Hearing and consideration of requests for (A) an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to amend the Master Plan Designation from OCM(50) to Residential High; (B) an amendment to the official zoning map to change the zone of 6101 and 6125 Stevenson Avenue from Office Commercial Medium (50) (OCM(50)) to Commercial Residential Mixed Use (High) (CRMU-H); and (C) for a Development Special Use Permit and Site Plan for up to 2.5 floor area ratio to construct a residential building with Special Use Permits to (1) allow for an increase in height to 85 feet and an increase in density to 3.18 floor area ratio pursuant to Section 7-700, (2) allow for greater than three mechanical penthouses, and (3) reduce the off-street parking requirement; zoned OCM(50).  
Applicants: SP Stevenson, LLC, represented by Catharine Puskar, Attorney.  
Planning Commission Action: MPA - Recommended Approval 7-0  
REZ - Recommended Approval 7-0  
DSUP - Recommended Approval 7-0
- Attachments:** [24-2254\\_DSUP2024-10001 Staff Report](#)  
[24-2254\\_DSUP2024-10001 Presentation](#)  
[24-2254\\_letters/emails](#)

### III. Roll-Call Consent Calendar (7-11)

7. [24-2173](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 11-207 (CIVIL VIOLATIONS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00004 (Implementation Ordinance for Text Amendment No. 2024-00004 associated with the civil violations text amendment approved by City Council on May 18, 2024). [ROLL-CALL VOTE]
- Attachments:** [24-2173\\_cover](#)  
[24-2173\\_ordinance](#)
8. [24-2263](#) Public Hearing, Second Hearing, and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance City and Schools Capital Projects and to Refund Certain Outstanding Bonds of the

City. [ROLL-CALL VOTE]

**Attachments:** [24-2263 Att 1 - Bond Authorization Ordinance Cover](#)  
[24-2263 Att 2 - Bond Authorization Ordinance](#)  
[24-2263 Att 3 - Bond Form](#)

9. [24-2264](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2025. [ROLL-CALL VOTE]

**Attachments:** [24-2264 Att 1 - FY 2025 App Ord Cover](#)  
[24-2264 Att 2 - FY 2025 App Ordinance](#)  
[24-2264 Att 3 - Table I Expenditures](#)  
[24-2264 Att 4 - Table II Revenues](#)

10. [24-2266](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-7-57 (LIMITATION ON NUMBER OF DOGS AND CATS KEPT PER DWELLING UNIT) Chapter 7 (ANIMALS AND FOWL) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES), of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

**Attachments:** [24-2266 Ordinance Cover](#)  
[24-2266 Ordinance](#)

11. [24-2270](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Solicit and Eventually Grant a Non-exclusive Franchise(s) for use of the public rights-of-way by companies to design, install, provide, operate, maintain, repair, control, upgrade, construct and remove a fiber network for the purpose of providing Telecommunications Services within the City. [ROLL-CALL VOTE]

**Attachments:** [24-2270 Attachment 1 - Crown Castle Franchise Ordinance w MCA comments](#)  
[24-2082 Attachment 2 - Proposed Right of Way Franchise Agreement](#)

#### IV. OTHER BUSINESS

##### Reports and Recommendations from the City Manager

12. [24-2083](#) Public Hearing and Consideration of a Five Year License Agreement with Zayo Group LLC to permit Zayo Group LLC.'s existing conduits and fiber optic cables to remain in the City of Alexandria's public rights-of-ways and to allow placement of additional conduits and fiber optic cable telecommunication services, not cable television services in the City of Alexandria.

**Attachments:** [24-2083 - Ex. 1 \(ISO-0400904\) 600 Dulany St South Lateral Construction Pack](#)  
[24-2083 - Ex. 2 Zayo Prior License Agreement](#)  
[24-2083 - Zayo City of Alexandria License Agreement June 2024](#)

13. [24-2262](#) Public Hearing and Consideration of an Extension of the Existing Lease Agreement Between the City and Jeffrey L. Yates, TR for Use of Public Right of Way Adjacent

to 1050 North Fayette Street

**Attachments:** [24-2262 Attachment 1 - YatesLetter2024](#)

## V. Public Hearing Matters

### Planning Commission (continued)

14. [24-2250](#) Special Use Permit #2023-00044  
80 S. Early Street  
Public Hearing and consideration of a Special Use Permit for three temporary trailers; zoned I/Industrial.  
Applicant: David Donnelly  
Planning Commission Action: Recommended Approval 6-1  
**Attachments:** [SUP2023-00044 Staff Report](#)  
[SUP2023-00044 Presentation](#)
15. [24-2251](#) Special Use Permit #2024-00026  
Hops N Shine - 3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue)  
Public Hearing and consideration of a request for 1) a one year review of SUP #2023-00025 for outdoor dining, outdoor dining hours of operation, indoor live entertainment, and outdoor amplified background music and 2) to allow outdoor cooking, outdoor live entertainment, outdoor games as an accessory use, the extension of the outdoor dining closing hour, and the opening of the garage door for indoor live entertainment (amending SUP #2023-00025) ; zoned: CG/ Commercial General.  
Applicant: Abe Hadjiesmaeiloo  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [SUP2024-00026 Staff Report](#)  
[SUP2024-00026 Presentation](#)
16. [24-2249](#) Rezoning #2024-00001  
709 & 711 Pendleton Street  
Public Hearing and consideration of a request for an amendment to the official Zoning Map to rezone the subject properties from CL/Commercial low with proffer to CL/Commercial low. Applicant: Sevda Tahirli, Shi Hailing, and Jiangling Wang  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [REZ2024-00001 Staff Report](#)  
[REZ2024-00001 Presentation](#)
17. [24-2255](#) Zoning Text Amendment #2024-00007  
Coordinated Development District Conceptual Design Plan #2022-00001  
315 Stovall Street; 312 Taylor Drive; 2380 and 2425 Mill Road; 206 Hoffman Street; 2310, 2356 and 2400 Eisenhower Avenue; 2200, 2250, and 2300 Dock

Lane.

Public Hearing and consideration of requests for: (A) a text amendment to Section 5-602(A) of the Zoning Ordinance to eliminate minimum parking requirements for the CDD#2 zone; and (B) Coordinated Development District (CDD) Conceptual Design Plan approval to allow for future development on 11 development blocks; zoned CDD#2 / Coordinated Development District #2. Applicants: Hoffman Companies, represented by Kenneth Wire, attorney, and Mill Road Block 20 LLC and Block 20 A LLC, represented by Mary Catherine Gibbs, attorney (CDD2022-00001) and City of Alexandria Department of Planning & Zoning (MPA2024-00002 and Text Amendment #2024-0007).

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [24-2255\\_CDD2022-00001\\_Staff\\_Report](#)  
[24-2255\\_CDD2022-00001\\_Presentation](#)  
[24-2255\\_letters/emails](#)

## VI. ORDINANCES AND RESOLUTIONS

18. [24-2267](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-1-4 (Compensation of Members) of Article A (General Provisions) of Chapter 1 (The City Council) of Title 2 (General Government) of the Code of the City of Alexandria, Virginia 1981 as amended, to increase the compensation for the Mayor and City Council Members effective January 2025.  
[ROLL-CALL VOTE]

**Attachments:** [24-2267\\_Attachment\\_1-Ordinance\\_Cover](#)  
[24-2267\\_Attachment\\_2-Proposed\\_Ordinance](#)  
[24-2267\\_Attachment\\_3-Northern\\_Virginia\\_Jurisdictions](#)  
[24-2267\\_letters/emails](#)

## VII. FOR INFORMATION ONLY

**Zoning Subdivision cases are heard by the Planning Commission and placed on the City Council docket for information, and only heard by City Council upon appeal.**

### Planning Commission (continued)

19. [24-2248](#) **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council Docket for information, and heard by City Council only upon appeal.**  
Subdivision #2024-00004  
1608 North Frost Street  
Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-20  
Applicant: Ryan D. Katz & Amy J Katz

**Attachments:** [SUB2024-00004 Staff Report](#)  
[SUB 2024-00004 Presentation](#)

20. [24-2253](#) **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2024-00003

635 Upland Place Public Hearing and consideration of a request for a Subdivision with variations to re-subdivide an existing lot into two lots; zoned R-5/Residential.

Applicant: Windmill Hill LLC represented by M. Catharine Puskar, attorney

**Attachments:** [SUB2024-00003 Staff Report](#)  
[SUB2024-00003 Presentation](#)

### VIII. Closed Session (if needed)

### IX. 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 703-746-4550 (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.*

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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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