

City of Alexandria

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



Docket - Final-revised

Saturday, March 15, 2025

9:30 AM

City Council Public Hearing

The March 15, 2025, 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: 918 8853 4218

Webinar Passcode: 272085

Dial-in number: 301-715-8592

Registration: https://zoom.us/webinar/register/WN_MDMmlzARTlyKTZf0fkUjiA

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://apps.alexandriava.gov/SpeakerSignup/>

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.
2. Approval of Electronic Participation Resolution (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 CONSENT CALENDAR

Planning Commission (4-6)

4. [25-2965](#) Special Use Permit #2024-00089
1913 Mount Vernon Avenue Public Hearing and consideration of a Special Use Permit for a parking reduction for an outdoor garden center; zoned CL/Commercial low
Applicant: D. Jason Portlance
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP2024-00089 Staff Report](#)
[SUP2024-00089 Presentation](#)
[25-2965 After Item](#)
5. [25-2966](#) Special Use Permit #2024-00091
2701 Cameron Mills Road
526 Monticello Boulevard Public Hearing and consideration of a Special Use Permit for a cemetery and lot modifications; zoned R-8/Residential
Applicant: Westminster Presbyterian Church of Alexandria, Inc.
Planning Commission Action: Recommend Approval 6-0-1

Attachments: [SUP 2024-00091 Staff Report](#)
[SUP2024-00091 Presentation](#)

6. [25-2967](#) Zoning Text Amendment #2025-00001
(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to: (1) correct technical errors and unintentional omissions in Articles II, III, IV, V, VII, and XI; (2) amend Sections 4-500 and 6-700 to increase height and FAR limits for public buildings constructed prior to January 24, 1998 in the Commercial District (CD) and King Street Retail (KR) zones; (3) amend Section 7-200 to allow fences up to 10 feet in height in required side or rear yards when a subject property immediately abuts a lot developed with a nonresidential use and to clarify that wall mounted mechanical equipment may be located in a required side or rear yard; (4) amend Section 11-400 to allow additions less than 3,000 square feet to be exempt from Site Plan requirements; (5) amend Sections 12-200 and 12-300 to clarify that a public building constructed prior to June 24, 1998 is not a nonconforming use, that such public building is a noncomplying use, and that such use may be expanded without Special Use Permit approval; and (6) to amend Article XI to make the Director of Planning & Zoning responsible for certain activities and make other clarifications.

Applicant: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommend Approval 7-0

Attachments: [ZTA2025-00001 Staff Report](#)
[ZTA2025-00001 Presentation](#)

III. Roll-Call Consent Calendar (7-10)

7. [25-2856](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article VII (SUPPLEMENTAL ZONE REGULATIONS) to delete Section 7-203(B)(7) (ACCESSORY DWELLINGS) and add Sections 7-302 (SHORT-TERM RESIDENTIAL RENTALS) and 7-1400 (SHORT-TERM RESIDENTIAL RENTALS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00011 (Implementation Ordinance for Text Amendment No. 2024-00011 associated with short-term residential rental regulations approved by City Council on February 22, 2025). [ROLL-CALL VOTE]

Attachments: [25-2856 cover](#)
[25-2856 ordinance](#)

8. [25-2858](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way at North Clarens Street, adjacent to the property at 1 & 2 North Clarens Street (VAC No. 2024-00007) (Implementation Ordinance for Vacation No. 2024-00007 associated with Clarens Estates approved by City Council on February 22, 2025). {ROLL-CALL VOTE]

Attachments: [25-2858_cover](#)
[25-2858_ordinance](#)

9. [25-2973](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 1-1-11 of Chapter 1 (USE AND INTRODUCTION) of Title 1 (GENERAL PROVISIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended, [ROLL-CALL VOTE]

Attachments: [25-2973_Attachment_1_Ordinance_Cover](#)
[25-2973_Attachment_2_Ordinance](#)

10. [25-2974](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-6-224 (Method of Storm and Subsoil Water Disposal) of Subdivision J (Miscellaneous Provisions) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (Water and Sewer) of Title 5 (Transportation And Environmental Services) to Transfer Signature Authority. [ROLL-CALL VOTE]

Attachments: [25-2974_Attachment_1 - Ordinance Cover](#)
[25-2974_Attachment_2 - Ordinance](#)
[25-2974_Attachment_3 - Presentation](#)

IV. Public Hearing Matters

11. [25-2978](#) Public Hearing on the City Manager's Proposed Annual Operating Budget for FY 2026 (including Schools) and the Proposed Capital Improvement Program (CIP) for FY 2026 to FY 2035 (including Schools CIP), and Proposed Tax Rate Recommendations.

Attachments: [25-2978_After Item](#)

12. [25-2968](#) Zoning Text Amendment #2025-00002
Coordinated Development District Concept Plan #2023-00003
CDD #21 Amendment
1250, 1350, 1460-1470A, 1500, 1600, 1800, 1900, 2000 N Beauregard St.
5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Rd.
2618, 2623, 2627, 2641, 2638, 2648, 2658 Foster Ave.
5741 Leverett Ct.
5650 Rayburn Ave.
5501, 5600, 5711, 5900A Sanger Ave.
5055, 5143, 5165, 5173, 5183 Seminary Rd.
5443A Sheffield Ct.
(A) Initiation of and Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602 replacing references to the Beauregard Small Area Plan with the AlexWest Small Area Plan and (C) Public Hearing and consideration of an amendment to Coordinated Development District Concept Plan #21, including for the Adams Neighborhood, to align with the AlexWest Small Area

Plan, zoned CDD #21/Coordinated Development District #21.
Applicants: City of Alexandria (Text Amendment); 1900 Beauregard Property Owner, LLC, represented by Kenneth W. Wire, Attorney; Alexandria Development Associates, LLC, represented by Kenneth W. Wire & Megan Rappolt, Attorneys; 5021 Seminary Road (VA) Owner, LLC, represented by Kenneth W. Wire & Megan Rappolt, Attorneys; Morgan Properties Management Company, LLC, represented by Matthew J. Allman, Attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: [CDD2023-00003 Staff Report](#)
[CDD2023-00003 Presentation](#)
[25-2968 After Item](#)

13. [25-2964](#) Zoning Text Amendment #2024-00010
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article IX Signs
Applicant: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommend Approval 5-0
Attachments: [ZTA2024-00010 Staff Report](#)
[ZTA2024-00010 Presentation](#)
14. [25-2969](#) **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 #2024-00018
29 E Reed Avenue Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB/Residential
Applicant: Classic Cottages, LLC
Planning Commission Action: Approved 7-0
Attachments: [SUB2024-00018 Staff Report](#)
[SUB2024-00018 Presentation](#)
15. [25-2970](#) **Development Site Plans are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**
Development Site Plan Amendment #2025-00003
3830 Seminary Road Public Hearing and consideration of a Development Site Plan for a religious building to modify the front yard setback and to construct a fence (amending SIT68-010); zoned R-20/Residential
Applicant: Beth El Hebrew Congregation
Planning Commission Action: Approved 4-3
Attachments: [DSP2025-00003 Staff Report](#)
[DSP2025-00003 Presentation](#)

V. ADJOURN.

The docket is subject to change.

Limited Full-text copies of ordinances, resolutions, and agenda items are available 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 703-745-4550 (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.

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.