

# City of Alexandria

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



## **Docket - Final**

**Saturday, April 26, 2025**

**9:30 AM**

**City Council Public Hearing**

The April 26, 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: 951 1332 2963**

**Webinar Passcode: 891256**

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

**Registration: [https://zoom.us/webinar/register/WN\\_4i2XBGk9Rd2CEowNKhMQjg](https://zoom.us/webinar/register/WN_4i2XBGk9Rd2CEowNKhMQjg)**

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](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 Electronic Participation Resolution (if needed).

[25-3085](#) Approval of the Electronic Participation Resolution by City Council. [ROLL-CALL VOTE]

**Attachments:** [25-3085\\_electronic\\_participation\\_resolution\\_mcpike](#)  
[25-3085\\_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 CONSENT CALENDAR

### Planning Commission (4)

4. [25-3050](#) Special Use Permit #2025-00007  
4001 Mount Vernon Avenue  
Public Hearing and consideration of a Special Use Permit for a 10-year review to assess the compatibility of a nonconforming automobile service station use with other uses and redevelopment in the area (amending SUP #2025-00001); zoned NR/Neighborhood retail (Arlandria). Applicant: City of Alexandria, Department of Planning & Zoning  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [SUP2025-00007 Staff Report](#)  
[SUP2025-00007 Presentation](#)

## III. Roll-Call Consent Calendar (5-8)

5. [25-2819](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-106 (ADVERTISING STRUCTURE) of Article II (DEFINITIONS), Sections 4-1409 (PUBLIC ART) and 4-1410 (SIGNS) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 6-605 (SIGNS) of Article VI (SPECIAL AND OVERLAY ZONES), Article IX (SIGNS), and Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance related to signs, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00010 (Implementation Ordinance for Text Amendment No. 2024-00010 associated with the sign ordinance update approved by City Council on March 15, 2025). [ROLL-CALL VOTE]

**Attachments:** [25-2819 cover](#)  
[25-2819 ordinance](#)

6. [25-2982](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-145 (FLOOR AREA) of Article II (DEFINITIONS); Sections 3-505 (Lot requirements), 3-907 (Certain structures, lots and uses inconsistent with these provisions), and 3-1201 (Purpose) of Article III (RESIDENTIAL ZONE REGULATIONS); Sections 4-506 (Bulk regulations) and 4-1002 (Permitted uses) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-402 (Permitted uses) of Article V (MIXED USE ZONES); Section 6-705 (Building and development requirements) of Article VI (special and overlay zones); Sections 7-103 (building, use, and structure limitations) and 7-202 (Permitted obstructions) of Article VII (supplemental zone regulations); and Sections 11-404 (Development exempt from site plan requirement), 11-409 (Action on site plans), 11-410 (Site plan requirements), 11-414 (As built site plan required), 11-415 (AMENDMENT TO APPROVED SITE PLAN), 11-1302 (SPECIAL EXCEPTION ESTABLISHED), 11-1402 (PROCEDURES FOR ZONE EXTENSION), 11-1712 (AMENDMENTS TO APPROVED PLAT) of Article XI (development approvals and procedures); and 12-302 (NONCOMPLYING USES) of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00001 (Implementation Ordinance for Text Amendment No. 2025-00001 approved by City Council on March 15, 2025). [ROLL-CALL VOTE]

**Attachments:** [25-2982 cover](#)  
[25-2982 ordinance](#)

7. [25-2984](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by

city council as Text Amendment No. 2025-00002 (Implementation Ordinance for Text Amendment No. 2025-00002 associated with CDD #21 Amendment approved by City Council on March 15, 2025).[ROLL-CALL VOTE]

**Attachments:** [25-2984 cover](#)  
[25-2984 ordinance](#)

8. [25-3066](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2025. [ROLL-CALL VOTE]

**Attachments:** [25-2881 Attachment 1 - Ordinance Cover April 2025 SAO](#)  
[25-2881 Attachment 2 - April 2025 Supplemental Appropriation Ordinance](#)  
[25-2881 Attachment 3 - Grant Attachment March 2025 SAO](#)

#### IV. Public Hearing Matters

9. [25-3052](#) Rezoning #2025-00001  
Development Special Use Permit #2024-10010  
126 Longview Drive & 2921 Nob Hill Court - Westridge Towns  
Public Hearing and consideration of requests for (A) an amendment to the official Zoning Map to change the zoning designation for a portion of the site from R-8/Residential zone to the RA/Multi-unit zone, and (B) a Development Special Use Permit with a Site Plan and modifications to construct one single-unit dwelling and three multi-unit dwelling buildings, and Special Use Permit requests for additional density pursuant to Section 7-700 of the Zoning Ordinance and a parking reduction to allow compact parking spaces; zoned R-8/Residential. Applicant: Old Creek Homes LLC, represented by Duncan Blair, Attorney  
Planning Commission Action: Recommend Approval 6-1
- Attachments:** [DSUP2024-10010 Staff Report](#)  
[DSUP2024-10010 Presentation](#)
10. [25-3053](#) Rezoning #2024-00004  
Development Special Use Permit #2024-10017  
Encroachment #2024-00008  
802 and 808 N. Washington Street - The Whitley Phase 2  
Public Hearing and consideration of requests for (A) amendment to the official Zoning Map to change the zoning designation for the site from CD-X/Commercial Downtown zone (Old Town North) to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Development Special Use Permit with a Site Plan and modifications to construct a multi-unit dwelling, including Special Use Permits to increase the floor area ratio to 2.5 in the CRMU-X zone, for the utilization of Section 7-700 of the Zoning Ordinance for bonus density for the provision of affordable

housing, and a parking reduction; and (C) an Encroachment into the public right-of-way for a portion of the front façade of the existing building at 802 N Washington St. and balconies along North Washington Street; zoned CD-X/Commercial Downtown (Old Town North).

Applicant: 808 Washington LLC by Kenneth W. Wire & Megan C. Rappolt, Attorneys

Planning Commission Action: Recommend Approval 7-0

**Attachments:** [DSUP2024-10017 Staff Report](#)  
[DSUP2024-10017 Presentation](#)

11. [25-3054](#) Development Special Use Permit #2024-10011  
Encroachment #2024-00007  
1900 N. Beauregard Street - Adams Neighborhood  
Public Hearing and consideration of requests for (A) a Development Special Use Permit with a Site Plan and modifications to construct a multi-unit dwelling, including a Special Use Permit request for a parking reduction, and (B) a request for an Encroachment into the public right-of-way for a portion of a wall; zoned CDD #21/Coordinated Development District #21.  
Applicant: 1900 Beauregard Property Owner, LLC, represented by Ken Wire, Attorney  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [DSUP2024-10011 Staff Report](#)  
[DSUP2024-10011 Presentation](#)

## V. ORDINANCES AND RESOLUTIONS

12. [25-3104](#) Public Hearing, Second Reading and Final Passage of Proposed Changes to the Ordinances for the Independent Policing Auditor as well as the Independent Community Policing Review Board. [ROLL-CALL VOTE]  
**Attachments:** [25-3104 Attachment 1 - Ordinance Cover](#)  
[25-3104 Attachment 2 - Ordinances](#)  
[25-3104 Attachment 3 - Powerpoint Presentation](#)  
[25-3104 Attachment 4 - Complaint Investigation & Subpoena Duces Tecum Flo](#)  
[25-3104 Attachment 5 - Subpoena Duces Tecum FAQs \(1\)](#)  
[25-3104 Attachment 6 - Sample Auditor Report](#)  
[25-3104 Attachment 7 - Board Letter to Council](#)

## VI. OTHER BUSINESS

13. [25-3071](#) Presentation of Proclamation Recognizing April as Autism Acceptance Month.  
**Attachments:** [25-3071 proclamation](#)

14. [25-3072](#) Presentation of a Proclamation Recognizing National Arab American Heritage Month.

**Attachments:** [25-3075\\_proclamation](#)

## VII. Closed Session

15. [25-3077](#) Closed Session - Consideration of a closed executive session for consultation with legal counsel pertaining to actual litigation involving an employment matter, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. [ROLL-CALL VOTE]

**Attachments:** [25-3077\\_resolution](#)

[25-3077\\_signed\\_resolution](#)

## VIII. 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.*