

City of Alexandria

*301 King St., Room 2300
Alexandria, VA 22314*



Docket - Final

Saturday, June 15, 2013

9:30 AM

Council Chambers

City Council Public Hearing

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

<http://survey.alexandriava.gov/s3/City-Council-Speakers-Form>

OPENING

1 Calling the Roll.

[13-1619](#) Roll-Call Card.

Attachments: [13-1619 After Items](#)

2 Public Discussion Period.

[13-1621](#) Public discussion.

Attachments: [13-1621 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-8)

Planning Commission

- 3 [SUP13-014](#) Special Use Permit #2013-0014
701 Prince Street Suite 200 (Parcel Address: 119 S. Washington Street) -
Radiance Yoga
Public Hearing and Consideration of a request to operate a commercial school
with more than 20 students; zoned CD/Commercial Downtown. Applicant:
Masuda Mohamadi
Planning Commission Action: Recommend Approval 5-0
Attachments: [SUP13-014 Staff Report to CC](#)
[SUP13-014 Presentation to CC](#)
- 4 [SUP13-021](#) Special Use Permit #2013-0021
2900 Eisenhower Avenue - Private Academic School
Public Hearing and Consideration of a request to operate a private academic
school; zoned OCM (100)/Office Commercial Medium (100). Applicant:
Stratford University
Planning Commission Action: Recommend Approval 5-0
Attachments: [SUP13-021 Staff Report to CC](#)
[SUP13-021 Presentation to CC](#)
- 5 [SUP13-026](#) Special Use Permit #2013-0026

5234 Seminary Road - Child Care Home
Public Hearing and Consideration of a request for a child care home; zoned R-12/Single-family. Applicant: Maria I. Robles
Planning Commission Action: Recommend Approval 5-0

Attachments: [SUP13-026 Staff Report to CC](#)
[SUP13-026 Presentation to CC](#)

- 6 [SUP13-019](#) Special Use Permit #2013-0019
1116 King Street - Restaurant Expansion
Public Hearing and Consideration of a request to expand an existing grandfathered restaurant; zoned KR/King Street Urban Retail. Applicant: Cyrille Brenac
Planning Commission Action: Recommend Approval 5-0
Attachments: [SUP13-019 1116 Staff Report to CC](#)
[SUP13-019 Presentation to CC](#)
- 7 [SUP13-023](#) Special Use Permit #2013-0023
805 King Street - Apartment Hotel
Public Hearing and Consideration of a request to operate an apartment hotel and for required parking to be located more than 500 feet from the business; zoned KR/King Street Urban Retail. Applicant: PMA Properties 805 LLC
Planning Commission Action: Recommend Approval 5-0
Attachments: [SUP13-023 Staff Report to CC](#)
[SUP13-023 Presentation to CC](#)
- 8 [SUP13-022](#) Special Use Permit #2013-0022
600A S. Pickett St. - Auto Repair Shop
Public Hearing and Consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: Perfect Auto Detail, Inc.
Planning Commission Action: Recommend Approval 5-0
Attachments: [SUP13-022 Staff Report to CC](#)
[SUP13-022 Presentation to CC](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 9 [13-1588](#) Public Hearing to Consider the Recommendation of the City Council Naming Committee to Name the Alexandria Fire Department Professional Development Center at the Lee Center in Honor of Paramedic Joshua A. Weissman.
Attachments: [13-1491_Joshua Weissman - Obituary.pdf](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 10** [SUP13-017](#) Special Use Permit #2013-0017
4740 Eisenhower Avenue - Dog Daycare
Public Hearing and Consideration of a request to operate a dog daycare with
boarding and grooming services and overnight accommodation and a request for
a parking reduction; zoned OCM (100) / Office Commercial Medium (100).
Applicant: Mary Kenkel
Planning Commission Action: Recommend Approval 5-0
Attachments: [SUP13-017 Staff Report to CC](#)
 [SUP13-017 Presentation to CC](#)
 [SUP13-017 After Items](#)
- 11** [SUP13-018](#) Special Use Permit #2013-0018
1024 Cameron Street - Restaurant
Public Hearing and Consideration of a request to operate a restaurant; zoned
CD/Commercial Downtown. Applicant: Peyman Eskandari
Planning Commission Action: Recommend Approval with Amendments 5-0
Attachments: [SUP13-018 1024 Staff Report to CC](#)
 [SUP13-018 Presentation to CC](#)
 [SUP13-018 After Items](#)
- 12** [SUP13-020](#) Special Use Permit #2013-0020
216 S. Peyton Street (Parcel Addresses: 210-216 S. Peyton Street and 335
Commerce Street) - Capital Hostel
Public Hearing and Consideration of a request to operate a hostel (hotel) and a
request for a parking reduction; zoned CD/Commercial Downtown. Applicant:
Capital Hostels, LLC
Planning Commission Action: Recommend Approval 4-0
Attachments: [SUP13-020 216 Staff Report to CC](#)
 [SUP13-020 Presentation to CC](#)
 [SUP13-020 After Items](#)
- 13** [DSUP13-00](#) Rezoning #2013-0002
[4](#) Development Special Use Permit #2013-0004
Transportation Management Plan SUP #2013-0025
5801 and 5815 Duke Street - Landmark Mall
Public Hearing and Consideration of requests for: A) a zoning map amendment
to change the zoning from CR/Commercial Regional to CRMU-M/Commercial
Residential Mixed Use Medium; B) a development special use permit and site
plan, with modifications, to construct a mixed-use town center including special
use permits for retail over 20,000 sq. ft., increase in allowed floor area ratio, and
an amusement enterprise; C) approval of a transportation management plan;
zoned CR/Commercial Regional. Applicant: The Howard Hughes Corporation
represented by Jonathan Rak, attorney.
Planning Commission Action: REZ #2013-0002 - Recommend Approval 5-0;
DSUP #2013-0004 - Recommended Approval with Amendments 5-0; TMP SUP

#2013-0025 - Recommended Approval with Amendments 5-0

Attachments: [DSUP13-004 Staff Report to CC.pdf](#)
[DSUP13-004 Presentation to CC](#)
[DSUP13-004 After Items](#)

- 14 [DSUP13-008](#) Development Special Use Permit #2013-0008
2210 Eisenhower Ave. - Hoffman - Blocks 11 & 12
Public Hearing and Consideration of a request for an extension of a previously approved development special use permit with site plan (DSUP #2009-0004) to construct residential/retail mixed use buildings; zoned CDD #2 / Coordinated Development District. Applicant: Hoffman Company, LLC by Jonathan Rak, attorney
Planning Commission Action: Recommend Approval 5-0

Attachments: [DSUP13-008 Staff Report to CC.pdf](#)
[DSUP13-008 Presentation to CC.pptx](#)
[DSUP13-008 After Items](#)

- 15 [DSUP12-028](#) Master Plan Amendment #2013-0002
CDD Concept Plan #2013-0001
Development Special Use Permit #2012-0028
TMP SUP #2013-0027
Encroachment #2013-0001
2250 Mill Road - Eisenhower East Block 19 - Residential
Public Hearing and Consideration of requests for: A) an amendment to the Eisenhower East Small Area Plan chapter of the Master Plan to increase the building height and floor area for Block 19; B) an amendment to the CDD concept plan to adjust floor area and height limits and to correct a use designation; C) an amendment to a previously approved development special use permit, with site plan, (DSUP #2012-0023) to construct a residential building and open space including a density bonus for affordable housing per Section 7-700; D) an amendment to a previously approved transportation management plan, TMP SUP #2012-0065; E) encroachments into the public right-of-way; zoned CDD #2/Coordinated Development District. Applicant: Paradigm 2250 Mill LLC by Mary Catherine Gibbs attorney
Planning Commission Action: MPA #2013-0002 - Adopted the Resolution and Recommended Approval 5-0; CDD Concept Plan #2013-0001 - Recommended Approval 5-0; DSUP #2012-0028 - Recommended Approval 5-0; TMP SUP #2013-0027 - Recommended Approval 5-0; ENC #2013-0001 - Recommended Approval 5-0

Attachments: [DSUP12-0028 Staff Report to CC.pdf](#)
[DSUP12-028_MPA13-002 Resolution Signed.pdf](#)
[DSUP12-028 Presentation to CC](#)
[DSUP12-028 After Items](#)

- 16 [13-1587](#) Section 9.06 Case #2013-0003
Eisenhower Avenue - Between Mill Road and Holland Lane
Public Hearing and Consideration of a request for Planning Commission to review whether the acquisition of property for use as public right-of-way for the Eisenhower Widening Project is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Transportation and Environmental Services
Planning Commission Action: Recommend Approval 5-0
FOR COUNCIL'S INFORMATION ONLY
Attachments: [Sec 906 13-003 Staff Report to Council.pdf](#)

ORDINANCES AND RESOLUTIONS

- 17 [13-1590](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 3-1-2 of the City Code to Remove the Real Estate Tax Dedication to the Open Space Trust Fund Account. [ROLL-CALL VOTE]
Attachments: [13-1590 Open Space Trust Ordinance](#)
 [13-1590 After Items](#)
- 18 [13-1591](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 3-1-5 of the City Code to Remove the Real Estate Tax Dedication To the Affordable Housing Initiatives Account. **THIS ITEM HAS BEEN REMOVED FROM THE DOCKET**
Attachments: [13-1591 Affordable Housing Ordinance](#)
 [13-1591 After Items](#)
- 19 [13-1479](#) Public Hearing, Second Reading and Final Passage of an ordinance authorizing the owners of the property located at 1800 Main Line Boulevard (Tax Map #035.03-10-13) in the City of Alexandria to construct and maintain an encroachment for stoops, stairways and a ramp at that location.(Ordinance to implement the encroachments for the Potomac Yard Land Bay J multifamily building that City Council approved on November 17, 2012) [ROLL-CALL VOTE]
Attachments: [13-1479 Information Sheet](#)
 [13-1479 Ordinance](#)
 [13-1479 Exhibit](#)
 [13-1479 After Items](#)
- 20 [13-1482](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Sheet Nos. 010.02, 010.04, 011.03, 018.04, 019.01, 019.02, 019.03, 020.01, 029.01 and 029.03 (CDD 21) and Sheet No. 030.01 (CDD 22) of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 5066, 5105, 5106, 5115, 5118, 5121 and 5129 Fairbanks Avenue; 2638, 2641, 2648, 2658, 2627, 2623 and

2618 Foster Avenue; 5055, 5165, 5173 and 5183 Seminary Road; 5501, 5600, 5711 and 5900A Sanger Avenue; 5650 Rayburn Avenue; and 1250, 1350, 1460, 1500, 1600, 1700, 1800, 1900 and 2000 North Beaugard Street from CDD 4, RA/Multifamily Zone, RC/High Density Apartment Zone and the R-12/Single Family Zone District to CDD 21; and 4800 and 4801 Kenmore Avenue from RA/Multifamily Zone and RC/High Density Apartment Zone, respectively, to CDD 22, in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2012-0002 (CDD 21) and No. 2012-0005 (CDD 22)(Ordinance Implementing the map amendment approved by City Council on April 13, 2013 for the zoning of the properties in the Beaugard Small Area Plan) [ROLL-CALL VOTE]

Attachments: [13-1482 Information Sheet](#)

[13-1482 Ordinance](#)

[13-1482 After Items](#)

- 21** [13-1484](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 5-600 (CDD/Coordinated Development District) of Article No. V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendments heretofore approved by City Council as Text Amendment No. 2012-00007 (CDD 21), Text Amendment No. 2012-00008 (CDD 22) and Text Amendment No. 2012-00010 (Beaugard Urban Design Advisory Committee) (Ordinance Implementing the text amendment approved by City Council on April 13, 2013 establishing the new CDDs and the advisory committee for the Beaugard Small Area Plan) [ROLL-CALL VOTE]

Attachments: [13-1484 Information Sheet](#)

[13-1484 Ordinance](#)

[13-1484 After Items](#)

- 22** [13-1535](#) Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain Sheet No. 48.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 34A and 36 South Reynolds Street from CG/Commercial General to RC/High Density Apartment Zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2013-0001. (The ordinance implementing the rezoning for the Washington Suites project approved by City Council on May 17, 2013.) [ROLL-CALL VOTE]

Attachments: [13-1535 Information Sheet](#)

[13-1535 Ordinance](#)

[13-1535 After items](#)

- 23** [13-1537](#) Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment to the Landmark/Van Dorn Chapter of the Master Plan heretofore approved by city council as Master Plan Amendment

No. 2013-0001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (The ordinance to implement the Master Plan Amendment for the Washington Suites Project approved by City Council on May 18, 2013). [ROLL-CALL VOTE]

Attachments: [13-1537 Information Sheet](#)
[13-1537 Ordinance](#)
[13-1537 After Items](#)

- 24** [13-1593](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend the Computation of Relief Rates and Setting the Relief Rates by Resolution Under the Personal Property Tax Relief Act of 1998. [ROLL-CALL VOTE]
- Attachments:** [13-1593 PPTRA cover](#)
 [13-1593 PPTRA ordinance](#)
 [13-1593 PPTRA resolution](#)
 [13-1593 After Items](#)
 [13-1593 After Items 2](#)
- 25** [13-1589](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2013. [ROLL-CALL VOTE]
- Attachments:** [13-1511 Attachment 1 - Supplemental App Ordinance cover](#)
 [13-1511 Attachment 2 - Supplemental App Ordinance](#)
 [13-1511 Attachment 3 - 13 June grant](#)
 [13-1589 After Items](#)
- 26** [13-1594](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2014. [ROLL-CALL VOTE]
- Attachments:** [13-1594 AppOrd](#)
 [13-1594 Table I.pdf](#)
 [13-1594 Table II.pdf](#)
 [13-1594 After Items](#)
- 27** [13-1595](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Chapter 7 (Bicycles), Title 10 (Motor Vehicles and Traffic) of the Code of the City of Alexandria, Virginia. [ROLL-CALL VOTE]
- Attachments:** [13-1595 Attachment 1 Bike Ord Cover.doc](#)
 [13-1595 Attachment 2 Bike Ord.docx](#)
 [13-1595 After Items](#)
- 28** [13-1596](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing Amendments to Section 9-13 of the City Code - Towing and Storage of Motor Vehicles. [ROLL-CALL VOTE]

Attachments: [13-1596 attachment 1 cover sheet](#)
[13-1596 Attachment 2 Towing Ord.docx](#)
[13-1596 Attachment 3 Towing PowerPoint.pptx](#)
[13-1596 After Items](#)

- 29 [13-1569](#) Introduction and First Reading. Consideration. Passage on First Reading of an ordinance to amend and reordain Sheet No. 47.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning a portion of the property at 5801 Duke Street and a portion of the property at 5815 Duke Street from CR/Commercial Regional to CRMU/M/Commercial Residential Mixed Use - Medium in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2013-0002. (Implementation Ordinance for the Map Amendment (Rezoning) approved by City Council on June 15, 2013 for the Landmark Mall project)

Attachments: [13-1569 Information Sheet](#)
[13-1569 Ordinance](#)
[13-1569 Exhibit A](#)
[13-1569 Exhibit B](#)
[13-1569 After Items](#)

- 30 [13-1604](#) Receipt of the Viewers Report for Vacation of Public Right-of-Way at 1000-1002 Pendleton Street.

Attachments: [13-1604 viewers report](#)
[13-1604 After Items](#)

- 31 [13-1597](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Vacate a Portion of the Public Right-of-way at 1000 and 1002 Pendleton Street Heretofore Approved by City Council as Vacation No. 2013-0002. (Implementing Ordinance for the Vacation Approved by City Council on May 18, 2013)

Attachments: [13-1597 Information Sheet](#)
[13-1597 Ordinance](#)
[13-1597 Exhibit A](#)
[13-1597 Exhibit B](#)
[13-1597 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

Public Notice:

City Council will attend the ribbon cutting ceremony for the open space property at 5325 Polk Avenue at 8:30 a.m.