

City of Alexandria

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



Docket - Final

Saturday, February 21, 2015

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.

[14-3771](#) Roll Call Card

Attachments: [14-3771 After Items](#)

2 Public Discussion Period.

[14-3772](#) Public Discussion Period

Attachments: [14-3772 After Items](#)
[14-3772 After Items 2](#)

No more than 30 minutes. This period is restricted to items not listed on the docket.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-5)

Planning Commission

- 3 [14-3726](#) Development Special Use Permit #2014-0005
3100 Jefferson Davis Highway (Parcel Address: 3104 Jefferson Davis Highway)
- Marino's Restaurant
Public Hearing and Consideration of a request for an extension to the date of expiration of a previously approved Development Special Use Permit #2010-0004, with modifications, to construct an addition to the existing building including Special Use Permit approval to operate two restaurants; zoned CSL/Commercial Service Low. Applicant: Ather Subzwari represented by Mike Razavi, engineer
Planning Commission Action: Recommend Approval 6-0
Attachments: [14-3726 Staff Report](#)
[14-3726 Presentation](#)
- 4 [14-3727](#) Text Amendment #2014-0009
Rezoning #2014-0012

510 North Quaker Lane - Charles M. Goodman House

A) Initiation of a text amendment and a map amendment and B) Public Hearing and Consideration of a text amendment and an amendment to the official zoning map to add the Charles M. Goodman House to the City's 100 Year Old Building List; zoned R-20/Residential Single-Family. Staff: City of Alexandria - Department of Planning and Zoning

Planning Commission Action: Initiate Rezoning and Text Amendment: 6-0;

Recommend Approval of Rezoning and Text Amendment: 6-0

Attachments: [14-3727 Staff Report](#)

[14-3727 Presentation](#)

5 [14-3721](#)

Special Use Permit #2014-0113

5055 Seminary Road - Farmers Market at Southern Towers

Public Hearing and Consideration of a request to operate an outdoor food and crafts market; zoned RC/High-Density Apartment. Applicant: Jim Nicholson

Planning Commission Action: Recommend Approval 6-0

Attachments: [14-3721 Staff Report](#)

[14-3721 Presentation](#)

[14-3721 After Items](#)

[14-3721 After Items](#)

END OF ACTION CONSENT CALENDAR

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

6 [14-3722](#)

Special Use Permit #2014-0110

815 ½ King Street

Public Hearing and Consideration of a request for an increase in floor area ratio (FAR); zoned KR/King Street Retail. Applicant: Rob Kaufman

Planning Commission Action: Recommend Approval 6-0

THIS ITEM WILL BE DEFERRED AT THE REQUEST OF THE APPLICANT

Attachments: [14-3722 Staff Report](#)

[14-3722 Presentation](#)

[14-3722 After Items](#)

[14-3722 After Items 2](#)

7 [14-3723](#)

Special Use Permit #2014-0115

1318 King Street - A&B Auto Finance Company

Public Hearing and Consideration of a request for an amendment to previously approved Special Use Permit #2013-0084 to continue operation of a nonconforming automobile sales business; zoned KR/King Street Urban Retail. Applicant: Behrooz Raiszadeh represented by David L. Chamowitz, attorney

Planning Commission Action: Recommend Denial 6-0

Attachments: [14-3723 Staff Report](#)
[14-3723 Presentation](#)
[14-3723 After Items](#)
[14-3723 After Items 2](#)

- 8 [14-3725](#) Master Plan Amendment #2014-0010
Rezoning #2014-0010
Development Special Use Permit #2013-0023
Transportation Management Plan SUP #2014-0105
Encroachment #2014-0007
513 & 515 North Washington Street - The Mill
Public Hearing and Consideration of requests for: (A) An amendment to Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation from RM to OC; (B) An amendment to the official zoning map for rezoning Lot 502 from RM to OC with proffers; (C) A Development Special Use Permit and Site Plan, with modifications, to construct a residential building, including a special use permit for a parking reduction, per Section 8-100 of the Zoning Ordinance and modifications for a side yard setback, per Section 4-806(A)(2)(a); (D) a special use permit for a transportation management plan; and, and (E) encroachment in the public-right-of-way for a proposed perimeter fence, zoned OC/Office Commercial and RM/Residential Medium. Applicant: CAS Riegler represented by Duncan Blair, attorney
Planning Commission Action: Adopt Resolution and Recommend Approval of Master Plan Amendment: 6-0; Recommend Approval of Rezoning: 6-0; Recommend Approval of Development Special Use Permit, Transportation Management Plan SUP, and Encroachment: 6-0
Attachments: [14-3725 Staff Report](#)
[14-3725 Presentation](#)
[14-3725 After Items](#)

- 9 [14-3724](#) Rezoning #2014-0009 Development Special Use Permit #2012-0015
2805, 2807, 2807A and 2809 King Street - Alexandria Memory Care
Public Hearing and Consideration of requests for: (A) An amendment to the official zoning map to change the zone from R-8 to RB with proffers; and (B) A development special use permit and site plan, with modifications, to construct and operate a nursing home building; zoned R-8/Residential Single-Family. Applicant: 2811 King Street LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval of Rezoning #2014-0009 6-0; Development Special Use Permit #2012-0015 as amended 6-0

Attachments: [14-3724 Staff Report](#)
[14-3724 Presentation](#)
[14-3724 After Items 1](#)
[14-3724 After Items 2](#)
[14-3724 After Items 3](#)
[14-3724 After Items 4](#)
[14-3724 After Items 5](#)
[14-3724 After Items 6](#)
[14-3724 After Items 7](#)
[14-3724 After Items 8](#)
[14-3724 After Items 9](#)

ORDINANCES AND RESOLUTIONS

- 10** [14-3645](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-500 (W-1/Waterfront Mixed Use Zone) of Article V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance to add section 5-502.1 (Administrative Special Use Permits) to allow Valet Parking as an administrative special use in such zone, in accordance with the text amendment heretofore approved by City Council on December 13, 2014 as Text Amendment No. 2014-0007. [ROLL-CALL VOTE]

Attachments: [14-3645 Coversheet](#)
[14-3645 Ordinance](#)
[14-3645 After Items](#)

- 11** [14-3660](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sections 8-1-130 through 8-1-140 of Article H, (Registration of Vacant Buildings), of Chapter 1 (Building Code), of Title 8 (Building Code Regulations) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

Attachments: [14-3660 8-1-130.doc](#)
[14-3660 Cover 8-1-130.doc](#)
[14-3660 After Items](#)

- 12** [14-3671](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 010.02 and 011.01 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 5000 and 5001 Echols Avenue from R-12/Single Family Zone to CRMU-M/Commercial Residential Mixed Use (Medium) in accordance with the said zoning map amendment heretofore approved by city council on January 24, 2015 as Rezoning No. 2014-0008. (The Fillmore) [ROLL-CALL VOTE]

Attachments: [14-3671 Information Sheet](#)
[14-3671 Ordinance](#)
[14-3671 After Items](#)

- 13** [14-3672](#) 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 heretofore approved by city council on January 24, 2015 to the Land Use Map and the Height Map in the Alexandria West Small Area Plan chapter of such master plan as Master Plan Amendment No. 2014-0008 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (The Fillmore) [ROLL-CALL VOTE]

Attachments: [14-3672 Information Sheet](#)
[14-3672 Ordinance](#)
[14-3672 After Items](#)

- 14** [14-3673](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 011.03 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 4800 Fillmore Avenue from RC/High Density Apartment Zone and RA/Multifamily Zone to CDD #23/Coordinate Development District #23 in accordance with the said zoning map amendment heretofore approved by city council on January 24, 2015 as Rezoning No. 2014-0007. (Goodwin House) [ROLL-CALL VOTE]

Attachments: [14-3673 Information Sheet](#)
[14-3673 Ordinance](#)
[14-3673 After Items](#)

- 15** [14-3674](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (Coordinated development districts created, consistency with master plan, required approvals) and Section 5-612 (Beauregard Urban Design Advisory Committee) both of Section 5-600 (CDD/Coordinated Development District) 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. 2014-0008 on January 24, 2015 (Goodwin House) [ROLL-CALL VOTE]

Attachments: [14-3674 Informaiton Sheet](#)
[14-3674 Ordinance](#)
[14-3674 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

- 16 [14-3729](#) Special Use Permit #2014-0120
1575 Kenwood Avenue (Parcel Address: 1603 Peach Street) - Hertz Local
Edition
Public Hearing and Consideration of a request to operate an automobile rental
business; zoned CSL/Commercial Service Low with Proffer. Applicant: Hertz
Local Edition
Planning Commission Action: Deferred Without Objection

This docket is subject to change.

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Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the 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 so that the proper arrangements may be made.

City Council meetings are closed-captioned for the hearing impaired.

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