

# City of Alexandria

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



## **Docket - Final**

**Saturday, March 12, 2016**

**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.

[14-5095](#) Calling the Roll

**Attachments:** [14-5095 After Items](#)

### 2 Public Discussion Period.

[14-5096](#) Public Discussion Period

**Attachments:** [14-5096 After Items](#)  
[14-5096 After Items 2](#)  
[14-5096 After Items 3](#)  
[14-5096 After Items 4](#)

**[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 (3-7)

#### Planning Commission

3 [14-5048](#) Special Use Permit #2015-0136  
277 South Washington Street #110 - barre3 Alexandria  
Public Hearing and Consideration of a request to operate a commercial school;  
zoned: CD/ Commercial Downtown. Applicant: barre3 Alexandria, represented  
by Michelle Rosati, attorney  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [14-5048 Staff Report](#)  
[14-5048 Presentation](#)

4 [14-5049](#) Special Use Permit #2015-0140  
1127 King Street, 2nd floor - Escape Quest  
Public Hearing and Consideration of a request to operate an amusement  
enterprise and for a parking reduction; zoned: KR/King Street Retail. Applicant:

Escape Quest, LLC

Planning Commission Action: Recommend Approval 7-0

**Attachments:** [14-5049 Staff Report](#)

[14-5049 Presentation](#)

5 [14-5051](#)

Special Use Permit #2015-0130

Encroachment #2015-0007

535 East Braddock Road (parcel address: 501 East Braddock Road) - Dos Amigos

Public Hearing and Consideration of requests for: (A) an amendment to an existing Special Use Permit (SUP #2012-0039) for additional outdoor dining seats and a request for a parking reduction; and (B) an Encroachment into the public right-of-way for outdoor dining; zoned: CRMU-H/Commercial Residential Mixed Use/High. Applicant: Cucotan, LLC represented by Duncan Blair, attorney

Planning Commission Action: Recommend Approval 7-0

**Attachments:** [14-5051 Staff Report](#)

[14-5051 Encroachment Plat](#)

[14-5051 Presentation](#)

6 [14-5050](#)

Development Special Use Permit #2015-0030

5740 Edsall Road - Edsall Road Shell Gas Station

Public Hearing and Consideration of a request for an extension and update to standard conditions of previously-approved Development Special Use Permit #2011-0032 to construct a full service gas station with a convenience store and a drive-thru carwash facility and a Special Use Permit request for a parking reduction; zoned CG/Commercial General. Applicant: NOVA Petroleum Realty, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommend Approval 7-0

**Attachments:** [14-5050 Staff Report](#)

[14-5050 March 4 Memo to City Council](#)

[14-5050 Preliminary Site Plan](#)

[14-5050 Presentation](#)

[14-5050 After Items](#)

7 [14-5052](#)

Special Use Permit #2015-0139

3500 King Street - Sunoco, Inc. (R&M)

Public Hearing and Consideration of a request to amend SUP #2004-0047 to add off-premises alcohol sales at an existing convenience store and gas station; zoned: CG/Commercial General. Applicant: Sunoco, Inc. (R&M), represented by Nathan Schmalhofer, agent

Planning Commission Action: Recommend Approval 7-0

**Attachments:** [14-5052 Staff Report](#)

[14-5052 Presentation](#)

**END OF ACTION CONSENT CALENDAR****REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

None.

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)****Planning Commission (continued)**

- 8      [14-5059](#)      Master Plan Amendment #2015-0003  
Rezoning #2015-0003  
Development Special Use Permit #2014-0035  
Transportation Management Plan SUP #2015-0081  
699 North Patrick Street - ARHA Ramsey Homes  
Public Hearing and Consideration of requests for: (A) Master Plan Amendment to the Braddock East Master Plan within the Braddock Metro Neighborhood Plan to amend the land use designation and density tables from RB to CRMU-M; (B) amendment to the official zoning map for 699 N. Patrick Street from RB (townhouse zone) to CRMU-M (mixed-use zone); (C) Development Special Use Permit and Site Plan with modifications to construct 53 multi-family residential units in two buildings, including a special use permit for an increase in FAR to 2.0; (D) Special Use Permit for a transportation management plan; zoned RB/Townhouse. Applicant: Virginia Housing Development, LLC represented by Duncan Blair, Attorney  
Planning Commission Action: Master Plan Amendment Recommend Approval 6-0-1; Rezoning Recommend Approval 6-0-1; Development Special Use Permit Recommend Denial 4-3  
**Attachments:**    [14-5059 Docket Item Cover Memo](#)  
[14-5059 Joint City/ARHA Work Session Agenda and Work Plan](#)  
[14-5059 Staff Report](#)  
[14-5059 Background Materials & Citizen Letters for Feb. Planning Commission](#)  
[14-5059 Memos to City Council](#)  
[14-5059 Site Plan](#)  
[14-5059 Updated CC Memo and Draft Resolution - Ramsey Homes - Additional](#)  
[14-5059 Presentation](#)  
[14-5059 After Items](#)  
[14-5059 After Items 3](#)  
[14-5059 After Items from February 20, 2016 City Council Meeting](#)  
[14-5059 After Items 2](#)
- 9      [14-5020](#)      Consideration of a Loan Request to ARHA for Ramsey Homes and a Request for Adoption of a Resolution Designating the Ramsey Homes Site a

Revitalization Area Which Will be Considered for Council's Action Following Public Hearing on the Related Land Use Approvals. [ROLL-CALL VOTE]

**Attachments:** [14-5020 Ramsey Homes HOF Loan Application.pdf](#)

[14-5020 2015 HUD Income Limits \(30-60 Percent AMI\).docx](#)

[14-5020 Ramsey Homes - Revitalization Area Resolution.pdf](#)

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[14-5053](#)

Master Plan Amendment #2015-0009

Text Amendment #2016-0001

Rezoning #2015-0005

Coordinated Development District Concept Plan #2015-0008

Development Special Use Permit #2015-0019

Coordinated Sign Program Special Use Permit #2015-0115

TMP Special Use Permit #2015-0116

Special Use Permit #2016-0001

Encroachment #2016-0001

530 First Street (parcel address: 500 First Street) and 901 North Saint Asaph Street

ABC/Giant- Edens

Public Hearing and Consideration of requests for: (A) Amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation for the site from CG to CDD#25 and to amend the height map for the site from 50 to 77 feet; (B) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #25; (C) Amendment to the official zoning map for 530 First Street and 901 North Saint Asaph Street from CG to CDD#25/Coordinated Development District #25; (D) Coordinated Development District Concept Plan; (E) Development Special Use Permit, with modifications, and Special Use Permits for more than one rooftop penthouse and a parking reduction, to construct a mixed-use building with 232 residential units and ground-level commercial uses; (F) Special Use Permit for a Coordinated Sign Program; (G) Special Use Permit for a Transportation Management Plan; (H) Special Use Permit for multiple commercial uses; and (I) Encroachment request to locate an underground electric transformer in the public right-of-way; zoned CG/Commercial General. Old Town North Small Area Plan. Applicant: Giant Alexandria E&A, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Master Plan Amendment Recommend Approval 6-0-1; Rezoning Recommend Approval 6-0-1; Text Amendment Recommend Approval 6-0-1; Development Special Use Permit Recommend Approval as Amended 6 -0-1; Coordinated Development District Concept Plan #2015-0008, Coordinated Sign Program SUP #2015-0115, Transportation Management Plan SUP #2015-0116, Special Use Permit #2016-0001, Encroachment #2016-0001 Recommend Approval 6-0-1

**Attachments:** [14-5053 Staff Report](#)  
[14-5053 Site Plan](#)  
[14-5053 CDD Concept Plan](#)  
[14-5053 Presentation](#)  
[14-5053 After Items](#)  
[14-5053 After Items 2](#)

## ORDINANCES AND RESOLUTIONS

- 11 [14-4995](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Tenant of the Property Located at 728 North Patrick Street to Construct and Maintain an Encroachment for Two (2) Enclosed Stairways Along Madison Street to Access the Rooftop Dining at That Location Approved By City Council on November 14, 2015. [ROLL-CALL VOTE]

**Attachments:** [14-4995 coversheet](#)  
[14-4995 ordinance](#)  
[14-4995 encroachment plat](#)  
[14-4995 After Items](#)

- 12 [14-4996](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Authorize the Owner of the Property Located at 600 Wolfe Street to Construct and Maintain an Encroachment for Handicapped Accessible Ramp at That Location Approved By the City Council on January 30, 2016. [ROLL-CALL VOTE]

**Attachments:** [14-4996 coversheet](#)  
[14-4996 ordinance](#)  
[14-4996 encroachment Plat](#)  
[14-4996 After Items](#)

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## DEFERRAL/WITHDRAWAL CONSENT CALENDAR

### Planning Commission (continued)

None.

*The cablecast schedule of Government meetings on Channel 70 can be found here:  
<http://apps.alexandriava.gov/Calendar/AltDisplay/VideoList.aspx>  
This docket is subject to change.*

\* \* \* \* \*

*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](http://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.*