

City of Alexandria

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



Docket - Final

Saturday, October 14, 2017

9:30 AM

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.

[18-7887](#)

Calling the Roll

Attachments: [18-7887 After Items](#)

2. Public Discussion Period

[18-7831](#)

Public Discussion Period

Attachments: [18-7831 After Items](#)

[This period is restricted to items not listed on the docket. The first 15 speakers will be heard under item #2 at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-8)

Planning Commission

3. [18-6930](#)

Special Use Permit #2017-0048
1132 Prince Street (Parcel Address: 1130 Prince Street) - Harambee Books & Artworks
Public Hearing and Consideration of a Request to Continue Operation of a Non-Conforming Use; zoned: RM/Townhouse.
Applicant: Bernard Reaves
Planning Commission Action: Recommended Approval 7-0

Attachments: [18-6930 Staff Report](#)
[18-6930 Presentation](#)

4. [18-6931](#)

Special Use Permit #2017-0088
405 North Alfred Street
Public Hearing and Consideration of a Request for Additional Building Height and for a Front Yard Setback Modification to add a Dormer to the Roof of an Existing Semi-Detached, Two-Family Dwelling; zoned: CL/Commercial Low.

Applicant: Wayne A. Neale and Sherrill Neale
Planning Commission Action: Recommended Approval 7-0

Attachments: [18-6931 Staff Report](#)
[18-6931 Presentation](#)

5. [18-6932](#) Special Use Permit #2017-0090
618-622 North Washington Street - Great Beginnings Early Learning Center
Public Hearing and Consideration of a Request for a Parking Reduction for Parking
Located Over 500 feet from a Business; zoned: OC/Office Commercial.
Applicant: Great Beginnings Early Learning Center, LLC represented by Mary
Catherine Gibbs
Planning Commission Action: Recommended Approval 7-0
Attachments: [18-6932 Staff Report](#)
[18-6932 Presentation](#)
[18-6932 After Items](#)
6. [18-6933](#) Text Amendment #2017-0008 - Small Cell Facilities
(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a
Text Amendment to Section 6-403 and Section 7-1200 of the Zoning Ordinance to
Integrate Regulations Enacted by the State for Small Cell Facilities for Wireless
Communications into the Zoning Ordinance.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 7-0
Attachments: [18-6933 Staff Report](#)
[18-6933 Presentation](#)
7. [18-6934](#) Vacation #2017-0005
116 West Alexandria Avenue
Public Hearing and Consideration of a Request to Vacate Public Right-of-Way of an
Alley to Add Side Yard Area to an Adjacent Lot; zoned: R-5/Residential.
Applicant: Robert Hargis, represented by Alexandria Avenue, LLC
Planning Commission Action: Recommended Approval 7-0
Attachments: [18-6934 Staff Report](#)
[18-6934 Presentation](#)
8. [18-6935](#) Vacation #2017-0006
118 West Alexandria Avenue
Public Hearing and Consideration of a Request to Vacate Public Right-of-Way of an
Alley to add Land Area to an Adjacent lot; zoned: R-5/Residential.
Applicant: Gina Maria Dinicolo, represented by Alexandria Avenue, LLC
Planning Commission Action: Recommended Approval 7-0
Attachments: [18-6935 Staff Report](#)
[18-6935 Presentation](#)

END OF ACTION CONSENT CALENDAR**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)****Planning Commission (continued)**

9. [18-6959](#) Master Plan Amendment #2017-0004
Text Amendment #2017-0006
Coordinated Development District Concept Plan #2017-0001
Development Special Use Permit #2016-0022
2551 Main Line Boulevard - Potomac Yard Landbay H/I East Multifamily
Public Hearing and Consideration of Requests for: (A) a Resolution to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan to Amend the Maximum Number of Allowable Dwelling Units in Landbays H and I of Potomac Yard and to Amend the Maximum Allowable Building Height at the Site; (B) Initiation of a Text Amendment; (C) Text Amendment to the Zoning Ordinance to Amend the Provisions of Section 5-602 to Increase the Maximum Number of Allowable Residential Dwelling Units in Coordinated Development District #10; (D) Amendment to Coordinated Development District #10 Concept Plan to Increase the Maximum Number of Allowable Residential Dwelling Units in Landbays H and I; and (E) Development Special Use Permit, with Modifications, to Construct Two Multifamily Residential Buildings Containing a Total of 142 Residential Units; zoned: CDD #10 / Coordinated Development District #10.
Applicant: City of Alexandria (Text Amendment only) and Potomac Yard Development, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval of all requests 6-1
Attachments: [18-6959 Staff Report](#)
 [18-6959 Presentation](#)
 [18-6959 Site Plan](#)
 [18-6959 CDD Concept Plan](#)
 [18-6959 After Items](#)
 [18-6959 After Items 2](#)

ORDINANCES AND RESOLUTIONS

10. [18-6820](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Abolishing the Alexandria Marketing Committee and Coordinating Council.
Attachments: [18-6820 Alexandria Market Committee ordinance cover v.3](#)
 [18-6820 Alexandria Marketing Committee ordinance v.2](#)
 [18-6820 After Items](#)
11. [18-6881](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and

Reordain Section 4-702 (Permitted Uses) of Section 4-700 (CR/Commercial Regional Zone) of Article IV (Commercial Office and Industrial Zones) of the City of Alexandria Zoning Ordinance, in accordance with the Text Amendment heretofore approved by city council on September 16, 2017 as Text Amendment No. 2017-0007.

Attachments: [18-6881 Coversheet](#)
[18-6881 Ordinance](#)
[18-6881 After Items](#)

12. [18-6887](#) Public Hearing, Second Reading, Final Passage of an Ordinance Amendment to Allow for the Appointment of Alternate Members to the Alexandria Board of Building Code Appeals.

Attachments: [18-6887 Cover Sheet](#)
[18-6887 Alternate Members Ordinance](#)
[18-6887 After Items](#)

13. [18-6928](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Section 2-4-80 (CREATION, COMPOSITION AND ORGANIZATION) Of Article 1 (ALEXANDRIA ARCHAEOLOGICAL COMMISSION), of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS), of Title 2 (GENERAL GOVERNMENT), of the Code of the City of Alexandria, Virginia, 1981, as amended.

Attachments: [18-6928 Section 2-4-80 Ordinance Cover Form](#)
[18-6928 Section 2-4-80 Ordinance](#)
[18-6928 After Items](#)

14. [18-6968](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 5-6-25.1 (SEWER CONNECTION PERMITS AND SERVICE FEES; CONSTRUCTION COSTS; CONSTRUCTING SEWERS BY OWNERS RATHER THAN CITY; ADDITIONAL CONNECTIONS) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (WATER AND SEWER) of Division 1 (GENERAL Provision) of the Code of the City of Alexandria, Virginia, 1981, as amended (THIS AMENDMENT IS NOT RECOMMENDED)

Attachments: [18-6968 Attachment 1 sewer fees ordinance](#)
[18-6968 Attachment 2 sewer fees ordinance](#)
[18-6968 Attachment 3 sewer fees memo](#)
[18-6968 After Items](#)
[18-6968 After Items 2](#)

15. [18-6929](#) 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 to

Amend Blocks 6 and 20 of the Eisenhower East Small Area Plan Chapter of Such Master Plan as Master Plan Amendment No. 2017-0006 and No Other Amendments, and to Repeal All Provisions of the Said Master Plan As May Be Inconsistent with Such Amendment.

Attachments: [18-6929 MPA 2017-0006 Coversheet](#)
[18-6929 MPA 2017-0006 Eisenhower East Blocks 6 and 20 Ordinance](#)
[18-6929 EXHIBIT A MPA2017-0006 Amendments to Blocks 6 and 20](#)
[18-6929 After Items](#)

16. [18-6967](#) Development Special Use Permit #2017-0015
Coordinated Development District Concept Plan #2017-0002
Encroachment #2017-0003
Special Use Permit #2017-0092
Transportation Management Plan SUP #2017-0097
200 Stovall Street - Hoffman Block 6A
Consideration of: (A) an Amendment to previously-approved CDD Concept Plan #2016-0001; (B) Amendment to previously-approved Development Special Use Permit #2000-0028, with modifications; (C) an Encroachment for Residential Balconies into the Public Right-of-Way; (D) a Special Use Permit for Increased Penthouse Height; and (E) an Amendment to previously-approved Transportation Management Plan SUP #1998-0043; zoned CDD #2/Coordinated Development District #2.
Applicant: Perseus Realty, LLC, represented by Ken Wire, attorney
Planning Commission Action: Recommend Approval of All Requests 6-0
(The Public Hearing for this item is closed.)
Attachments: [18-6967 staff report](#)
[18-6967 presentation](#)

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.*

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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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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.