

City of Alexandria

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



Docket - Final

Saturday, January 20, 2018

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.**
2. **Public Discussion Period**

[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 (3-6)

Planning Commission

3. [18-7245](#) Vacation #2017-0009
1600 North Frazier Street
Public Hearing and Consideration of a Request to Vacate a Portion of public right-of-way of an Unimproved Road to add area to a Residential Side Yard; zoned: R-20/Residential Single-family.
Applicants: Michael & Brooke Beach, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7-0
Attachments: [18-7245 Staff Report](#)
 [18-7245 Presentation](#)
 [18-7245 Preliminary Plat](#)
4. [18-7246](#) Vacation #2017-0011
1615 North Frost Street
Public Hearing and Consideration of a Request to Vacate a Portion of Public Right-of-Way of an Unimproved Road to add area to a Residential Rear Yard; zoned: R-20/Residential Single-family.
Applicants: Shawn & Cassandra McLaughlin, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7 to 0

Attachments: [18-7246 Staff Report](#)
[18-7246 Presentation](#)
[18-7246 Preliminary Plat](#)

5. [18-7247](#) Vacation #2017-0012
4001 Lawrence Avenue
Public Hearing and Consideration of a Request to Vacate a Portion of Public right-of-way of an Unimproved Road to add area to a Residential Side Yard; zoned: R-20/Residential Single-family.
Applicants: Paul & Sitta Zehfuss, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7-0

Attachments: [18-7247 Staff Report](#)
[18-7247 Presentation](#)
[18-7247 Preliminary Plat](#)

6. [18-7248](#) Vacation #2017-0010
4905 Maury Lane
Public Hearing and Consideration of a Request to Vacate a Portion of public right-of-way of an Undeveloped Wooded Area for a Private Driveway and for Landscaping and Stormwater Runoff Improvements; zoned: R-20/Residential.
Applicant: Elise M. Fulstone & William H. Tabor
Planning Commission Action: Recommended Approval 7-0

Attachments: [18-7248 Staff Report](#)
[18-7248 Presentation](#)
[18-7248 Preliminary Plat](#)

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with the exception of docket item #4, which was considered under separate motion. The approvals were as follows:

3. *City Council approved the Planning Commission recommendation.*
4. *City Council approved the Planning Commission recommendation. (separate motion)*
5. *City Council approved the Planning Commission recommendation.*
6. *City Council approved the Planning Commission recommendation.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

7. [18-7251](#) Master Plan Amendment #2017- 0008
Rezoning #2017- 0005
Text Amendment #2017- 0009

Coordinated Development District Concept Plan Amendment #2017- 0005
Development Special Use Permit #2016- 0044
Transportation Management Plan Special Use Permit #2017-00116
Special Use Permit #2017-00118
2280 N. Beauregard Street - Church of the Resurrection
Public Hearing and Consideration of requests for: (A) a Resolution to amend the Beauregard Small Area Plan chapter of the Master Plan to include residential uses; (B) an Amendment to the official zoning map to change the zones from RA/Multifamily to Coordinated Development District #23; (C) initiation of a Text Amendment, and Text Amendment to Section 5-602(A) of the Zoning Ordinance to add uses and associated regulations to Coordinated Development District #23; (D) an Amendment to Coordinated Development District #23 Concept Plan to include the parcel addressed as 2280 N. Beauregard Street and include the development of a multi-family building and a church; (E) Development Special Use Permit, with site plan and subdivision, to construct one multifamily residential building and a church; (F) Special Use Permit for a Transportation Management Plan for Tier 2 use (multifamily building); and (G) a Special Use Permit for a parking reduction for the church use; zoned: RA/Multifamily.

Applicants: City of Alexandria (Text Amendment only), AHC, Inc., and Episcopal Church of the Resurrection, represented by Duncan Blair, attorney

Planning Commission Action: Recommended Approval of All Requests 6-0

Attachments: [18-7251 Memo to City Council](#)
[18-7251 Staff Report](#)
[18-7251 Presentation](#)
[18-7251 Site Plan](#)
[18-7251 CDD Map Amendment](#)
[18-7251 Church of the Resurrection 1.18.18](#)

8. [18-7256](#) Consideration of a Loan of up to \$9 Million to AHC, Inc. (AHC) to Develop 113 Affordable Rental Housing Units in Partnership with the Episcopal Church of the Resurrection (ECR); A Grant of \$350,000 to Fund a Pilot Rental Subsidy Program to Create 12 Deeply Affordable Units at the Property; and to Approve a Resolution Designating the ECR Site A Revitalization Area Pursuant To Section 36-55.30.2A Of the Virginia Code. [ROLL-CALL VOTE] **[This item is not a public hearing item.]**

Attachments: [18-7256 Attachment 1](#)
[18-7256 Attachment 2](#)
[18-7256 After Items](#)

9. [18-7254](#) Development Site Plan #2017-0022 Appeals
3832 and 3834 Seminary Road - Karig Estates
Public Hearing and Consideration on appeals of the Planning Commission's decision to approve a preliminary site plan with modifications to construct four single-family

dwelling, a new public street, and associated site improvements at 3832 and 3834 Seminary Road.

Appellants: Beth-El Hebrew Congregation (by Julianne Bramesco, President); Pat Tokarz; John and Christina Lytle; Loren R. Needles and Janice R. Lachance; Steven and Anne Reed; and Alexandria Coalition for Responsible Stewardship (by Loren R. Needles and Pat Tokarz - co-chairs, and other City property owners or residents).

Tax Map Assessment Numbers: 040.02-04-04 and 040.02-04-03

Attachments: [18-7254 Appeal Memo & Attachments 1-4](#)
[18-7254 Attachment 5](#)
[18-7254 Approved and Previously-approved Site Plans](#)
[18-7254 Karig Estates CC Appeal Presentation 1-12-2018](#)
[18-7254 After Items](#)

10. [18-7252](#) Master Plan Amendment #2017-0009
Eisenhower East Small Area Plan Amendment
(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and Consideration of a Resolution to amend Blocks 4 and 5 within Eisenhower East Small Area Plan Chapter of the Master Plan.
Applicant: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Initiated and Recommended Approval 6-0
Attachments: [18-7252 Staff Report](#)
[18-7252 Presentation](#)
11. [18-7253](#) Coordinated Development District Concept Plan #2017-0004
Development Special Use Permit - Stage 1 #2016-0043
Transportation Management Plan Special Use Permit #2017-0115
Vacation #2017-0008
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5
Public Hearing and Consideration of Requests for: (A) an Amendment to previously-approved CDD Concept Plan #2017-0002 to allow Residential and Retail Uses on Blocks 4 & 5 consistent with the Eisenhower East Small Area Plan; (B) an Amendment to previously-approved Development Special Use Permit - Stage 1 #2005-0032, and Site Plan with modifications to construct a mixed-use retail and residential complex; (C) an Amendment to previously-approved Transportation Management Plan SUP #2005-0115, to include all land uses and associated rates consistent with current City standards; and (D) a Vacation of a portion of Mill Road public right-of-way; zoned: CDD #2/Coordinated Development District #2.
Applicant: S/C Eisenhower, LLC represented by Duncan Blair, attorney
[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]
Planning Commission Action: Recommended Approval of All Requests 6-0

Attachments: [18-7253 Staff Report](#)
[18-7253 Presentation](#)
[18-7253 Site Plan](#)
[18-7253 Vacation Plat](#)

12. [18-7249](#) Text Amendment #2017-0010
Commercial Parking Standards
(A) Initiation of a Text Amendment; (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend Sections 8-100 through 8-400, Section 6-600, Section 11-513, and add Section 2.142.1 relating to parking requirements for commercial uses.
Staff: City of Alexandria Department of Transportation & Environmental Services and Department of Planning & Zoning
Planning Commission Action: Initiated and Recommended Approval 7-0
Attachments: [18-7249 Staff Report](#)
[18-7249 Presentation](#)

ORDINANCES AND RESOLUTIONS (approved by roll-call vote)

13. [18-6972](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 3-3-5 (PUBLIC IMPROVEMENT AND PUBLIC WORKS CONTRACTS), of Article A (GENERAL PROVISIONS); to amend and reordain Section 3-3-39 (BID BONDS ON CONSTRUCTION CONTRACTS), Section 3-3-40 (BONDS FOR OTHER THAN CONSTRUCTION CONTRACTS, and Section 3-3-52 (PERFORMANCE AND PAYMENT BONDS), of Division 1 (COMPETITIVE SEALED BIDDING), of Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION); and to amend and reordain Section 3-3-62 (CONDITIONS FOR USE) and Section 3-3-70 (DESIGN-BUILD AND CONSTRUCTION MANAGEMENT CONTRACTS), of Division 2 (COMPETITIVE NEGOTIATION), of Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION), all of Chapter 3 (PURCHASES AND CONTRACTUAL SERVICES) of Title 3 (FINANCE, TAXATION, AND PROCUREMENT), of The Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
Attachments: [18-6972 cover sheet](#)
[18-6972 ordinance](#)
[18-6972 After Items](#)
14. [18-7240](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend Article C (STORMWATER UTILITY) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES).
[ROLL-CALL VOTE]

Attachments: [18-7240 Attachment 1: Ordinance Cover Stormwater Amendment](#)
[18-7240 Attachment 2: Stormwater Amendment](#)
[18-7240 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

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.

* * * * *

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.

* * * * *

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.