

City of Alexandria

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



Docket - Final

Saturday, September 15, 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.

[19-1588](#) Calling the Roll

Attachments: [19-1588 After Items](#)

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 (3-12)

Planning Commission

3. [19-1071](#) Special Use Permit #2018-0053
300 Stultz Road - Stevenson Park Ballfield Improvements
Public hearing and consideration of a request for a Special Use Permit for a backstop structure in excess of 15 feet at Stevenson Park; zoned: POS/Public Open Space and Community Recreation.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1071 Staff Report](#)
[19-1071 Presentation](#)

4. [19-1066](#) Special Use Permit #2018-0059
300 South Pickett Street - The Trade Center Shopping Village Signage
Public hearing and consideration of a request for a Special Use Permit for additional square footage for a sign and for signage above a roofline; zoned: CDD #8/Coordinated Development District #8.
Applicant: The Trade Center, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [19-1066 Staff Report](#)
[19-1066 Presentation](#)

5. [19-1067](#) Special Use Permit #2018-0068
6 Prince Street - Misha's Coffee House
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor rooftop dining seats at an existing restaurant; zoned: W-1/Waterfront Mixed Use.
Applicant: Misha's at 6 Prince, Inc., represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1067 Staff Report](#)
[19-1067 Presentation](#)
6. [19-1068](#) Text Amendment #2018-0009
Potomac Yard Design Advisory Committee
A) Initiation of a Text Amendment; and B) Public hearing and consideration of a request for a Text Amendment to the Zoning Ordinance to amend section 5-610(B) to amend the composition of the Potomac Yard Design Advisory Committee (PYDAC) to add an additional seat.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1068 Staff Report](#)
[19-1068 Presentation](#)
7. [19-1069](#) Development Special Use Permit #2017-0021
1200 North Quaker Lane - Episcopal High School Faculty Housing
Public hearing and consideration of a request for a Development Special Use Permit to construct 6 single-family faculty homes on Goodwin Lane on the grounds of an existing private school; zoned: R-20/Single-family.
Applicant: Protestant Episcopal High School, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1069 Staff Report](#)
[DSUP2017-0021 EHS Site Plan](#)
[19-1069 Presentation](#)
8. [19-1070](#) Development Special Use Permit #2018-0015
2415 Eisenhower Avenue - Hoffman Block 8/Dunkin Donuts
Public hearing and consideration of a request for a Development Special Use Permit to allow supply deliveries and loading and unloading activities between 4am and 11pm at a restaurant; zoned: CDD#2/Coordinated Development District #2.
Applicant: DVA Eisenhower-2415 LLC, represented by Frank Stearns, attorney
Planning Commission Action: Recommended Approval 6-0

Attachments: [19-1070 Staff Report](#)
[19-1070 Presentation](#)

9. [19-1074](#) Encroachment #2018-0009
815 Green Street
Public hearing and consideration of a request for an Encroachment adjacent to 815 Green Street into the public right-of-way for a fence and existing steps; zoned: RM/Townhouse.
Applicant: Cecily Crandall
Planning Commission Action: Recommended Approval 5-1
Attachments: [19-1074 Staff Report](#)
[19-1074 Presentation](#)
10. [19-1075](#) Encroachment #2018-0011
100 East Luray Avenue
Public hearing and consideration of a request for an Encroachment along Newton Street and adjacent to 100 East Luray Avenue into the public right-of-way to add a fence and provide side yard access at a residential property; zoned: R-2-5/Single and Two-family.
Applicant: Brian and Katherine Bartholomay
Planning Commission Action: Recommended Approval 5-1
Attachments: [19-1075 Staff Report](#)
[19-1075 Presentation](#)
11. [19-1076](#) Encroachment #2018-0001
2701 Dewitt Avenue
Public hearing and consideration of a request for an Encroachment adjacent to 2701 Dewitt Avenue and East Randolph Avenue into the public right-of-way for an existing fence; zoned: R2-5/Single and Two-family.
Applicant: Jesse and Rachel Houck
Planning Commission Action: Recommended Approval 5-0
Attachments: [19-1076 Staff Report](#)
[19-1076 Presentation](#)
[19-1076 After Items](#)
12. [19-1078](#) Encroachment #2018-0008
116 King Street - Urbano 116
Public hearing and consideration of a request for an Encroachment adjacent to 116 King Street into the public right-of-way for a customer service line and access to an outdoor carry-out window; zoned: KR/King Street Urban Retail.
Applicant: Urbano 116, LLC
Planning Commission Action: Recommended Approval 5-0

Attachments: [19-1078 Staff Report](#)
[19-1078 Presentation](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

13. [19-1072](#) Special Use Permit #2018-0057
405 Fannon Street - Parking Reduction
Public hearing and consideration of a request for a parking reduction; zoned: I/Industrial.
Applicant: 405 F, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1072 Staff Report](#)
[19-1072 Presentation](#)

Please Note: Docket Item #14 will be considered on the Consent Calendar.

14. [19-1073](#) Special Use Permit #2018-0058
4620 A Kenmore Avenue (parcel address: 4550 Kenmore Avenue) - Doyle's
Outpost
Public hearing and consideration of a request for a special use permit for an
amusement enterprise featuring laser tag, arcade games, and a virtual reality attraction;
zoned: CG/Commercial General.
Applicant: Doyle's Outpost, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1073 Staff Report](#)
[19-1073 Presentation](#)
15. [19-1082](#) Special Use Permit #2018-0032
219 King Street - 219 King Street Restaurant
Public hearing and consideration of a request for a Special Use Permit for the
intensification of a grandfathered use to extend hours, add indoor and outdoor seats,
and add live entertainment to an existing restaurant; zoned: KR/King Street Urban
Retail.
Applicant: Yupaporn Chardentra, represented by Paul Solon, architect
Planning Commission Action: Recommended Approval 5-0

Attachments: [19-1082 Staff Report](#)
[19-1082 Presentation](#)

16. [19-1077](#) Special Use Permit #2018-0052
116 King Street - Urbano 116
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor carry-out service to an existing restaurant; zoned: KR/King Street Urban Retail.
Applicant: Urbano 116, LLC
Planning Commission Action: Recommended Approval 5-0
Attachments: [19-1077 Staff Report](#)
[19-1077 Presentation](#)
17. [19-1079](#) Master Plan Amendment #2018-0003
450, 510, 601, 610, 619, 620, 621, 623, 631, 700 South Patrick Street, 1007 Franklin Street, 900 Wolfe Street, 901 Gibbon Street, 598, 416, 601 South Alfred Street, 431 South Columbus Street - Route 1 South Housing Affordability Strategy
A) Initiation of a Master Plan Amendment; and B) Public hearing and consideration of an amendment to the Southwest Quadrant Small Area Plan chapter of the Master Plan to incorporate the Route 1 South Housing Affordability Strategy.
Staff: City of Alexandria Department of Housing and Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1079 Staff Report](#)
[19-1079 Presentation](#)
[19-1079 After Items](#)
18. [19-1080](#) Special Use Permit #2018-0067
1501, 1503, & 1505 Mount Vernon Avenue - Charlie's on the Avenue
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor seating and extend the hours of operation at an existing restaurant; zoned: CL/Commercial Low.
Applicant: NOVA Hospitality, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1080 Staff Report](#)
[19-1080 Presentation](#)
[19-1080 After Items](#)
19. [19-1081](#) Special Use Permit #2018-0060
1106 and 1108 King Street - Augie's Mussel House and Patio
Public hearing and consideration of a request for a special use permit amendment to add indoor and outdoor seating, add outdoor live entertainment, extend hours of operation, and delete a condition requiring 15 off-street parking spaces at an existing restaurant; zoned: KR/King Street Urban Retail.

Applicant: Eat Augie's, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

Attachments: [19-1081 Staff Report](#)
[19-1081 Presentation](#)
[19-1081 After Items](#)

- 20.** [19-1083](#) Master Plan Amendment #2018-0002
Rezoning #2018-0002
Development Special Use Permit #2017-0020
Encroachment #2018-0006
Transportation Management Plan Special Use Permit #2018-0042
1200 & 1230 North Henry Street
Public hearing and consideration of requests for: (A) a Master Plan Amendment to amend the Development Table & the Land Use table of the Braddock Metro Neighborhood Plan to list the individual sites located within the Route 1 Triangle Site (Site 8) and revise the zoning and maximum allowable floor area for this site; (B) a map amendment to amend the zoning from OCM(50) to CRMU-H; (C) a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground floor retail and day care on a portion of the first and second floors including Special Use Permits to increase the maximum permitted floor area ratio to 2.5 and requesting bonus density and height for the provision of affordable housing pursuant to Section 7-700; (D) an Encroachment on North Fayette Street and North Henry Street into the public right-of-way for building canopies; and (E) a Transportation Management Plan Special Use Permit; zoned: OCM(50)/Office Commercial Medium (50).
Applicant: 1200 N. Henry, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 5-0
- Attachments:** [19-1083 Staff Report](#)
[19-1083 DSUP2017-0020 1200 N Henry Site Plan](#)
[19-1083 Presentation](#)
[19-1083 After Items](#)

ORDINANCES AND RESOLUTIONS

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

Please note: Due to the large volume of docket items, the City Council may not be able to hear all of the public hearing items on Saturday, September 15. In that event, the Council will possibly continue Saturday's public hearing at its regularly scheduled legislative meeting on Tuesday, September 25, 2018 at 7 p.m.

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.