

City of Alexandria

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



Docket - Final-revised

Saturday, March 16, 2019

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>

1. OPENING

2. Calling the Roll.

[19-2125](#)

Attachments: [19-2125_After Items](#)

3. 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 (4-7)

Planning Commission

4. [19-1857](#) Special Use Permit #2018-0114
3000, 3006, 3012, & 3012A Duke Street - Yates Pizza
Public hearing and consideration of a request for a special use permit to operate a restaurant with outdoor dining, indoor and outdoor live entertainment, and a valet parking service; zoned: CG/ Commercial General.
Applicant: Jeffery Lee Yates Trust, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 7-0
Attachments: [19-1857 Staff Report](#)
[19-1857 Presentation](#)
[19-1857_After Items](#)
5. [19-1858](#) Special Use Permit #2018-0117
3225 Colvin Street - DC Poultry Market
Public hearing and consideration of a request for a special use permit to operate a retail shopping establishment and a butchery with live poultry; zoned: I/ Industrial.
Applicant: DC Poultry Market Corporation

Planning Commission Action: Recommended Approval 7-0

Attachments: [19-1858 Staff Report](#)
[19-1858 Presentation](#)
[19-1858 After Items](#)
[19-1858 After Items 2](#)
[19-1858 After Items 3](#)
[19-1858 After Items 4](#)
[19-1858 After Items 5](#)
[19-1858 After Items 6](#)

6. [19-1859](#) Special Use Permit #2018-0112
833 South Pickett Street (Parcel Address: 821 South Pickett Street) - Caliber Collision
Public hearing and consideration of a request for a special use permit to operate a general automobile repair business; zoned: I/ Industrial.

Applicant: Bret Flory

Planning Commission Action: Recommended Approval 7-0

Attachments: [19-1859 Staff Report](#)
[19-1859 Presentation](#)

7. [19-1860](#) Special Use Permit #2018-0116
1400 Duke Street - Executive Diner
Public hearing and consideration of a request to amend a restaurant special use permit (SUP#2016-0041) to add indoor and outdoor seating and to increase hours of operation; zoned: OCM(50)/ Office Commercial Medium (50).

Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: [19-1860 Staff Report](#)
[19-1860 Presentation](#)
[19-1860 After Items](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

8. [19-1865](#) Public Hearing and Consideration of a Renewed Five-Year License Agreement with Cox Virginia Telcom, LLC to Permit Cox Virginia Telcom's Existing Conduits and Fiber Optic Cables to Remain in the City of Alexandria's Public Rights-of-Ways.

Attachments: [19-1865 Attachment 1:Cox Renewed License Agreement](#)
[19-1865 Attachment 2: Rights of Way fees](#)
[19-1865 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

9. [19-1861](#) Text Amendment #2019-0001
Commercial to Residential Reversions
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to create a new section to allow properties that meet certain criteria to revert to residential use if the property was previously residential and is currently a commercial use.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-1861 Staff Report](#)
[19-1861 Presentation](#)
10. [19-1862](#) Special Use Permit #2018-0093
600 Montgomery Street - Hank's Pasta Bar
Public hearing and consideration of a request to amend a restaurant special use permit (SUP #2015-0046) (1) to increase hours of operation, (2) to increase the number of indoor and outdoor seats, (3) for a parking reduction (4) to add outdoor speakers, and (5) for an increase in Floor Area Ratio (FAR) for the addition of rooftop outdoor dining; zoned: CDX/ Commercial Downtown (Old Town North)
Applicant: Hank's Pasta Bar, LLC., represented by David L. Chamowitz, attorney
Planning Commission Action: Recommended Approval 7-0
- Encroachment #2018-0012
600 Montgomery Street - Hank's Pasta Bar
Public hearing and consideration of a request for an encroachment into the public right-of-way for additional outdoor dining at a restaurant; zoned: CDX/ Commercial Downtown (Old Town North).
Applicant: Hank's Pasta Bar, LLC., represented by David L. Chamowitz, attorney
Planning Commission Action: Recommended Approval 7-0
Attachments: [19-1862 Staff Report #1](#)
[19-1862 Staff Report #2](#)
[19-1862 Presentation](#)
[19-1862 After Items](#)

11. [19-1863](#) Special Use Permit #2018-0056
3 Pioneer Mill Way (Parcel Address: 300 Strand Street) - Restaurant
Public hearing and consideration of a request to amend a restaurant special use permit (SUP2015-0014) to change the ownership and make minor seating adjustments; zoned: W-1/ Waterfront Mixed-Use.
Applicant: Alexandria Restaurant Partners, LLC., represented by Jonathan P. Rak, attorney
Planning Commission Action: Recommended Approval 7-0
- Special Use Permit #2018-0118
1 & 2 Pioneer Mill Way (Parcel Address: 300 Strand Street) - Café and Outdoor Seating
Public hearing and consideration of a request for a special use permit to establish a café/restaurant use with outdoor pier seating; zoned: W-1/ Waterfront Mixed-Use.
Applicant: Alexandria Restaurant Partners, LLC., represented by Jonathan P. Rak, attorney
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [19-1863 Staff Report #1](#)
[19-1863 Staff Report #2](#)
[19-1863 Presentation](#)
[19-1863 After Items](#)
12. [19-1864](#) Master Plan Amendment #2018-0006
Text Amendment #2018-0012
Rezoning #2018-0005
Coordinated Development District Conceptual Design Plan #2018-0005
Development Special Use Permit #2018-0006
Transportation Management Plan Special Use Permit #2018-0077
880 and 890 South Pickett Street and 620 Burnside Place - Public Storage/BoatUS
Public hearing and consideration of requests for: (A) an amendment to the Eisenhower West Small Area Plan chapter of the Master Plan to amend the land use designation for the site to allow self-storage use and to clarify the definition of “PWR” uses to exclude storage/warehouse uses; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish CDD #26; (C) an amendment to the official zoning map to change the zone from I to CDD#26/Coordinated Development District #26; (D) a Coordinated Development District Conceptual Design Plan; (E) a Development Special Use Permit and site plan with modifications, to construct an interim surface parking lot and a self-storage building with ground-level commercial/production/wholesale/repair uses, including a

Special Use Permit for a parking reduction; and (F) a Special Use Permit for a Transportation Management Plan; zoned: I / Industrial (Eisenhower West Small Area Plan).

Applicant: City of Alexandria (Text Amendment and portion of Master Plan Amendment only) and PS Southeast One, Inc., represented by Mark Viani, attorney
Planning Commission Action: All motions carried on a vote of 5-2 with Vice Chair Wasowski and Commissioner Lyle voting against

Attachments: [19-1864 Staff Report](#)
[19-1864 Site Plan](#)
[19-1864 CDD Concept Plan](#)
[19-1864 Presentation](#)
[19-1864 After Items](#)

ORDINANCES AND RESOLUTIONS

13. [19-1812](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-8-84: Pay by Phone Parking Fee within a Residential Permit Parking District and make Permanent this Residential Parking Preservation Program in Old Town. [ROLL-CALL VOTE]

Attachments: [19-1812 Attachment 1 Residential Parking Pay by Phone Cover Sheet](#)
[19-1812 Attachment 2 Residential Parking Pay by Phone Amendment Ordinance](#)
[19-1812 Attachment 3 Program Evaluation](#)
[19-1812 Attachment 4 Presentation](#)
[19-1812 Attachment 5 - Memo to CC- Residential Pay By Phone Parking 2.22](#)
[19-1812 Memo to Council Residential Pay By Phone Parking for Docket 19-18](#)
[2019 03 14 Residential Pay by Phone Ordinance Alternate](#)
[19-1812 After Items](#)
[19-1812 After Items 2](#)

Please note this item (#14) is a duplicate of Item #19 and will be removed.

14. [19-1666](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 4-303 (SPECIAL USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 7-103 (USE LIMITATIONS), Section 7-202 (PERMITTED OBSTRUCTIONS), Section 7-301 (PERMITTED OCCUPATIONS), and Section 7-2506 (ATTACHED GARAGES) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); and add new Section 2-113.2 (ATTIC), Section 2-120.1 (BAY WINDOW), and Section 2-200.1 (TRELLIS) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0015 (Implementation Ordinance for Text Amendment No.

2018-0015 entitled Zoning Ordinance Practical Updates approved by City Council on January 12, 2019).[ROLL-CALL VOTE]

Attachments: [19-1666 cover](#)
[19-1666 ordinance](#)

15. [19-1670](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 2410 and 2460 Mill Road to construct and maintain encroachments for residential balcony overhangs into the public right-of-way on Stovall Street and Mandeville Lane and architectural features projecting into the public right-of-way on Mandeville Lane and at the corner of Mandeville Lane and Mill Road, in the City of Alexandria, Virginia (Implementation Ordinance for Encroachment No. 2018-0002 associated with Hoffman Blocks 4 & 5 approved by City Council on March 17, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1670 cover](#)
[19-1670 ordinance](#)
[19-1670 attachment](#)
[19-1670 After Items](#)
16. [19-1801](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 1-400 (Interpretation of ordinance) of Article I (GENERAL REGULATIONS) and add new Section 2-128.1 (COMMITTED AFFORDABLE HOUSING) of Article II (DEFINITIONS) and a new Section 3-1400 (RMF/Residential multifamily zone) of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) of Article III (RESIDENTIAL ZONE) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0013 (Implementation Ordinance for Text Amendment No. 2018-0013 associated with the RMF/Residential multifamily zone approved by City Council on February 23, 2019). [ROLL-CALL VOTE]
- Attachments:** [19-1801 cover](#)
[19-1801 ordinance](#)
[19-1801 After Items](#)
17. [19-1803](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-119 (average finished grade), Section 2-119.1 (average pre-construction grade), Section 2-154 (height of building), Section 2-193 (setback ratio), Section 2-204 (YARD), and Section 2-205 (yard, FRONT) of Article II (DEFINITIONS); Section 3-106 (BULK AND OPEN SPACE REGULATIONS), Section 3-206 (BULK AND OPEN SPACE REGULATIONS), Section 3-306 (BULK AND OPEN SPACE REGULATIONS), Section 3-406 (BULK AND OPEN SPACE REGULATIONS), and Section 3-506 (BULK AND OPEN SPACE REGULATIONS) of Division A (SINGLE-FAMILY AND TWO-FAMILY ZONES) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 3-606 (BULK AND OPEN SPACE REGULATIONS) and 3-706 (BULK

AND OPEN SPACE REGULATIONS) of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) Article III (RESIDENTIAL ZONE REGULATIONS); Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); to add and ordain new Section 2-122.1 (BLOCK FACE, CONTEXTUAL), Section 2-154.1 (HEIGHT, THRESHOLD), Section 2-170.1 (LOT FRONTAGE), and 2-170.2 (LOT WIDTH) of Article II (DEFINITIONS); and delete Section 7-2502 (HEIGHT IN LINE WITH EXISTING DEVELOPMENT) and 7-2503 (RESIDENTIAL FRONT SETBACK AND FRONT DOOE THRESHOLD IN LINE WITH EXISTING DEVELOPMENT) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0011 (Implementation Ordinance for Text Amendment No. 2018-0011 related to changes to height and front setback approved by City Council on February 23, 2019). [ROLL-CALL VOTE]

Attachments: [19-1803 cover](#)
[19-1803 ordinance](#)
[19-1803 After Items](#)

18. [19-1805](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 065.01 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 600 North Royal Street from RM/Townhouse zone to CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0009 (Implementation Ordinance for Rezoning No. 2018-0009 associated with the Bus Barn approved by City Council on February 23, 2019). [ROLL-CALL VOTE]

Attachments: [19-1805 cover](#)
[19-1805 ordinance](#)
[19-1805 After Items](#)

19. [19-1824](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 4-303 (SPECIAL USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 7-103 (USE LIMITATIONS), Section 7-202 (PERMITTED OBSTRUCTIONS), Section 7-301 (PERMITTED OCCUPATIONS), and Section 7-2506 (ATTACHED GARAGES) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); and add new Section 2-113.2 (ATTIC), Section 2-120.1 (BAY WINDOW), and Section 2-200.1 (TRELLIS) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text

Amendment No. 2018-0015 (Implementation Ordinance for Text Amendment No. 2018-0015 entitled Zoning Ordinance Practical Updates approved by City Council on January 12, 2019).[ROLL-CALL VOTE]

Attachments: [19-1824 cover](#)
[19-1824 ordinance](#)
[19-1824 After Items](#)

Please note this item will be introduced today and the public hearing for this item will be March 26.

20. [19-1826](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 045.03 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 properties at 1201 North Royal Street from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone, and the adjacent outparcel from, UT/Utilities and transportation to CRMU-X/Commercial residential mixed use (Old Town North) zone, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0006 (Implementation Ordinance for Rezoning No. 2018-0006 associated with Craddock Site Redevelopment (1201 North Royal Street) approved by City Council on January 12, 2019).[ROLL-CALL VOTE]
- Attachments:** [19-1826 cover](#)
[19-1826 ordinance](#)
21. [19-1833](#) Public Hearing, Second Reading and Final Passage of AN ORDINANCE to amend and reordain Section 12-1-5 (TERM OF OFFICE) of Chapter 1 (SCHOOL DISTRICT AND SCHOOL BOARD) of Title 12 (EDUCATION, SOCIAL SERVICES, AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [19-1833 cover](#)
[19-1833 ordinance](#)
[19-1833 After Items](#)
22. [19-1847](#) Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Conveyance of Right-Of-Way and Dedication of Storm Drainage, Utility Easements and the Granting of Temporary Construction Easements across Birmingham Green, which is Jointly Owned by the City of Alexandria with the Counties of Fairfax, Fauquier, Loudoun, and Prince William, to the City of Manassas Park, Virginia for Public Road Improvements. [ROLL-CALL VOTE]

Attachments: [19-1847 Attachment 1 Ordinance Cover](#)
[19-1847 Attachment 2 Ordinance](#)
[19-1847 Attachment 3 Exhibits A, B, C](#)
[19-1847 After Items](#)

23. [19-1870](#)

Public Hearing, Second Reading and Final Passage of AN ORDINANCE to amend and reordain Section 12-2-2 (COMPOSITION; APPOINTMENT; TERMS AND COMPENSATION OF MEMBERS; FILLING VACANCIES) of Chapter 12 (ALEXANDRIA COMMUNITY POLICY AND MANAGEMENT TEAM) of Title 12 (EDUCATION, SOCIAL SERVICES AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended.

Attachments: [19-1821 Att 1 - ACPMT Ordinance Cover](#)
[19-1821 Att 2 - ACPMT Ordinance](#)
[19-1870 After Items](#)

24. [19-1871](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2019.

Attachments: [19-1871 Att 1 - Ordinance Cover](#)
[19-1871 Att 2 - Spring 2019 Ordinance](#)
[19-1871 Att 3 - Spring 2019 Grant attachment](#)
[19-1871 After Items](#)

25. [19-1872](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend Tax Relief and Tax Deferral, Section 3-2-161 (Definitions), Section 3-2-164 (Administration by City Manager), Section 3-2-165 (Procedure for Claim), and Section 3-2-166 (Calculation of Amount; Limitation), of the Code of the City of Alexandria, Virginia.

Attachments: [19-1872 Att 1 - Tax Deferral and Tax Relief Ordinance Cover](#)
[19-1872 Att 2 - Tax Deferral Ordinance Amendment and Filing Extension Ordin](#)
[19-1872 After Items](#)

26. [19-1873](#)

Public Hearing, Second Reading and Final Passage of an ordinance to amend Vehicle Decal Display Requirements, Article R (License Taxes on Motor Vehicles, Trailers, and Semitrailers), and Section 3-2-354 (Penalties for Uncontested Citations), Section 3-2-355 (Removal or Immobilization of Motor Vehicles Against Which There Are Outstanding Parking Citations), 10-4-37 (Failure to Procure and Display City License Plate, Windshield Tag or Decal), of the Code of the City of Alexandria, Virginia.

- Attachments:** [19-1873 Att 1 - Decal Elimination Ordinance Cover](#)
[19-1783 Att 2 - Decal Elimination Ordinance](#)
[19-1783 Att 3 - Staff Presentation of 21919](#)
[19-1873 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.