

City of Alexandria

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



Docket - Final

Saturday, September 14, 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>

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 (3-8)

Planning Commission

3. [20-0082](#) Special Use Permit #2019-0042
607 & 609 North Alfred Street (Parcel Address: 607 North Alfred Street) - Parking Reduction and Lot Modifications
Public hearing and consideration of a request for a special use permit for a parking reduction and lot modifications for the construction of two single-family dwellings; zoned: RB/Townhouse.
Applicant: Deyi Awadallah
Planning Commission Action: Recommended Approval 7-0
Attachments: [20-0082 Staff Report](#)
 [20-0082 Presentation](#)
4. [20-0083](#) Special Use Permit #2019-0061
1400 Duke Street - Executive Diner
Public hearing and consideration of a request for additional outdoor seating at an existing restaurant (amending SUP #2018-0116); zoned: OCM (50)/Office commercial medium (50).
Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney
Planning Commission Action: Recommended Approval 6-0

Attachments: [20-0083 Staff Report](#)
[20-0083 Presentation](#)

5. [20-0084](#) Text Amendment #2019-0005
Fall 2019 Zoning Ordinance Practical Updates
Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add definitions for public school (Section 2-187.2) and solar energy system (Sections 2-194.1); to amend the definition of structure, subordinate (Section 2-197.3) and floor area (Section 2-145); to amend Section 4-1203 to add public school as a special use in the I/Industrial zone; to amend Section 7-101 to permit solar energy systems as an accessory use; to amend Section 7-202 to permit open stairs within required yards; to amend Section 7-300 to permit a certain number of customers and employees within home occupations; to amend Section 8-200 to add parking standards for private, academic and public collegiate school uses and to reference section VIII.
Applicant: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommended Approval 7-0

Attachments: [20-0084 Staff Report](#)
[20-0084 Presentation](#)

6. [20-0085](#) Special Use Permit #2019-0063
3601 Richmond Highway - Virginia Polytechnic Institute and State University
Public hearing and consideration of a request for a special use permit to operate a public school; zoned: CDD #19/ Coordinated Development District #19.
Applicants: Virginia Tech Foundation, Inc. and CPYR Shopping Center, LLC., represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

Attachments: [20-0085 Staff Report](#)
[20-0085 Presentation](#)

7. [20-0087](#) Master Plan Amendment #2019-0005
Coordinated Development District Conceptual Design Plan #2019-0004
Development Special Use Permit #2019-0019
200 Stovall Street - Hoffman Town Center Block 6A
Public hearing and consideration of requests for: (A) Initiation of a master plan amendment; (B) a Coordinated Development District conceptual design plan (amending CDD Concept Plan #2019-0003); and (C) a development special use Permit with site plan (amending DSUP #2017-0015) to allow coworking offices in ground floor retail areas; zoned: CDD #2/Coordinated Development District #2.
Applicant: Perseus Realty, LLC, represented by Kenneth W. Wire, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [20-0087 Staff Report](#)
[20-0087 Presentation](#)
[20-0087 Floor Plan](#)

8. [20-0088](#) Development Special Use Permit #2019-0013
1500 Eisenhower Avenue - Alexandria Renew Enterprises
Public hearing and consideration of a request for a development special use permit with site plan (amending DSUP #2009-0017) to construct a Tunnel Dewatering Pumping Station for the RiverRenew Combined Sewer Remediation Project including special use permits for an increase in building height and a parking reduction; zoned: UT/ Utilities and Transportation.
Applicant: Alexandria Renew Enterprises, represented by Caitlin Feehan
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [20-0088 Staff Report](#)
[20-0088 Presentation](#)
[20-0088 Site Plan](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 8a. [20-0094](#) Public Hearing and Consideration of the Recommendation from the City Council Naming Committee to Change the Name of Simpson Triangle to Kettle Park.
- Attachments:** [20-0094 Simpson Triangle](#)
[20-0094 Simpson Triangle Proposal](#)
9. [19-2239](#) Consideration of recommendations for the Seminary Road Complete Streets Project.
- Attachments:** [19-2239 Attachment 1 - Seminary Road Phase 1-3 Comment Summary and Ap](#)
[19-2239 Attachment 2 - Seminary Road Traffic and Parking Board June 24 Doc](#)
[19-2239 Attachment 3 - FHWA Countermeasure Summary Sheets for Attachm](#)
[19-2239 Attachment 4 - Traffic and Parking Board June 24 Meeting Minutes](#)
[19-2239 Attachment 5 - Compiled Community Feedback](#)
[19-2239 Attachment 6 - Appeal of the Traffic and Parking Board Decision](#)
[19-2239 Attachment 7 - Transportation Commission Letter to Mayor & City Cou](#)
[19-2239 Attachment 8 - Alexandria Fire Department Comments on the Semina](#)
[19-2239 Attachment 9 - Presentation Seminary Road v1](#)
[19-2239 Alexandria City Council Seminary Memo September 2019](#)
[19-2239 After items:Seminary Rd](#)

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

10. [19-2336](#) Public Hearing and Consideration of an appeal of the Planning Commission's June 25, 2019 decision to approve a Preliminary Plat of Subdivision (SUB #2019-0003) at 2911 & 2915 Holly Street to subdivide four existing lots into three lots.
Applicant: Christian Cerria, represented by Kenneth W. Wire, attorney
Appellant: Various Appellants
Tax Assessment Map Numbers: 024.01-02-29 and 024.01-02-30
Attachments: [19-2336 Memorandum](#)
[19-2336 Presentation](#)
11. [20-0086](#) Development Special Use Permit #2019-0001
Special Use Permit #2019-0062
Transportation Management Plan Special Use Permit #2019-0046
1300 & 1310 King Street
Public hearing and consideration of a request for (a) a development special use permit and site plan with modifications to construct a 31-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic townhouses for commercial use, including special use permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to allow for more than 75 percent compact spaces and a reduction of the number of required loading spaces for the commercial uses; (b) a special use permit for a restaurant; and (c) a special use permit for a transportation management plan; zoned: KR/ King Street Urban Retail.
Applicant: 1300 King, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [20-0086 Staff Report](#)
[20-0086 Presentation](#)
[20-0086 Site Plan](#)

ORDINANCES AND RESOLUTIONS

12. [20-0028](#) Public Hearing. Second Reading and Final Passage of an Ordinance to Prohibit Firearms on City Property. [ROLL-CALL VOTE]
Attachments: [20-0028 Cover sheet](#)
[20_0028 Amended City Property Gun Prohibition Ordinance 082019](#)
[20-0028 After Items](#)
[20-0028 After Items 2](#)

13. [19-2136](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 068.04 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 seven acres located on the eastern portion of the property at 5001 Eisenhower Avenue from, Office Commercial Medium (100)/OCM(100) to Commercial Residential Mixed Use (High)/CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0001 (Implementation Ordinance for Rezoning No. 2019-0001 associated with Victory Center approved by City Council on May 18, 2019). [ROLL-CALL VOTE]
Attachments: [19-2136 cover](#)
[19-2136 ordinance](#)
[19-2136 attachment](#)
[19-2136 After Items](#)
[19-2136 After Items 2](#)
14. [19-2341](#) Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the owner of the property located at 500 Wolfe Street to construct and maintain an encroachment for a fence at that location (Implementation Ordinance for Encroachment No. 2019-0001 associated with 500 Wolfe Street approved by City Council on July 9, 2019). [ROLL-CALL VOTE]
Attachments: [19-2341 cover](#)
[19-2341 ordinance](#)
[19-2341 attachment](#)
[19-2341 After Items](#)
[19-2341 After Items 2](#)
15. [19-2343](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2019-0004 (Implementation Ordinance for Text Amendment No. 2019-0004 associated with Greenhill South CDD approved by City Council on July 9, 2019). [ROLL-CALL VOTE]
Attachments: [19-2343 cover](#)
[19-2343 ordinance](#)
[19-2343 After Items](#)
[19-2343 After Items 2](#)
16. [19-2345](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 067.02 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 South Pickett Street from, I/Industrial to CDD#28/Coordinated Development District #28 in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0005 (Implementation Ordinance for Rezoning No. 2019-0005 associated with Greenhill South CDD approved by City Council on July 9, 2019). [ROLL-CALL VOTE]

Attachments: [19-2345 cover](#)
[19-2345 ordinance](#)
[19-2345 After Items](#)
[19-2345 After Items 2](#)

17. [19-2347](#) 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 the Eisenhower East Small Area Plan chapter of such master plan as Master Plan Amendment No. 2019-0002 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2019-0002 associated with WMATA Office Building approved by City Council on July 9, 2019). [ROLL-CALL VOTE]

Attachments: [19-2347 cover](#)
[19-2347 ordinance](#)
[19-2347 attachments](#)
[19-2347 After Items](#)
[19-2347 After Items 2](#)

18. [19-2349](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 072.02 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 a portion of 2393 Mill Road from UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2, for 2395 Mill Road from OCM(100)/Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100) /Office Commercial Medium (100) zone and UT/ Utilities and Transportation to CDD #2/Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2, and for a portion of 2421 Mill Road from OCM(100)/ Office Commercial Medium and UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0003 (Implementation Ordinance for Rezoning No. 2019-0003 associated with WMATA Office Building approved by City Council on July 9, 2019). [ROLL-CALL VOTE]

Attachments: [19-2349 cover](#)
[19-2349 ordinance](#)
[19-2349 attachment](#)
[19-2349 After Items](#)
[19-2349 After Items 2](#)

19. [20-0091](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend Section 10-4-8: Parking for more than 72 Continuous Hours. [ROLL-CALL VOTE]

Attachments: [20-0091 Attachment 1 - Cover Sheet](#)
[20-0091 Attachment 2 - Ordinance](#)
[20-0091 Attachment 3 - QuestionnaireSummary](#)
[20-0091 Attachment 4 - Presentation](#)
[20-0091 After Items](#)
[20-0091 After Items 2](#)

20. [20-0092](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend Section 5-8-93: Parking Meters; Hours and Days of Operation, Maximum Time Limits, Rates. [ROLL-CALL VOTE]

Attachments: [20-0092 Attachment 1 Parking Meter Limits Cover Sheet](#)
[20-0092 Attachment 2 Parking Meter Limit Ordinance](#)
[20-0092 After Items](#)
[20-0092 After Items 2](#)

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 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 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made.

City 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.