

City of Alexandria

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



Docket - Final

Saturday, September 12, 2020

9:30 AM

Virtual Meeting

City Council Public Hearing

Due to the COVID-19 pandemic emergency, the September 12, 2020 Public Hearing Meeting of the Alexandria City Council is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 202 and/or Section 4.0-00(g) in HB29 and HB30 to undertake essential business. All the members of the City Council and staff are participating from remote locations through a video conference call on Zoom. The meeting can be accessed by the public through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoon by the following link:

URL: https://zoom.us/webinar/register/WN_wFMTDnUHT22ysjjpnoAJAQ
Webinar ID: 975 9178 4491
Webinar Passcode: 348732
Dial-in number: 301-715-8592

PLEASE LOG-IN EARLY IF POSSIBLE.

Links

Meeting agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom registration form

If you wish to use Zoom to watch this meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form

<https://survey.alexandriava.gov/s3/VIRTUAL-City-Council-Speakers-Form>

Those wishing to address Council should submit a Speaker's Form. Submission of written statements is encourages. Please sign up after the docket is created, you are able verify on the City's website. If the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form. If you have a prepared statement, you may email it to the City Clerk at gloria.sitton@alexandriava.gov. Speakers are encouraged to submit their written comments to the City Clerk.

When your name is called to speak, the Zoom host will prompt you to unmute your microphone. If you are participating via smartphone, press *6 to mute/unmute your microphone. You will be called on by name or the last 4 digits of your phone number when it is your turn to speak. When you are finished speaking or at 3 minutes (whichever comes first), you will be muted again.

OPENING

- 1. Calling the Roll.**
- 2. Public Discussion Period**

[21-0278](#) Public Discussion Period

Attachments: [21-0278 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

Planning Commission (3-6)

- 3. [21-0196](#)** Special Use Permit #2019-00107
300 King Street (Parcel Address: 302 King Street) - Kisso Asian Bistro
Public Hearing and consideration of a request for a Special Use Permit to increase the hours of operation and to add delivery vehicles at an existing grandfathered restaurant; zoned: KR/King Street Urban Retail.
Applicant: Ren Yong Cai
Planning Commission Action: Recommended Approval 6-0
Attachments: [21-0196 Staff Report](#)
[21-0196 Presentation](#)
- 4. [21-0197](#)** Special Use Permit #2020-00039
2050 Ballenger Avenue - Catholic University of America
Public Hearing and consideration of a request for a Special Use Permit for a private academic school; zoned: CDD#1/Coordinated Development District #1.
Applicant: The Catholic University of America, represented by David S. Houston,

agent

Planning Commission Action: Recommended Approval 6-0

Attachments: [21-0197 Staff Report](#)
[21-0197 Presentation](#)

5. [21-0198](#)

Encroachment #2020-00003

1217 Colonial Avenue - Residential Encroachment

Public Hearing and consideration of a request for an Encroachment into the public right-of-way on Colonial Avenue for a retaining wall; zoned: RB/Townhouse.

Applicant: John D. Bullington, represented by Minturn Wright, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [21-0198 Staff Report](#)
[21-0198 Presentation](#)

6. [21-0199](#)

Zoning Text Amendment #2020-00005

Zoning Ordinance Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-700 to add to the list of zones the RMF Zone; to amend definitions for floor area (Section 2-145(A)(11) and (12)), medical care facilities (Section 2-174) and townhouse dwelling and two-family dwelling (Sections 2-138 and 2-140); to amend the RB and RM zone grandfathering provisions (Section 3-707(B) and 3-1108 (B)); to amend Section 3-1406 to add the effective date of the ordinance; to allow open porches meeting specific criteria in required side yards (Sections 7-202 and 11-302); to add Section 7-202(E) to allow fences taller than 6 feet between residential properties and certain other uses; to clarify provisions regarding fences on corner lots (Sections 7-1700, 7-1701 and 7-1702); to add Section 7-2600 to limit the percentage of a window that may be blocked by art, signs or other materials; to amend Section 11-804 to remove reference to a repealed law; to amend various provisions related to the Board of Zoning Appeals to comply with the Code of Virginia (Sections 11-1008, 11-1103, 11-1104, and 11-1207); to amend Section 12-101(B)(3) to expand the applicability of the residential reversion criteria; to amend Section 12-102(D) to correctly reference the KR zone and apply residential reuse to specific blocks along King Street.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

Attachments: [21-0199 Staff Report](#)
[21-0199 Presentation](#)
[21-0199 After Items](#)

END OF ACTION CONSENT CALENDAR**REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

7. [21-0211](#) Public Hearing and Consideration of a Form Lease for Renewing and Issuing Leases to Artists and Arts Organizations through March 31, 2022 at the Torpedo Factory Art Center located at 105 N. Union Street.

Attachments: [20-1050 Attachment - TFAC Lease - through March 2022](#)

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

8. [21-0200](#) Zoning Text Amendment #2019-00007
Increased Density for Public School Sites
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 7-2100 to allow for an increase in density for public school use.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

Attachments: [21-0200 Staff Report](#)

[21-0200 Presentation](#)

[21-0200 After Items](#)

9. [21-0201](#) Rezoning #2020-00002
Development Special Use Permit #2020-00010
1009, 1101, 1201 & 1203 Janney's Lane and 1099 Francis Hammond Parkway - Douglas MacArthur Elementary School
Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the POS/Public open space and community recreation zone portion to R-8/Single-family zone at 1101 Janney's Lane, change the R-20/Single-family zone to R-8/Single-family zone at 1201 and 1203 Janney's Lane, and change the R-8/Single-family zone portion to POS/Public open space and community recreation zone at 1099 Francis Hammond Parkway; and (B) a Development Special Use Permit and site plan to demolish the existing building and construct a new public school, including Special Use Permits for an increase in floor area and height pursuant to Section 7-2100 of the Zoning Ordinance (if Text Amendment #2019-00007 is approved), to exceed the maximum parking requirement, an indoor and outdoor recreation facility and community center use, and modifications to the front and rear yard setbacks; zoned: R-8/Single-family,

R-20/Single-family, and POS/Public Open Space and Community Recreation.

Applicants: Alexandria City Public Schools and City of Alexandria

Planning Commission Action: Recommended Approval 6-0

Attachments: [21-0201 Staff Report](#)

[21-0201 Presentation](#)

[21-0201 Site Plan](#)

[21-0201 After Items](#)

10. [21-0202](#)

Special Use Permit #2020-00045

3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue) - Hops
'N Shine

Public Hearing and consideration of a request for a Special Use Permit for outdoor live entertainment; increase in indoor and outdoor seats; increase in hours of indoor and outdoor hours of operation; an outdoor bar, outdoor cooking and outdoor games; and delivery vehicles for an existing restaurant (amending SUP #2017-0091); zoned: CG/Commercial General.

Applicant: Abe Hadjiesmaeiloo

Planning Commission Action: Recommended Approval 6-0

Attachments: [21-0202 Staff Report](#)

[21-0202 Presentation](#)

[21-0202 After Items](#)

11. [21-0203](#)

Vacation #2019-00002

2 East Mason Avenue - Vacation

Public Hearing and consideration of a request to vacate a portion of the public right-of-way adjacent to 2 East Mason Avenue and along Commonwealth Avenue to add area to a residential side yard for a fence; zoned: RB/Townhouse.

Applicants: Elizabeth and Jesse Jardim

Planning Commission Action: Recommended Approval 5-1

Attachments: [21-0203 Staff Report](#)

[21-0203 Presentation](#)

[21-0203 After Items](#)

12. [21-0204](#)

Zoning Text Amendment #2020-00003

Small Business Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections in Articles II - VIII, XI and XII to amend commercial use definitions, commercial use conditions and home occupation requirements and to change certain uses from requiring Special Use

Permits and Administrative Use Permits to either Administrative Special Use Permits or permitted uses.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

Attachments: [21-0204 Staff Report](#)

[21-0204 Presentation](#)

13. [21-0205](#)

Development Special Use Permit #2019-00033

Special Use Permit #2020-00036

116 South Henry Street - GCP Henry Street

Public Hearing and consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a 16-unit mixed-use retail/residential building with ground floor commercial uses facing South Henry Street, a three-unit multi-family residential building facing South Patrick Street and a 142-space automated parking garage, including special use permits for motor vehicle parking or storage for more than 20 vehicles for the six-story automated parking structure, to increase the number of dwellings per acre to no more than 54.45, to exceed the maximum parking requirement, and for a loading space reduction to allow reduced loading space ceiling height and modifications for open space, setbacks, crown coverage and street tree requirements; and (B) a Special Use Permit for a restaurant; zoned: CD/Commercial Downtown.

Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Recommended Approval 5-0

Attachments: [21-0205 Staff Report](#)

[21-0205 Presentation](#)

[21-0205 Site Plan](#)

[21-0205 After Items](#)

14. [21-0206](#)

Development Special Use Permit #2019-00032

Special Use Permit #2020-00033

Transportation Management Plan Special Use Permit #2020-00034

912, 916 and 920 King Street - GCP King Street

Public Hearing and consideration of a request for (a) a Development Special Use Permit and site plan with modifications to construct a 30-unit multifamily building with ground-floor commercial uses, including Special Use Permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to provide all required parking spaces in the garage at 116 South Henry Street and a loading reduction to allow for reduced loading space ceiling height; (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: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Recommended Approval 5-0

Attachments: [21-0206 Staff Report](#)

[21-0206 Presentation](#)

[21-0206 Site Plan](#)

[21-0206 After Items](#)

ORDINANCES AND RESOLUTIONS

15. [21-0210](#) Public Hearing, Second Reading and Final Passage of an ordinance to prevent the spread of the Novel Coronavirus, SARS-CoV-2, and the disease it causes, commonly referred to as COVID-19, by requiring face coverings in certain indoor and outdoor locations. [ROLL-CALL VOTE]
- Attachments:** [21-0168 Attachment 1 - Coversheet](#)
[21-0168 Attachment 2 - Ordinance](#)
[21-0210 After item: Final approved ordinance](#)
[21-0210 After Items](#)
[21-0210 Final Ordinance](#)
16. [20-1067](#) 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 Braddock Road Metro Station Small Area Plan chapter of such master plan as Master Plan Amendment No. 2020-00002 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. 2020-00002 associated with 701 North Henry Street approved by City Council on July 7, 2020). [ROLL-CALL VOTE]
- Attachments:** [20-1067 cover](#)
[20-1067 ordinance](#)
[20-1067 Final Ordinance](#)
17. [20-1069](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 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 the property at 701 North Henry Street from, CSL/Commercial Service Low to CRMU-M/Commercial Residential Mixed Use (Medium) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2020-00001 (Implementation Ordinance for Rezoning No. 2020-00001 associated with 701 North Henry Street approved by City Council on July 7, 2020).

[ROLL-CALL VOTE]

Attachments: [20-1069 cover](#)
[20-1069 ordinance](#)
[20-1069 Final Ordinance](#)

18. [21-0208](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend City Code Section 2-5-31 Regarding the Employee Homeownership Incentive Program to Update Assistance Amounts Pursuant to FY 2021 Budget.[ROLL-CALL VOTE]

Attachments: [21-0148 Attachment 1- Cover Sheet for Ordinance](#)
[21-0148 Attachment 2- Ordinance](#)
[21-0208 Final Ordinance](#)

19. [21-0209](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2021. [ROLL-CALL VOTE]

Attachments: [21-0127 Att 1 - Fall SAO Ordinance Cover](#)
[21-0127 Att 2 - FY 2021 September SAO Ordinance](#)
[21-0127 Att 3 - Grant Attachment FY 2021](#)
[21-0209 Final Ordinance](#)

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 703.746.4550 (TTY/TDD 838.5056). We request that you provide a 48-hour notice to that City of Alexandria Page 7 Printed on 7/15/2020
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the proper arrangements may be made.
City meetings are closed-captioned for the hearing impaired.*

If the Mayor determines that weather or other conditions are such that it is hazardous for

members to attend the Saturday Public Hearing, the hearing will be continued to the next Saturday that is not a legal holiday.