

City of Alexandria

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



Docket - Final

Saturday, June 18, 2022

9:30 AM

Council Chamber

City Council Public Hearing

The June 18, 2022 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Registration: https://zoom.us/webinar/register/WN_t6Dj_yvRTyuf1vhWPJyxZA

Webinar ID: 990 9589 6474

Webinar Passcode: 501291

Dial-in number: 301-715-8592

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, please use the Dial-In number to access the meeting.

*****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 the 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/s3/2020-VIRTUAL-City-Council-Speakers-Form>

Those wishing to address Council should submit a Speaker's Form (see above).

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date 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 prepared statement or a written comments for the record you may email it

to the City Clerk at CouncilComment@alexandriava.gov.

Speakers are encouraged to submit their written comments to the City Clerk.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.
2. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-6)

Planning Commission

3. [22-1330](#) Zoning Text Amendment #2022-00008
(A) Initiation of a text amendment and (B) public hearing and consideration of a text amendment to the zoning ordinance to amend various sections of Article II to correct technical errors, to clarify open space and floor area regulations as related to accessory structures, and to define principal building; to amend section 7-103 to allow certain accessory structures forward of a front building wall for non-residential

lots; to amend sections 7-301 and 12-213 to clarify language related to home occupation limitations; to amend section 7-902 to clarify language related to zone transition setbacks; to amend section 11-1302 to specify what is authorized by special exception approval; and to amend section 12-102 to correct a technical error related to residential reuse.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 7-0

Attachments: [22-1330 Staff Report](#)

[22-1330 Presentation](#)

4. [22-1328](#) Special Use Permit #2022-00024
1101 King Street
Public Hearing and consideration of a request for a Special Use Permit for a conversion from nonresidential to residential use for the upper floors of an existing building including a parking reduction; zoned KR/King Street urban retail.
Applicant: AREP SOF III King Street LLC, represented by Kenneth W. Wire, attorney
Planning Commission Action: Recommended Approval 7-0
Attachments: [22-1328 Staff Report](#)
[22-1328 Presentation](#)
5. [22-1331](#) Rezoning #2022-00002
31 and 33 East Bellefonte Avenue
Public Hearing and consideration of a request for an amendment to the official zoning map to change the zone from R-2-5/Single- and two-family to RB/Townhouse; zoned R-2-5/Single- and two-family.
Applicant: Megan Lantz, Catterson Oh, and Michelle Taylor, represented by Kim Robbert
Planning Commission Action: Recommended Approval 6-1
Attachments: [22-1331 Staff Report](#)
[22-1331 Presentation](#)
6. [22-1329](#) Development Special Use Permit #2021-10022
3120 Colvin Street - Colvin Street Garage
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 2-story commercial building for general auto repair and a warehouse, including a Special Use Permit to increase the Floor Area Ratio to 0.96; zoned: I/Industrial.
Applicant: Khanh Nguyen

Planning Commission Action: Recommended Approval 7-0

Attachments: [22-1329 Staff Report](#)
[22-1329 Presentation](#)

END OF ACTION CONSENT CALENDAR

III. ROLL-CALL CONSENT CALENDAR (7-11)

7. [22-1223](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00002 (Implementation Ordinance for Text Amendment No. 2022-00002 associated with Eisenhower East Block 23 approved by City Council on May 14, 2022). [ROLL-CALL VOTE]
- Attachments:** [22-1223 cover](#)
[22-1223 ordinance](#)
[22-1223 Final Ordinance](#)
8. [22-1287](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Chapter 8 (Parking and Traffic Regulations) of Title 5 (Transportation and Environmental Services) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [22-1097 Attachment 1 Ordinance Cover Sheet](#)
[22-1097 Attachment 2 Ordinance](#)
[22-1097 Attachment 3 Resolution](#)
[22-1097 Attachment 4 Map](#)
[22-1097 Attachment 5 Parking Data](#)
[22-1097 Attachment 6 - Traffic & Parking Board Letter](#)
[22-1097 Attachment 7 Presentation](#)
[22-1287 letter](#)
[22-1287 Final Resolution](#)
[22-1287 Final Ordinance](#)
9. [22-1288](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance City and Schools Capital Projects and to Refund Certain Outstanding Bonds of the City. [ROLL-CALL VOTE]

Attachments: [21-1193 Att 1 - Bond Authorization 2019 ordinance cover](#)
[21-1193 Att 2 - Bond Authorization 2019 ordinance.doc](#)
[21-1193 Att 3 - Form of Bond](#)
[22-1288 Final Ordinance](#)

10. [22-1290](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2023. [ROLL-CALL VOTE]

Attachments: [22-1240 Att 1 - FY 2023 App Ord Cover](#)
[22-1240 Att 2 - FY 2023 App Ord.docx](#)
[22-1240 Att 3 - Table 1 - Departments and Funds](#)
[22-1240 Att 4 - Table II - Revenue](#)
[22-1290 Final Ordinance](#)

11. [21-1114](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate two alleys located in the 700 block of North West Street (VAC No. 2020-00004) (Implementation Ordinance for Vacation No. 2020-00004 associated with Braddock West approved by City Council on May 15, 2021).

Attachments: [21-1114 cover](#)
[21-1114 ordinance](#)
[21-1114 Final Ordinance](#)

12. [22-1339](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2022. [ROLL-CALLVOTE]

Attachments: [22-1339 Attachment 1 - Ordinance Cover June 2022 SAO](#)
[22-1339 Attachment 2 - June 2022 Supplemental Appropriation Ordinance](#)
[22-1339 Attachment 3 - Grant Attachment June 2022 SAO](#)
[22-1339 Final Ordinance](#)

END OF ROLL-CALL CONSENT CALENDAR

IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

13. [22-1307](#) Public Hearing and Consideration to Name the City Facility at 4850 Mark Center Drive to honor former Councilwoman Redella S. "Del" Pepper.

Attachments: [22-1307 Resolution 3037](#)
[22-1307_4850 Mark Center Dr Naming Community Engagement](#)

14. [22-1308](#) Public Hearing and Consideration of a License Extension, Amendment No. 5, between the City of Alexandria and the Tall Ship Providence Foundation for the Docking of the Tall Ship Providence in the City Marina.

Attachments: [22-1308 Attachment 1 TSPF License Amendment 5](#)
[22-1308 Attachment 2 TSPF Full Agreement Amendment 4](#)

15. [22-1284](#) Public Hearing and Consideration of a Lease Agreement Between the City and Jeffrey L. Yates, TR for Use of Public Right of Way Adjacent to 1050 North Fayette Street.
Attachments: [22-1284 Lease Letter of Intent for Proposed Lease Between City of Alexandria](#)
16. [22-1292](#) Public Hearing and Consideration of a Five-Year License Agreement between the City of Alexandria, Virginia and Harbor Link Virginia, LLC. to install conduits and dark fiber in the City's rights-of-ways but not provide telecommunications service or cable service in the City.
Attachments: [22-1292 Attachment 1 Harbor Link License Agreement](#)
[22-1292 Attachment 2 Map Route](#)
[12-1218 Attachment 3 Harbor Link License Council Presentation](#)
17. [22-1291](#) Public Hearing and Consideration and Approval of a Form Lease for Renewing and Issuing Leases to Artists and Arts Organizations through September 30, 2027 at the Torpedo Factory Art Center located at 105 N. Union Street.
Attachments: [22-1291 Attachment 1 TFAC Lease 2022](#)
[22-1291 Attachment 2 TFAC Operating Rules and Procedures](#)
18. [22-1315](#) Public Hearing and Consideration of extension of License Agreement between the City of Alexandria and St. Stephen's and St. Agnes School for the use of the recreational facilities located at Ft. Ward Park.
Attachments: [22-1315 Draft license agreement between St. Stephen's and St. Agnes School](#)
19. [22-1336](#) Public Hearing and Consideration of a Lease Agreement Between the City and Sheikh Mohammad Arshad to Use City-owned Property at 206 Strand Street.
Attachments: [22-1336 Lease Agreement](#)

V. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

20. [22-1332](#) Encroachment #2022-00004
4901, 4915 Polk Avenue, and unimproved public right-of-way - Alexandria Free Methodist Church
(This item was previously deferred from the May 14, 2022 Public Hearing Meeting)
Public Hearing and consideration of requests for an Encroachment on an unimproved portion of public right-of-way to permit construction of a segment of a private driveway; zoned: R-20/Single-family zone (Seminary Hill/Strawberry Hill).

Applicant: Trustees of Alexandria Free Methodist Church, represented by Mark Yoo, architect and/or Aaron M. Vinson, engineer.

Planning Commission Action: Recommended Approval 7-0

Attachments: [22-1332 Staff Report](#)

[22-1332 Presentation](#)

[22-1332 letter](#)

[22-1332 CC ENC22-04 Memo FINAL 6.18.22](#)

VI. ORDINANCES AND RESOLUTIONS

None.

VII. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

VIII. Adjourn.

This docket is subject to change.

Limited 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.