

# City of Alexandria

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



## **Docket - Final**

**Tuesday, July 5, 2022**

**5:30 PM**

**City Council Public Hearing**

The July 5, 2022 Special 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 link: [https://zoom.us/webinar/register/WN\\_IsOoome8RlanRE\\_KIC6StA](https://zoom.us/webinar/register/WN_IsOoome8RlanRE_KIC6StA)

Webinar ID: 920 2398 1004

Webinar Passcode: 705725

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](mailto:CouncilComment@alexandriava.gov). Speakers are encouraged to submit their written comments to the City Clerk.

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Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto: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](mailto: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.

## I. OPENING

### 1. Calling the Roll.

[23-0131](#) Roll-Call Card

**Attachments:** [23-0131\\_roll call card](#)

### 2. Public Discussion Period

[23-0130](#) After Items

**Attachments:** [23-0130\\_after items](#)

[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)

#### Planning Commission

3. [22-1354](#) Zoning Text Amendment #2022-00004  
Auxiliary Dwelling Units in Commercial Zones  
Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add the definition for auxiliary dwellings in section 2-136.2; change the code number reference for co-living dwellings; to amend Sections 4-100, 4-200, 4-300, 4-400, 4-500, 4-600, 4-800, 4-900, 4-1000,

5-100, 5-200, 5-300, 5-400, 5-500, and 6-700 to make auxiliary dwellings a permitted use and establish the standards for auxiliary dwellings; to allow auxiliary dwellings in the NR zone under Section 4-1400; and to amend Section 8-200 to establish parking requirements for auxiliary dwellings.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [22-1354 Staff Report](#)  
[22-1354 Presentation](#)

## END OF ACTION CONSENT CALENDAR

### III. ROLL-CALL CONSENT CALENDAR (4-7)

4. [22-1221](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 4915 Polk Avenue to construct and maintain an encroachment for a driveway in the public right of way adjacent to that location (Implementation Ordinance for Encroachment No. 2022-00004 associated with Alexandria Free Methodist Church approved by City Council on June 18, 2022). [ROLL-CALL VOTE]  
**Attachments:** [22-1221 cover](#)  
[22-1221 ordinance](#)  
[22-1221 final ordinance \(signed\)](#)
5. [22-1243](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 034.04 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 properties at 31 and 33 East Bellefonte Avenue from R-2-5/Single- and two-family zone to RB/Townhouse zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00002 (Implementation Ordinance for Rezoning No. 2022-00002 associated with 31 and 33 East Bellefonte Avenue approved by City Council on June 18, 2022).[ROLL-CALL VOTE]  
**Attachments:** [22-1243 cover](#)  
[22-1243 ordinance](#)  
[22-1243 letter](#)  
[22-1243 final ordinance \(signed\)](#)
6. [22-1247](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Articles II (DEFINITIONS), VII (SUPPLEMENTAL ZONE REGULATIONS), and XII (NONCOMPLIANCE AND NONCONFORMITY) and Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00008 (Implementation Ordinance for Text Amendment No. 2022-00008 associated with the minor

amendments approved by City Council on June 18, 2022). [ROLL-CALL VOTE]

**Attachments:** [22-1247 cover](#)  
[22-1247 ordinance](#)  
[22-1247 final ordinance \(signed\)](#)

7. [22-1271](#) Public Hearing, Second Reading and Final Passage of an Ordinance to repeal Ordinance No. 5416 that vacated a portion of the public right-of-way that is part of an alley along Mount Vernon Avenue, which is bounded by 3608 Mount Vernon Avenue to the southeast and 3610 Mount Vernon Avenue to the northwest (VAC No. 2021-00001). [ROLL-CALL VOTE]

**Attachments:** [22-1271 cover](#)  
[22-1271 ordinance](#)  
[22-1271 final ordinance \(signed\)](#)

## END OF ROLL-CALL CONSENT CALENDAR

### IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

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

#### Planning Commission (continued)

8. [22-1355](#) Coordinated Development District Conceptual Design Plan #2022-00002  
Development Special Use Permit #2022-10012  
Transportation Management Plan Special Use Permit #2022-00033  
221 West Glebe Road and 3606, 3608, 3610, 3612 and 3700 Mount Vernon Avenue - AHDC Glebe/Mt. Vernon  
Public Hearing and consideration of requests for: (A) a Coordinated Development District (CDD) Conceptual Design Plan (amending CDD #2021-00005); (B) a Development Special Use Permit (DSUP) with site plan including special use permits for additional density through the provision of affordable housing pursuant to Section 7-700 and for a parking reduction; modifications to the height-to-setback ratio, the line at zone transition, and the front yard setback as per Sections 6-403, 7-902(A) and 7-902(B) respectively, to construct a mixed-use affordable housing multifamily development with structured parking (amending DSUP #2021-10024); and, (C) a Tier III Transportation Management Plan Special Use Permit (TMP SUP) (amending SUP #2021-00063); zoned: CDD #12/Coordinated Development District #12.  
Applicants: Alexandria Housing Development Corporation (AHDC), represented by Duncan W. Blair, attorney, and the City of Alexandria  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [22-1355 Staff Report](#)  
[22-1355 Presentation](#)  
[22-1355 Site Plan](#)  
[22-1355 after items](#)

9. [22-1356](#) Master Plan Amendment #2022-00002  
Master Plan Amendment #2022-00001  
Zoning Text Amendment #2022-00007  
Zoning Text Amendment #2022-00006  
Rezoning #2022-00004  
Rezoning #2022-00003  
Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station (PRGS) CDD - 1300 North Royal Street  
Initiation of and Public Hearing and consideration of requests for: (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the Old Town North Urban Design Standards and Guidelines to add the Old Town North -Urban Standards and Guidelines addendum for the PRGS site and adding the-Design Excellence Pre-Requisites and Criteria for the PRGS site (B) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map in the plan per the heights proposed in the Coordinated Development District conceptual design plan; (C) a Text Amendment to the Zoning Ordinance to amend the provisions of section 5-602 to establish CDD #30 / Coordinated Development District #30; (D) A Text Amendment to the Zoning Ordinance to amend the provisions of section 6-901 to extend the boundaries of the Old Town North arts and cultural district overlay to incorporate arts and cultural uses into the PRGS site; (E) an amendment to the official zoning map to change the zone from UT / Utilities and Transportation to CDD #30; (F) an amendment to the official zoning map to extend the boundaries of the Old Town North arts and cultural district overlay; (G) a Coordinated Development District conceptual design plan to redevelop the former Potomac River Generating Station site into a mixed-use neighborhood; zoned UT/Utilities and Transportation. Applicants: City of Alexandria (Text Amendments, master plan amendment for the design standards addendums and rezoning for arts and cultural district overlay only) HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommended Approval 7-0 (MPA2022-00001, MPA2022-00002, REZ2022-00006 & REZ2022-00007); Recommended Approval 6-1 (CDD2021-00004)

**Attachments:** [22-1356 Staff Report](#)  
[22-1356 Presentation](#)  
[22-1356 Conceptual Design Plan](#)  
[22-1356 letters](#)  
[22-1356 after items](#)

**VI. ORDINANCES AND RESOLUTIONS**

None.

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

**DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

**Planning Commission (continued)**

None.

**VIII. Adjourn.**

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*This docket is subject to change.*

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*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.*

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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 703-745-4550 (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.*

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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.*