

# City of Alexandria

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



## **Docket - Final**

**Saturday, September 17, 2022**

**9:30 AM**

**Council Chamber**

**City Council Public Hearing**

The September 17, 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\\_X2A-dEXBT2eOXHxntTybw](https://zoom.us/webinar/register/WN_X2A-dEXBT2eOXHxntTybw)

Webinar ID: 986 8648 8005

Webinar Passcode: 218491

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.

\*\*\*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.\*\*\*

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## I. OPENING

### 1. Calling the Roll.

[23-0330](#) Roll-Call Card

Attachments: [23-0330\\_roll call card](#)

### 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.]

[23-0332](#) Public Discussion After Item

Attachments: [23-0332\\_after item](#)

## II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

### ACTION CONSENT CALENDAR (3-7)

#### Planning Commission

### 3. [23-0257](#) Zoning Text Amendment #2022-00009

(A) Initiation and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to align minor elements of the King Street outdoor dining overlay zone (Section 6-800) with the commercial parklet program for outdoor dining in on-street parking spaces.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [23-0257 Staff Report](#)

[ZTA2022-00009 Presentation](#)

4. [23-0262](#)

Zoning Text Amendment #2022-00010

Minor Updates to the KR/King Street Urban Retail zone (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 6-702 to allow administrative special uses on both the ground and upper floors in the KR/King Street Urban Retail zone.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [23-0262 Staff Report](#)

[23-0262 Presentation](#)

5. [23-0263](#)

Special Use Permit #2022-00022

103A East Del Ray Avenue

Public Hearing and consideration of a request for a Special Use Permit for: (A) redevelopment of a developed substandard lot with lot modifications, and; (B) a two space Parking Reduction; zoned: R-2-5/Single and two-family.

Applicant: Melanie Bradshaw and David Metzner

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [23-0263 Staff Report](#)

[23-0263 Presentation](#)

[23-0263 after item](#)

6. [23-0264](#)

Special Use Permit #2022-00048

106 Hume Avenue - Stracci Pizza

Public Hearing and consideration of a Special Use Permit for a temporary trailer and outdoor dining with over 40 seats (amending SUP #2021-00033); zoned: CL/Commercial low.

Applicant: Stracci Pizza

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [23-0264 Staff Report](#)

[23-0264 Presentation](#)

7. [23-0265](#)

Special Use Permit #2022-00052

4200 Eisenhower Avenue - Joseph Hensley Park renovation

Public Hearing and consideration of a request for a Special Use Permit to allow three (3) structures above 15 feet that measure between 20 and 30 feet tall, for safety

netting and fencing around athletic fields within the public park; zoned: POS/Public Open Space.

Application: City of Alexandria, represented by Judy Lo, Department of Recreation, Parks and Cultural Activities

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [23-0265 Staff Report](#)

[23-0265 Presentation](#)

## END OF ACTION CONSENT CALENDAR

### III. ROLL-CALL CONSENT CALENDAR (8-12)

8. [23-0110](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Articles II (DEFINITIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), and VIII (OFF-STREET PARKING AND LOADING) of the City of Alexandria Zoning Ordinance to allow auxiliary dwelling units in commercial zones, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00004 (Implementation Ordinance for Text Amendment No. 2022-00004 associated with auxiliary dwelling units in commercial zones approved by City Council on July 5, 2022). [ROLL-CALL VOTE]

**Attachments:** [23-0110 cover](#)

[23-0110 ordinance](#)

[23-0110 letter](#)

[23-0110 final ordinance \(signed\) - Ord. No. 5449](#)

9. [23-0112](#) 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 Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment Nos. 2022-00001 and 2022-00002 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 Nos. 2022-00001 and 2022-00002 associated with Potomac River Generating Station approved by City Council on July 5, 2022). [ROLL-CALL VOTE]

**Attachments:** [23-0112 cover](#)

[23-0112 ordinance](#)

[523-0112 final ordinance \(signed\)](#)

10. [23-0116](#) 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) and Section 6-901 (OLD TOWN NORTH ARTS AND CULTURAL DISTRICT OVERLAY) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment Nos. 2022-00006 and 2022-00007 (Implementation Ordinance for Text Amendment Nos. 2022-00006 and 2022-00007 associated with Potomac River Generating Station approved by City Council on July 5, 2022). [ROLL-CALL VOTE]

**Attachments:** [23-0116 cover](#)  
[23-0116 ordinance](#)  
[23-0116 final ordinance \(signed\)](#)

11. [23-0120](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 045.01 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 properties at 1300, 1400 (portion), and 1500 (portion) North Royal Street from, UT/Utilities and transportation to Coordinated Development District #30 and Old Town North arts and cultural district overlay and in accordance with the said zoning map amendment heretofore approved by city council as Rezoning Nos. 2022-00003 and 2022-00004 (Implementation Ordinance for Rezoning Nos. 2022-00003 and 2022-00004 associated with Potomac River Generating Station approved by City Council on July 5, 2022). [ROLL-CALL VOTE]

**Attachments:** [23-0120 cover](#)  
[23-0120 ordinance](#)  
[23-0120 final ordinance \(signed\)](#)

12. [23-0282](#) 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). [ROLL-CALL VOTE]

**Attachments:** [23-0282 Ordinance Cover](#) [Braddock West vacation](#)  
[23-0282 ordinance](#)  
[23-0282 Final ordinance \(signed\) - Ord. No. 5453](#)

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

13. [23-0175](#) Public Hearing and Consideration of an Appeal of the Traffic and Parking Board's July 25, 2022 Decision to Recommend the Removal of Nine Parking Spaces on Polk Street between Pelham Street and Palmer Place. Appellant: Kathleen Burns on behalf of petitioners.

**Attachments:**   [23-0175 Attachment 1 Polk SRTS Report](#)  
[23-0175 Attachment 2 Community Comments](#)  
[23-0175 Attachment 3 July 25 T&PB Docket for Polk Ave](#)  
[23-0175 Attachment 4 Petition to Appeal the July 25 Traffic and Parking Board](#)  
[23-0175 Attachment 5 - Parking Study](#)  
[23-0175 Attachment 6 Presentation](#)  
[23-0175 letters](#)  
[23-0175 after items](#)

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

### **Planning Commission (continued)**

14.     [23-0266](#)     Encroachment #2022-00001  
300 Hume Avenue  
Public Hearing and consideration of a request for an Encroachment into the public rights-of-way along Hume Avenue and Turner Road for a fence; zoned: R-2-5/Single- and-two family.  
Applicant: Jeffrey W. Howard and Jenafer B. Howard, represented by Duncan W. Blair, attorney Planning Commission Action: Recommended Approval 6-1  
**Attachments:**   [23-0266 Staff Report](#)  
[23-0266 Presentation](#)  
[23-0266 letter](#)
15.     [23-0267](#)     Master Plan Amendment #2022-00003  
(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of the update to the Water Quality Management Supplement Chapter of the City's Master Plan and a change in name to the Chesapeake Bay Preservation Plan. The amendment is required pursuant to the Chesapeake Bay Preservation Act and the Chesapeake Bay Preservation Area Designation and Management Regulations, it includes an information base, policies and policy implementation related to: the location and extent of Chesapeake Bay Preservation Areas; physical constraints to development, including soil limitations; the character and location of commercial and recreational fisheries and other aquatic resources; shoreline and streambank erosion problems; existing and proposed land uses; catalog of existing and potential water pollution sources; and public and private waterfront access areas, including the general locations of or information about docks, piers, marinas, boat ramps, and similar water access facilities.  
Applicant: City of Alexandria, Department of Transportation & Environmental Services  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:**   [23-0267 Staff Report](#)  
[23-0267 Presentation](#)

16.     [23-0268](#)     Special Use Permit #2022-00049  
7 King Street, 101, 105 and 107 North Union Street - Vola's Dockside Grill  
Public Hearing and consideration of a request for a Special Use Permit for: (A) an expansion of the indoor dining area; (B) outdoor dining seats over 40; and (C) a temporary trailer (amending SUP #2017-00039): zoned; KR/King Street urban retail, WPR/Waterfront Park and recreation, and CD/Commercial downtown.  
Applicant: ARP Waterfront, LLC  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:**   [23-0268 Staff Report](#)  
                          [23-0268 Presentation](#)  
                          [23-0268 after item](#)
17.     [23-0269](#)     Rezoning #2022-00006  
Development Special Use Permit #2022-10011  
Transportation Management Plan Special Use Permit #2022-00053  
615, 615A and 621 King Street  
Public Hearing and consideration of a request for (A) a Rezoning of a portion of the property from CD / Commercial Downtown to KR / King Street Retail; (B) a Development Special Use Permit and Site Plan with modifications to construct a 24-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic buildings for commercial use, including Special Use Permits to increase the FAR up to 2.5 in the KR zone, to permit a personal service establishment with more than 30 linear feet of frontage on King Street, a Parking Reduction from 32 to zero parking spaces, and a loading space reduction from one to zero loading spaces for the commercial uses; and (C) a Special Use Permit for a transportation management plan; zoned KR / King Street Retail and CD / Commercial Downtown.  
Applicant: The Silverman Group, represented by M. Catharine Puskar, Attorney  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:**   [23-0269 Staff Report](#)  
                          [23-0269 Presentation](#)  
                          [23-0269 Site Plan](#)  
                          [23-0269 letter](#)  
                          [23-0269 after item](#)

## 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](http://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.*