

City of Alexandria

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



Docket - Final-revised

Saturday, October 15, 2022

9:30 AM

Council Chamber

City Council Public Hearing

The October 15, 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_EyeLPxEySbykxAudnNRcqQ

Webinar ID: 976 2987 7499

Webinar Passcode: 551320

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.

[23-0658](#) 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.]

II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-5)

Planning Commission

3. [23-0376](#) Special Use Permit #2022-00058
3103 Park Center, Unit 1600
Public Hearing and consideration of a request for a Special Use Permit for a congregate housing facility use; zoned: CRMU-H/Commercial Residential Mixed

Use-High.

Applicant: Sheltered Homes of Alexandria, represented by Mary Catherine Gibbs, attorney/agent.

Planning Commission Action: Recommended Approval 7-0

Attachments: [23-0376 Staff Report](#)
[23-0376 Presentation](#)

4. [23-0377](#)

Special Use Permit #2022-00061

516 Oronoco Street

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a health profession office and change in use from a non-complying personal service establishment to a health profession office.

Applicant: Stella Kim.

Planning Commission Action: Recommended Approval 7-0

Attachments: [23-0377 Staff Report](#)
[23-0377 Presentation](#)

5. [23-0381](#)

Special Use Permit #2022-00028

1940 Duke Street - Carlyle Block C Rooftop Amendment

Public Hearing and consideration of a request for a Special Use Permit to increase the gross square footage allowable for Carlyle Block C within the allowed maximum for the Carlyle District and to amend the Design Guidelines for Block C which includes an increase in height from the maximum of 82 feet currently allowed (amending SUP#2020-00065); zoned: CDD #1/Coordinated Development District #1.

Applicant: I&G Direct Real Estate 25 LP, represented by Robert Brant, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [23-0381 Staff Report](#)
[23-0381 Presentation](#)

END OF ACTION CONSENT CALENDAR

III. ROLL-CALL CONSENT CALENDAR (6-12)

6. [22-1245](#)

Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 300 Hume Avenue to maintain an encroachment for a fence along the public right-of-way on Hume Avenue (Implementation Ordinance for Encroachment No. 2022-00001 associated with 300 Hume Avenue approved by City Council on September 17, 2022). [ROLL-CALL VOTE]

Attachments: [22-1245 cover](#)
[22-1245 ordinance](#)
[22-1245 Final Ordinance Ord. No. 5455](#)

7. [23-0271](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 6-805 (STANDARDS FOR OUTDOOR DINING) 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 No. 2022-00009 (Implementation Ordinance for Text Amendment No. 2022-00009 associated with aligning the King Street Outdoor Dining Program with the Commercial Parklet Program approved by City Council on September 17, 2022). [ROLL-CALL VOTE]

Attachments: [23-0271 cover](#)
[23-0271 ordinance](#)
[23-0271 letter](#)
[23-0271 Final Ordinance Ord. No. 5456](#)

8. [23-0273](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 6-702 (USES) 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 No. 2022-0010 (Implementation Ordinance for Text Amendment No. 2022-00010 associated with minor updates to the KR/King Street Urban Retail zone approved by City Council on September 17, 2022). [ROLL-CALL VOTE]

Attachments: [23-0273 cover](#)
[23-0273 ordinance](#)
[23-0273 Final Ordinance Ord. No. 5457](#)

9. [23-0275](#) 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 Water Quality Management Supplement chapter replacing the chapter in its entirety with the Chesapeake Bay Preservation Plan chapter of such master plan as Master Plan Amendment No. 2022-00003 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. 2022-00003 associated with 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 approved by City Council on September 17, 2022). [ROLL-CALL VOTE]

Attachments: [23-0275 cover](#)
[23-0275 ordinance](#)
[23-0275 Final Ordinance Ord. No. 5458](#)

10. [23-0277](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and

reordain Sheet No. 074.02 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 properties at 615A and 621 King Street from, CD/Commercial downtown zone to KR/King Street urban retail zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00006 (Implementation Ordinance for Rezoning No. 2022-00006 associated with 615, 615A and 621 King Street approved by City Council on September 17, 2022). [ROLL-CALL VOTE]

Attachments: [23-0277_cover](#)

[23-0277_ordinance](#)

[23-0277_Final Ordinance Ord. No. 5459](#)

11. [23-0365](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Chapter 7 (COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)) of Title 7 (PLANNING AND DEVELOPMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [22-0365 Attachment 1 Alexandria CPACEOrdinance-Cover](#)
[22-0365 Attachment 2 C-PACE Amended Ordinance](#)
[22-0365 Attachment 3 Presentation Alexandria CPACE Ordinance-Revision](#)
[23-0365 Final Ordinance Ord. No. 5460](#)
12. [23-0366](#) Public Hearing, Second Reading and Final Passage of an Ordinance to adopt the use of photo speed monitoring devices in highway work zones and school crossing zones and civil penalties in Section 10-3-878.12 Article B (RECKLESS DRIVING, SPEEDING, ETC.) of Chapter 3 (OPERATION OF VEHICLES) of Title 10 (MOTOR VEHICLES AND TRAFFIC) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [23-0366 Attachment 1 - Ordinance Coversheet](#)
[23-0366 Attachment 2 - Ordinance](#)
[23-0366 Attachment 3 - Speed & Traffic Safety](#)
[23-0366 Attachment 4 - Map of School Zones in Alexandria](#)
[23-0366 Attachment 5 - Presentation](#)
[23-0366 Final Ordinance Ord. No. 5461](#)

END OF ROLL-CALL CONSENT CALENDAR

IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

13. [23-0391](#) Public Hearing and Consideration of a Five-Year License Agreement between the City of Alexandria, Virginia and Crown Castle Fiber, LLC., to Install Fiber in the City's Rights-of-Ways for its Wireless Telecommunications Facilities and for Providing Broadband Services for its Commercial Customers in the City.

Attachments: [23-0255 Alexandria Crown Castle Fiber License Agreement FINAL w Exhibits](#)

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

Planning Commission (continued)

14. [23-0378](#) Special Use Permit #2022-00018
1605 and 1611 Mount Vernon Avenue
Public Hearing and consideration of a request for a Special Use Permit to allow for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and service use until December 31, 2045 (amending SUP #2010-00052); zoned: CL/Commercial Low.
Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.
Planning Commission Action: Recommended Denial 5-2
Attachments: [23-0378 Staff Report](#)
[23-0378 Presentation](#)
[23-0378 letters](#)
15. [23-0379](#) Special Use Permit #2022-00063
1707, 1709 and 1711 Mount Vernon Avenue
Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP #2006-0019); zoned: CL/Commercial Low.
Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.
Planning Commission Action: Recommended Approval 4-3
16. [23-0380](#) Special Use Permit #2022-00064
1801 Mount Vernon Avenue
Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP #2006-0021); zoned: CL/Commercial Low.
Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent
Planning Commission Action: Recommended Approval 4-3
17. [23-0382](#) Master Plan Amendment #2022-00004
Rezoning #2022-00005
Development Special Use Permit #2022-10014
2729 King Street - Woodbine Rehabilitation and Healthcare Facility Addition

Public Hearing and consideration of a request for: (A) Master Plan Amendment to change the height of the subject property to a maximum of 45 feet; (B) an amendment to the official zoning map to change the zone from R-8/Single-family to RB/Townhouse and; (C) a Development Special Use Permit and site plan to construct an addition to an existing nursing home, with modifications to both side yard setbacks to allow greater than 50% of the southern side yard for parking and to the zone transition setbacks and a special use permit for a parking reduction to reduce the number of required loading spaces and increase the percentage of compact spaces to 82%; zoned R-8 / Single-Family Zone.

Applicant: Woodbine Property 1, LLC. represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: [23-0382 Staff Report](#)
 [23-0382 Presentation](#)
 [23-0382 Site Plan](#)

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.