

3/17/18 PHM



Roll-Call Card

Roll
Call

#12 - 18

Mayor Silberberg	✓									
Vice Mayor Wilson	✓		motion							
Councilman Bailey	✓									
Councilman Chapman	✓									
Councilmember Lovain	✓									
Councilwoman Pepper	✓									
Councilman Smedberg	✓		second							

City of Alexandria

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



Docket - Final

Saturday, March 17, 2018

9:30 AM

City Council Public Hearing

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

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

OPENING

1. Calling the Roll. *all present*
2. Public Discussion Period. *Wilson / Smedberg*

[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 the docketed items.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-4)

Wilson / Bailey

Planning Commission

3. 18-7467 Special Use Permit #2017-0117
3141 & 3147 Duke Street (parcel addresses: 3125 & 3127 Duke Street)
Public hearing and consideration of a request for additional outdoor dining; zoned: CG/Commercial General.
Applicant: Glory Days Grill of Alexandria, LLC
Planning Commission Action: Recommended Approval 7-0
Attachments: 18-7467 Staff Report
18-7467 Presentation
4. 18-7468 Special Use Permit #2018-0001
1001 A Queen Street (parcel address: 300 North Patrick Street)
Public hearing and consideration of a request for a five-year review of a rooming house and for a change of ownership; zoned: CL/Commercial Low.
Applicant: Edward V. Jordan Living Trust
Planning Commission Action: Recommended Approval 7-0
Attachments: 18-7468 Staff Report
18-7468 Presentation

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

5. 18-7104 Public Hearing and Consideration of a License Agreement Between the City of Alexandria and Spirit Cruises, LLC., for Use of the City's Marina.
Attachments: 18-7104 Attachment 1 *Wilson/Smedberg*
18-7104 Presentation

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

6. 18-7469 Special Use Permit #2017-0133
218 North Lee Street, 2nd floor
Public hearing and consideration of a request to operate a restaurant (currently grandfathered); zoned: CD/Commercial Downtown.
Applicant: Tandoori Nights of Alexandria, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 7-0
Attachments: 18-7469 Staff Report *Wilson/Pepper*
18-7469 Presentation
7. 18-7470 Text Amendment #2018-0003
Small Accessory Buildings
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 7-202 and 2-145 regarding small accessory buildings in required yards and floor area ratio.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 7-0
Attachments: 18-7470 Staff Report *Smedberg/Pepper*
18-7470 Presentation
8. 18-7472 Special Use Permit #2017-0091
3410 Mount Vernon Avenue (parcel address: 3408 Mount Vernon Av) - Secret Garden Restaurant
Public hearing and consideration of a request to amend Special Use Permit 95-0033 to extend hours of operation; to add off-premises alcohol sales; for outdoor dining; and for a parking reduction; zoned: CG/Commercial General. ** VM Wilson-recused from this item*
Applicant: Abe Hadjiesmaeiloo *hours for outdoor dining clarified outdoor hours*
Planning Commission Action: Recommended Approval 7-0
Attachments: 18-7472 Staff Report *18 mos*
18-7472 Presentation *No - Silberberg*
9. 18-7473 Special Use Permit #2017-0122
417 King Street (parcel address: 411 King Street)- Taco Bell Cantina

*Wilson/Kovach
amend condition
#5 - about outdoor
dining
11 pm outdoor
dining*

Public hearing and consideration of a request to operate a restaurant with outdoor dining; zoned: KR/King Street Retail.

Applicant: TB Cantina, LLC

Planning Commission Action: Recommended Approval 7-0

Attachments: 18-7473 Staff Report
18-7473 Presentation

12:47 p recess · 1:20 pm resumed mtg

10. 18-7474

Old Town North Small Area Plan Implementation

Public hearing and consideration of the establishment of an Old Town North Streetscape and Open Space Fund and a policy for developer contributions to implement the Old Town North Small Area Plan.

Staff: City of Alexandria Department of Planning & Zoning

Planning Commission Action: Recommended Approval 7-0

Attachments: 18-7474 Staff Report
18-7474 Presentation

11. 18-7475

Development Special Use Permit Stage 2 #2017-0023

Encroachment #2018-0002

2410 and 2460 Mill Road - Hoffman Blocks 4 & 5

Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a mixed-use retail and residential complex, including Special Use Permit requests to increase the height of mechanical penthouses and the number of penthouses requested; and (B) an Encroachment into the public right-of-way for residential balconies and architectural projections; zoned: CDD #2/Coordinated Development District #2. Applicant: S/C Eisenhower, LLC, represented by Duncan Blair, attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: 18-7475 Staff Report
18-7475 Presentation
18-7475 Site Plan
18-7475 Encroachment Diagram

no-Bailey
Amendment to 27
Wilson/Smedberg

*Wilson/Bailey
closed PH*

ORDINANCES AND RESOLUTIONS

(Ordinances are approved by roll-call vote)

12. 18-7333

Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on North Frazier Street, adjacent to the property at 1600 North Frazier Street (VAC No. 2017-0009) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]

Attachments: [18-7333 cover](#)
[18-7333 ordinance](#)
[18-7333 attachment](#)
[18-7333 After Items 2](#)

13. [18-7335](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on North Frazier Street, adjacent to the property at 1615 North Frost Street (VAC No. 2017-0011) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]

Attachments: [18-7335 cover](#)
[18-7335 ordinance](#)
[18-7335 attachment](#)
[18-7335 After Items](#)
[18-7335 After Items 2](#)

14. [18-7337](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on North Frazier Street, adjacent to the property at 4001 Lawrence Avenue (VAC No. 2017-0012) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]

Attachments: [18-7337 cover](#)
[18-7337 ordinance](#)
[18-7337 attachment](#)
[18-7337 After Items](#)
[18-7337 After Items 2](#)

15. [18-7339](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on Maury Lane, adjacent to the property at 4905 Maury Lane (VAC No. 2017-0010) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]

Attachments: [18-7339 cover](#)
[18-7339 ordinance](#)
[18-7339 attachment](#)
[18-7339 After Items](#)
[18-7339 After Items 2](#)

16. [18-7341](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way along the south side of Mill Road near the intersection of the east side of Stovall Street, at 2460 Mill Road (VAC No. 2017-0008) (Implementation Ordinance for Vacation associated with Hoffman Blocks 4 & 5 project approved by City Council on January 20, 2018). [ROLL-CALL VOTE]

Attachments: 18-7341 cover
18-7341 ordinance
18-7341 attachment
18-7341 After Items
18-7341 After Items 2

17. 18-7417 Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sections 4-1403 (PERMITTED USES), 4-1403.1 (ADMINISTRATIVE SPECIAL USES), and 4-1404 (SPECIAL USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0001 (Implementation Ordinance for Text Amendment No. 2018-0001 regarding uses in the NR/Neighborhood Retail zone (Arlandria) approved by City Council on February 24, 2018). [ROLL-CALL VOTE]

Attachments: 18-7417 cover
18-7417 ordinance
18-7417 After Items

18. 18-7419 Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sections 2-145 (FLOOR AREA RATIO) and 2-195 (STORY) of Article II (DEFINITIONS), amend and reordain 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS), and add new Sections 2-113.1 (ARCHITECTURAL FEATURE) and 2-194.1 (STAIRS) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2017-0001 (Implementation Ordinance for Text Amendment No. 2017-0001 regarding floor area ratio approved by City Council on February 24, 2018). [ROLL-CALL VOTE]

Attachments: 18-7419 cover
18-7419 ordinance
18-7419 After Items

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

This docket is subject to change.

3:52 pm
Wilson/
Smedberg

Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the 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 so that the proper arrangements may be made.

City Council 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.

18
3-17-2018

**Statement from NOTICe at March 17, 2018 City Council Hearing
Docket #18-7474 – Old Town North Small Area Plan
Implementation – Establishment of Streetscape and Open Space
Fund and Policy for Developer Contributions to Implement the
Old Town North Small Area Plan**

Comments by Clarence Tong, President, NOTICe

Mayor Silberberg, Vice Mayor Wilson, and Members of the City Council:

My name is Clarence Tong and I serve as President of the North Old Town Independent Citizens Association (NOTICe), which represents close to 200 households in our neighborhood. There are many exciting changes going on in North Old Town, but we want to make sure they are being done thoughtfully and with the safety and successful growth of North Old Town in mind.

NOTICe appreciated the opportunity to participate in the North Old Town Small Area Plan passed by Council last year and support the major themes of the plan, such as mixed use development and enhancement of the arts community.

I am here today on behalf of neighbors to seek clarification about references to the Montgomery Street Conversion from one-way to two-ways in Docket #18-7474. While the North Old Town Small Area Plan (SAP) approved last June referred to the Montgomery Street Conversion, Council also indicated it would take a separate vote on the conversion after further public engagement and the completion of a traffic study—neither of which has yet been undertaken.

Understandably, North Old Town residents and small business owners are now concerned with a developer contribution for the conversion of Montgomery Street from one-way to two-way being set *prior* to the completion of the promised traffic study and a vote specifically on the Montgomery Street Conversion by Council.

There is good reason to conduct a traffic study on the Montgomery Street conversion and engage in further public discussion. North Old Town residents and neighborhood business owners have vigorously

expressed concerns about the practicality and public safety of this change.

Former NOTICe President Tom Soapes, who served on the North Old Town SAP Advisory Committee, noted in his comments submitted to the City in May 2017:

"One or both of Montgomery Street's traffic lanes are frequently blocked by delivery trucks. If it were a two-way street, the combination of parked trucks and the volume of traffic westbound on Montgomery (which will increase with the completion of the Giant/ABC project) and traffic turning from Washington onto Montgomery will create impassable, dangerous bottlenecks."

Other North Old Town residents and small businesses are concerned about the impact of the new traffic patterns on pedestrian safety, especially for kids or seniors who participate in classes in the neighborhood.

On the Montgomery Street Conversion, Richard Romero, owner of Seichou Karate at 807 N. Royal St, immediately responded:

"With all the young kids coming and going, why?"

For these reasons, we believe the developer contribution listed for the Montgomery Street Conversion is pre-mature, and urge Council to clarify its intent by amending the proposal to remove references to the Montgomery Street Conversion from one-way to two-ways until the promised traffic study is concluded and Council takes a vote on the viability of the proposal.

Thank you for the opportunity to address Council today. We hope you will consider an expedient resolution to address our concerns.