

# City of Alexandria

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



## **Action Docket - Final**

**Saturday, April 15, 2023**

**9:30 AM**

**City Council Public Hearing**

The April 15, 2023 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\\_IhSkTI3NR5KrXN5yjhZPyg](https://zoom.us/webinar/register/WN_IhSkTI3NR5KrXN5yjhZPyg)

**Webinar ID: 980 5537 8349**

**Webinar Passcode: 033368**

**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.

*Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of City Council were present.*

### 2. Approval of Electronic Participation Resolution by Members of City Council (if needed).

*Not needed.*

### 3. Public Discussion Period

[23-1049](#)

Public Discussion - Letters

[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 (4-6)

#### Planning Commission

4. [23-0979](#) Zoning Text Amendment #2023-00002  
(A) Initiation of a Text Amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend healthcare-related use definitions in Article II.  
Staff: City of Alexandria, Department of Planning and Zoning  
Planning Commission Action: Recommended Approval 5-0
  
5. [23-0980](#) Rezoning #2023-00001  
Public Hearing and consideration of a request for an amendment to the official zoning map to remove the King Street Outdoor Dining Overlay from the zoning ordinance.  
Staff: City of Alexandria  
Planning Commission Action: Recommended Approval 4-0  
  
Zoning Text Amendment #2023-00003  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to delete Section 6-800 (King Street outdoor dining overlay zone) and all other ordinance references to the King Street outdoor dining overlay; delete Section 7-1500 (Outdoor display, sales or storage of goods or merchandise and outdoor dining in a parklet); delete all other ordinance references to parklets, outdoor dining on sidewalks in the public right-of-way and outdoor retail display and sales in the public right-of-way; amend Section 8-300 to waive parking requirements for outdoor dining in the Central Business District; and amend Articles III, IV, V, VI, XI to specify requirements for outdoor dining on private property.  
Staff: City of Alexandria  
Planning Commission Action: Recommended Approval 4-0
  
6. [23-0981](#) Special Use Permit #2023-00002  
2435 Ridge Road Drive

Public Hearing and consideration of a request for a Special Use Permit, with front and side yard modifications, for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 8/ Single Family.

Applicant: James M. Rawlings

Planning Commission Action: Recommended Approval 5-1

## END OF ACTION CONSENT CALENDAR

*City Council considered the items on the consent calendar under separate motions. The approvals were as follows:*

4. *City Council approved the Planning Commission recommendation. (separate motion)*

5. *City Council approved the Planning Commission recommendation. (separate motion)*

6. *City Council approved the Planning Commission recommendation with an amendment to condition #2, stating the following, "The applicant shall provide 32% canopy coverage. The applicant shall provide a landscape plan consistent with the City's 2019 Landscape guidelines with the grading plan submission."*

## III. ROLL-CALL CONSENT CALENDAR (7-8)

7. [23-0993](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Sections 3-2-82 and 3-2-85 (Encroachment fees) Article G of Chapter 2 of Title 3 (Finance, Taxation and Procurement) and Section 5-2-29 (Street Encroachments) Chapter 2 (Streets and Sidewalks) of Title 5 (Transportation and Environmental Services). [ROLL-CALL VOTE]
8. [23-0995](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2023. [ROLL-CALL VOTE]

## END OF ROLL-CALL CONSENT CALENDAR

*City Council approved the roll-call consent calendar, with the exception of item #7, which was considered under separate motion. The approval was as follows:*

7. *City Council closed the public hearing on this item and deferred approval to April 25 with staff including some additional language on the proposals regarding encroachments.*

8. *City Council approved an ordinance to make supplemental appropriations for the support of the City Government for Fiscal Year 2023. (ORD. NO. 5484)*

## IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

9. [23-0988](#) Public Hearing on the FY 2024 City Council Preliminary Add/Delete Proposals and the City Manager's proposed amendments to the FY 2024 proposed budget. Budget Adoption is scheduled for Wednesday, May 3, 2023 at 6:00 p.m.
- City Council closed the public hearing on the FY 2024 City Council Preliminary Add/Delete Proposals and the City Manager's proposed amendments to the FY 2024 proposed budget.*
10. [23-0994](#) Public Hearing of an Ordinance to amend Section 5-6-233 (STORMWATER UTILITY FEE) of Article C (STORMWATER UTILITY) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES).
- City Council closed the public hearing on an ordinance to amend Section 5-6-233 (STORMWATER UTILITY FEE) of Article C (STORMWATER UTILITY) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES).*

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

### Planning Commission (continued)

11. [23-0983](#) Zoning Text Amendment #2022-00012
- (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article XI, Section 11-700 related to Transportation Management Special Use Permits, to adopt a policy for Transportation Management Plans (TMPs) and to allow changes to existing TMPs administratively.
- Staff: City of Alexandria, Department of Transportation & Environmental Services  
Planning Commission Action: Recommended Approval 6-0
- City Council deferred consideration on this item to a later legislative meeting.*
12. [23-0984](#) Special Use Permit #2023-00006
- 110 South Pitt Street
- Public Hearing and consideration of a request for a Special Use Permit for additional outdoor dining seats at an existing restaurant (amending SUP #2022-00073); zoned: CD/Commercial Downtown.
- Applicant: Jahmond Quander
- Planning Commission Action: Recommended Approval 6-0
- City Council approved the Planning Commission recommendation with an amendment to condition #2, stating that the maximum number of indoor and outdoor seating shall comply with the State's Building Code and an amendment to condition #34 stating that the outdoor seating shall not encroach into the public right-of-way.*

- 13. [23-0985](#) Master Plan Amendment #2023-00001  
 Development Special Use Permit #2022-10021  
 Transportation Management Plan Special Use Permit #2023-00008  
 300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St.; 806 & 816 N. Fairfax St. - Montgomery Center  
 Public Hearing and consideration of requests for (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map; (B) a Development Special Use Permit and Site Plan with modifications to construct a multifamily building with a total of 327 units with an arts and culture anchor and ground floor retail, including special use permits for multifamily residential use and to increase the floor area to 2.5 in the CRMU-X zone, utilization of Section 7-700 for Bonus Height and Density for the provision of affordable housing, bonus height and density for the provision of an arts and cultural anchor in Old Town North, a live entertainment use, outdoor recreation and entertainment use, a parking reduction for the arts and cultural anchor, a loading space floor area exclusion; and modifications to the crown coverage requirement and height-to-setback ratio; (C) a Special Use Permit for a Transportation Management Plan; zoned CRMU-X/Commercial Residential Mixed Use.  
 Applicant: MC Property LLC c/o Carr City Centers, represented by Ken Wire, Attorney  
 Planning Commission Action: Recommended Approval 6-0  
*City Council approved the Planning Commission recommendation.*

**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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*The meeting was adjourned at 2:26 p.m.*

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*NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.*