

City of Alexandria

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



Action Docket - Final

Saturday, June 15, 2024

9:30 AM

City Council Public Hearing

The June 15, 2024 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 via Zoom by the following link:

Webinar ID: 970 5055 6323

Webinar Passcode: 314126

Dial-in number: 301-715-8592

Registration :

https://zoom.us/webinar/register/WN_8KZekmJtQqOcVkNxbVHCPQ

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>

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 you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

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.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of City Council were present, with Councilman Chapman and Councilwoman Gaskins arriving following roll call.

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

3. Public Discussion Period

The following persons participated in the public discussion period:

1. Nikki Enfield, Alexandria, requested that Council issue a cease fire resolution regarding the conflict in Gaza.

2. Poul Hertel, Alexandria, Fairfax County, spoke about airport noise from the flight path to Reagan National.

3. Boyd Walker, Alexandria, spoke about the vote for the Old Town Business Improvement District.

4. Dan Hazelwood, Alexandria, spoke about the vote for the Old Town Business Improvement District.

5. Mariam Creedon, Alexandria, spoke about the conflict in Gaza and requested that Council support a cease fire resolution.

[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. ACTION ITEMS

Planning Commission

Consent Calendar (4-6)

4. [24-2252](#) Special Use Permit #2024-00030
1050 North Fayette Street
Public Hearing and consideration of a Special Use Permit for a non-complying light automobile repair use (amending SUP #2014-00032); zoned: CRMU-H/Commercial residential mixed use (high).
Applicant: Jeffrey Yates
Planning Commission Action: Recommended Approval 7-0
5. [24-2247](#) Zoning Text Amendment #2024-00006 (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a minor update to the Zoning Ordinance to Section 2-188.1 to add dog play area to the recreation and entertainment use definition; and to Sections 4-100 (CL/Commercial low), 4-200 (CC/Commercial community), 4-300 (CSL/Commercial service low), and 6-600 (Mount Vernon Urban Overlay) zone to add recreation and entertainment, indoor as a permitted use and recreation and entertainment, outdoor as a special use.
Applicant: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-1
6. [24-2254](#) Master Plan Amendment #2024-00001
Rezoning #2024-00002
Development Special Use Permit #2024-10001
6101 and 6125 Stevenson Avenue
Public Hearing and consideration of requests for (A) an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to amend the Master Plan Designation from OCM(50) to Residential High; (B) an amendment to the official zoning map to change the zone of 6101 and 6125 Stevenson Avenue from Office Commercial Medium (50) (OCM(50)) to Commercial Residential Mixed Use (High) (CRMU-H); and (C) for a Development Special Use Permit and Site Plan for up to 2.5 floor area ratio to construct a residential building with Special Use Permits to (1) allow for an increase in height to 85 feet and an increase in density to 3.18 floor area ratio pursuant to Section 7-700, (2) allow for greater than three mechanical penthouses, and (3) reduce the off-street parking requirement; zoned OCM(50).

Applicants: SP Stevenson, LLC, represented by Catharine Puskar, Attorney.

Planning Commission Action: MPA - Recommended Approval 7-0

REZ - Recommended Approval 7-0

DSUP - Recommended Approval 7-0

City Council approved the consent calendar, with the exception of item #6, which was considered under separate motion. The approvals were as follows:

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation.

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

III. Roll-Call Consent Calendar (7-11)

7. [24-2173](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 11-207 (CIVIL VIOLATIONS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00004 (Implementation Ordinance for Text Amendment No. 2024-00004 associated with the civil violations text amendment approved by City Council on May 18, 2024). [ROLL-CALL VOTE]
8. [24-2263](#) Public Hearing, Second Hearing, and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance City and Schools Capital Projects and to Refund Certain Outstanding Bonds of the City. [ROLL-CALL VOTE]
9. [24-2264](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2025. [ROLL-CALL VOTE]
10. [24-2266](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-7-57 (LIMITATION ON NUMBER OF DOGS AND CATS KEPT PER DWELLING UNIT) Chapter 7 (ANIMALS AND FOWL) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES), of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
11. [24-2270](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Solicit and Eventually Grant a Non-exclusive Franchise(s) for use of the public rights-of-way by companies to design, install, provide, operate, maintain, repair, control, upgrade, construct and remove a fiber network for the purpose of providing Telecommunications Services within the City. [ROLL-CALL VOTE]

City Council approved the roll-call consent calendar, with the exception of item #10,

which was considered under separate motion. The approvals were as follows:

7. City Council adopted an ordinance to amend and reordain Section 11-207 (CIVIL VIOLATIONS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00004. (ORD. NO. 5545)

8. City Council adopted an ordinance authorizing and empowering the issuance, sale, and delivery of General Obligation Bonds to finance City and Schools Capital Projects and refund certain outstanding bonds of the City. (ORD. NO. 5546)

9. City Council adopted an ordinance to make appropriations for the support of the City Government for Fiscal Year 2025. (ORD. NO. 5547)

10. City Council adopted an ordinance to amend and reordain Section 5-7-57 (LIMITATION ON NUMBER OF DOGS AND CATS KEPT PER DWELLING UNIT) Chapter 7 (ANIMALS AND FOWL) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES), of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5548)(separate motion)

11. City Council adopted an ordinance to solicit and eventually grant a non-exclusive franchise(s) for use of the public rights-of-way by companies to design, install, provide, operate, maintain, repair, control, upgrade, construct and remove a fiber network for the purpose of providing telecommunications services within the City. (ORD. NO. 5549)

IV. OTHER BUSINESS

Reports and Recommendations from the City Manager

12. [24-2083](#) Public Hearing and Consideration of a Five Year License Agreement with Zayo Group LLC to permit Zayo Group LLC.'s existing conduits and fiber optic cables to remain in the City of Alexandria's public rights-of-ways and to allow placement of additional conduits and fiber optic cable telecommunication services, not cable television services in the City of Alexandria.
- City Council closed the public hearing and approved the five year license agreement with Zayo, and authorized the City Manager to execute the license agreement and to take any other actions that are necessary to implement the agreement.*
13. [24-2262](#) Public Hearing and Consideration of an Extension of the Existing Lease Agreement Between the City and Jeffrey L. Yates, TR for Use of Public Right of Way Adjacent to 1050 North Fayette Street
- City Council: (1) closed the public hearing; and (2) authorized the City Manager to execute the three month extension of the existing Lease Agreement with Jeffrey L. Yates, TR.*

V. Public Hearing Matters

Planning Commission (continued)

14. [24-2250](#) Special Use Permit #2023-00044
80 S. Early Street
Public Hearing and consideration of a Special Use Permit for three temporary trailers; zoned I/Industrial.
Applicant: David Donnelly
Planning Commission Action: Recommended Approval 6-1
City Council approved the Planning Commission recommendation with an amendment to condition #3 stating, "The two temporary trailers immediately abutting the front building wall shall be permitted at the site for a two-year term which expires on June 14, 2027."
15. [24-2251](#) Special Use Permit #2024-00026
Hops N Shine - 3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue)
Public Hearing and consideration of a request for 1) a one year review of SUP #2023-00025 for outdoor dining, outdoor dining hours of operation, indoor live entertainment, and outdoor amplified background music and 2) to allow outdoor cooking, outdoor live entertainment, outdoor games as an accessory use, the extension of the outdoor dining closing hour, and the opening of the garage door for indoor live entertainment (amending SUP #2023-00025) ; zoned: CG/ Commercial General.
Applicant: Abe Hadjiesmaeiloo
Planning Commission Action: Recommended Approval 7-0
City Council approved the Planning Commission recommendation with the following amendments:
- amend condition #10 to read as follows: *The outdoor dining area may be open to patrons from 11 a.m. to 11 p.m., Friday and Saturday and from 11 a.m. to 10 p.m., Sunday through Thursday and remain in compliance with the noise ordinance. The outdoor dining area shall be closed and cleared of all customers by 11 p.m. on Friday and Saturday and by 10 p.m., Sunday through Thursday and no new patrons may be admitted into the outdoor dining area after 10 p.m. on Friday and Saturday and 9 p.m. on Sunday through Thursday. The outdoor dining area shall be cleaned and washed by midnight on Friday and Saturday and by 11 p.m. on Sunday through Thursday. Staff shall not use any form of amplified sound, including radios and Bluetooth speakers, while cleaning and washing the outdoor dining area. (CC)*
 - amend condition #11 to read as follows:
The outdoor dining area shall address the following:
 - a. *The maximum number of outdoor seats shall be determined by and comply with the statewide building and fire code.*
 - b. *Outdoor cooking is permitted until 9 p.m. without amplified sound and in accordance with the fire code.*
 - c. *All outdoor dining furniture must not be closer than 25 feet from the rear property line.*

d. The use of outdoor games shall be permitted until 9 p.m. and shall be placed on mats if ground mounted, and shall be ancillary to the principal use as a restaurant. (CC)

-Deleted condition #12.

-amend condition #14 to read as follows:

Music and Live Entertainment

- a. Indoor live entertainment is permitted from 4 p.m. to 12 a.m., consistent with the noise ordinance. All windows and doors must remain closed during indoor live entertainment except for the garage door in front of the building.*
- b. Outdoor amplified music in the form of background music is permitted from 11 a.m. to 11 p.m., Friday and Saturday and from 11 a.m. to 9 p.m., Sunday through Thursday, consistent with the noise ordinance.*
- c. Outdoor live entertainment and/or the amplification of the human voice is permitted. The outdoor live entertainment may occur for a maximum of six hours within the applicant's hours of operation. The applicant shall email notice to the residents of Sanborn Place notifications of the date and times of live entertainment events no less than one week in advance. The applicant shall also post live entertainment events on the business website. Live entertainment volume shall be the same decibel level as the background music and controlled only through the house system. The projection of live music and live entertainment from within the restaurant to the outdoor area via loudspeakers through open doors and windows shall be prohibited at all times.*
- d. Should documented violations of the noise ordinance occur, which are not corrected immediately and constitute repeat violations, the applicant shall develop a noise mitigation plan to the satisfaction of the Director of Transportation & Environmental Services and the Director of Planning & Zoning.*
- e. The applicant shall designate an employee as a community liaison to respond to nearby property owners' noise concerns. The contact phone number and email for the community liaison shall be provided to the Mount Vernon Court Community Association. (CC)*

-amend condition #30 to read as follows:

The Director of Planning and Zoning shall review the Special Use Permit six months, one year, and 18 months after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (CC)

16. [24-2249](#)

Rezoning #2024-00001

709 & 711 Pendleton Street

Public Hearing and consideration of a request for an amendment to the official Zoning Map to rezone the subject properties from CL/Commercial low with proffer to CL/Commercial low. Applicant: Sevda Tahirli, Shi Hailing, and Jiangling Wang
Planning Commission Action: Recommended Approval 7-0

City Council approved the Planning Commission recommendation.

17. [24-2255](#)

Zoning Text Amendment #2024-00007

Coordinated Development District Conceptual Design Plan #2022-00001

315 Stovall Street; 312 Taylor Drive; 2380 and 2425 Mill Road; 206 Hoffman Street; 2310, 2356 and 2400 Eisenhower Avenue; 2200, 2250, and 2300 Dock Lane.

Public Hearing and consideration of requests for: (A) a text amendment to Section 5-602(A) of the Zoning Ordinance to eliminate minimum parking requirements for the CDD#2 zone; and (B) Coordinated Development District (CDD) Conceptual Design Plan approval to allow for future development on 11 development blocks; zoned CDD#2 / Coordinated Development District #2. Applicants: Hoffman Companies, represented by Kenneth Wire, attorney, and Mill Road Block 20 LLC and Block 20 A LLC, represented by Mary Catherine Gibbs, attorney (CDD2022-00001) and City of Alexandria Department of Planning & Zoning (MPA2024-00002 and Text Amendment #2024-0007).

Planning Commission Action: Recommended Approval 7-0

City Council approved the Planning Commission recommendation.

VI. ORDINANCES AND RESOLUTIONS

18. [24-2267](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-1-4 (Compensation of Members) of Article A (General Provisions) of Chapter 1 (The City Council) of Title 2 (General Government) of the Code of the City of Alexandria, Virginia 1981 as amended, to increase the compensation for the Mayor and City Council Members effective January 2025. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Section 2-1-4 (Compensation of Members) of Article A (General Provisions) of Chapter 1 (The City Council) of Title 2 (General Government) of the Code of the City of Alexandria, Virginia, 1981, as amended, to increase the compensation for the Mayor and City Council members effective January 2025. (ORD. NO. 5550)

VII. FOR INFORMATION ONLY

Zoning Subdivision cases are heard by the Planning Commission and placed on the City Council docket for information, and only heard by City Council upon appeal.

Planning Commission (continued)

19. [24-2248](#) **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council Docket for information, and heard by City Council only upon appeal.**
Subdivision #2024-00004
1608 North Frost Street
Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-20
Applicant: Ryan D. Katz & Amy J Katz

20. [24-2253](#) **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2024-00003
635 Upland Place Public Hearing and consideration of a request for a Subdivision with variations to re-subdivide an existing lot into two lots; zoned R-5/Residential.
Applicant: Windmill Hill LLC represented by M. Catharine Puskar, attorney

VIII. Closed Session (if needed)

IX. ADJOURN

The meeting was adjourned at 12:19 p.m.

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.