

City of Alexandria

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



Action Docket - Final

Saturday, April 26, 2025

9:30 AM

City Council Public Hearing

The April 26, 2025, 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: 951 1332 2963

Webinar Passcode: 891256

Dial-in number: 301-715-8592

Registration:

https://zoom.us/webinar/register/WN_4i2XBGk9Rd2CEowNKhMQjg

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://apps.alexandriava.gov/SpeakerSignup/>

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 Gaskins called the meeting to order and the City Clerk called the roll. All the members of City Council were present with Councilman Aguirre arriving during public discussion period.

2. Approval of Electronic Participation Resolution (if needed).

[25-3085](#)

Approval of the Electronic Participation Resolution by City Council. [ROLL-CALL VOTE]

City Council adopted the electronic participation resolution. (RES.NO. 3283)

3. Public Discussion Period

City Council received comments from persons who participated in the 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. ACTION CONSENT CALENDAR

Planning Commission (4)

4. [25-3050](#)

Special Use Permit #2025-00007
4001 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit for a 10-year review to assess the compatibility of a nonconforming automobile service station use with other uses and redevelopment in the area (amending SUP #2025-00001); zoned NR/Neighborhood retail (Arlandria). Applicant: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommend Approval 7-0

City Council approved the action consent calendar. The approval was as follows:

4. City Council approved the Planning Commission recommendation.

III. Roll-Call Consent Calendar (5-8)

5. [25-2819](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-106 (ADVERTISING STRUCTURE) of Article II (DEFINITIONS), Sections 4-1409 (PUBLIC ART) and 4-1410 (SIGNS) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 6-605 (SIGNS) of Article VI (SPECIAL AND OVERLAY ZONES), Article IX (SIGNS), and Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance related to signs, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00010 (Implementation Ordinance for Text Amendment No. 2024-00010 associated with the sign ordinance update approved by City Council on March 15, 2025). [ROLL-CALL VOTE]

6. [25-2982](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-145 (FLOOR AREA) of Article II (DEFINITIONS); Sections 3-505 (Lot requirements), 3-907 (Certain structures, lots and uses inconsistent with these provisions), and 3-1201 (Purpose) of Article III (RESIDENTIAL ZONE REGULATIONS); Sections 4-506 (Bulk regulations) and 4-1002 (Permitted uses) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-402 (Permitted uses) of Article V (MIXED USE ZONES); Section 6-705 (Building and development requirements) of Article VI (special and overlay zones); Sections 7-103 (building, use, and structure limitations) and 7-202 (Permitted obstructions) of Article VII (supplemental zone regulations); and Sections 11-404 (Development exempt from site plan requirement), 11-409 (Action on site plans), 11-410 (Site plan requirements), 11-414 (As built site plan required), 11-415 (AMENDMENT TO APPROVED SITE PLAN), 11-1302 (SPECIAL EXCEPTION ESTABLISHED), 11-1402 (PROCEDURES FOR ZONE EXTENSION), 11-1712 (AMENDMENTS TO APPROVED PLAT) of Article XI (development approvals and procedures); and 12-302 (NONCOMPLYING USES) of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00001

(Implementation Ordinance for Text Amendment No. 2025-00001 approved by City Council on March 15, 2025). [ROLL-CALL VOTE]

7. [25-2984](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00002 (Implementation Ordinance for Text Amendment No. 2025-00002 associated with CDD #21 Amendment approved by City Council on March 15, 2025).[ROLL-CALL VOTE]

8. [25-3066](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2025. [ROLL-CALL VOTE]

City Council closed the public hearing and approved the roll-call consent calendar. The approvals were as follows:

5. City Council adopted an ordinance to amend and reordain Section 2-106 (ADVERTISING STRUCTURE) of Article II (DEFINITIONS), Sections 4-1409 (PUBLIC ART) and 4-1410 (SIGNS) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 6-605 (SIGNS) of Article VI (SPECIAL AND OVERLAY ZONES), Article IX (SIGNS), and Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance related to signs, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00010 (Implementation Ordinance for Text Amendment No. 2024-00010 associated with the sign ordinance update approved by City Council on March 15, 2025). (ORD.NO. 5579)

6. City Council adopted an ordinance to amend and reordain Section 2-145 (FLOOR AREA) of Article II (DEFINITIONS); Sections 3-505 (Lot requirements), 3-907 (Certain structures, lots and uses inconsistent with these provisions), and 3-1201 (Purpose) of Article III (RESIDENTIAL ZONE REGULATIONS); Sections 4-506 (Bulk regulations) and 4-1002 (Permitted uses) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-402 (Permitted uses) of Article V (MIXED USE ZONES); Section 6-705 (Building and development requirements) of Article VI (special and overlay zones); Sections 7-103 (building, use, and structure limitations) and 7-202 (Permitted obstructions) of Article VII (supplemental zone regulations); and Sections 11-404 (Development exempt from site plan requirement), 11-409 (Action on site plans), 11-410 (Site plan requirements), 11-414 (As built site plan required), 11-415 (AMENDMENT TO APPROVED SITE PLAN), 11-1302 (SPECIAL EXCEPTION ESTABLISHED), 11-1402 (PROCEDURES FOR ZONE EXTENSION), 11-1712 (AMENDMENTS TO APPROVED PLAT) of Article XI (development approvals and procedures); and 12-302 (NONCOMPLYING USES) of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00001 (Implementation Ordinance for Text Amendment No. 2025-00001 approved by City Council on March 15, 2025). (ORD.NO. 5580)

7. City Council adopted an ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH

MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00002 (Implementation Ordinance for Text Amendment No. 2025-00002 associated with CDD #21 Amendment approved by City Council on March 15, 2025). (ORD.NO. 5581)

8. City Council adopted an ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2025. (ORD.NO. 5582)

IV. Public Hearing Matters

9. [25-3052](#) Rezoning #2025-00001
Development Special Use Permit #2024-10010
126 Longview Drive & 2921 Nob Hill Court - Westridge Towns
Public Hearing and consideration of requests for (A) an amendment to the official Zoning Map to change the zoning designation for a portion of the site from R-8/Residential zone to the RA/Multi-unit zone, and (B) a Development Special Use Permit with a Site Plan and modifications to construct one single-unit dwelling and three multi-unit dwelling buildings, and Special Use Permit requests for additional density pursuant to Section 7-700 of the Zoning Ordinance and a parking reduction to allow compact parking spaces; zoned R-8/Residential. Applicant: Old Creek Homes LLC, represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 6-1

City Council deferred Public Hearing Matter #9 to the May 17, 2025 Public Hearing.

10. [25-3053](#) Rezoning #2024-00004
Development Special Use Permit #2024-10017
Encroachment #2024-00008
802 and 808 N. Washington Street - The Whitley Phase 2
Public Hearing and consideration of requests for (A) amendment to the official Zoning Map to change the zoning designation for the site from CD-X/Commercial Downtown zone (Old Town North) to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Development Special Use Permit with a Site Plan and modifications to construct a multi-unit dwelling, including Special Use Permits to increase the floor area ratio to 2.5 in the CRMU-X zone, for the utilization of Section 7-700 of the Zoning Ordinance for bonus density for the provision of affordable housing, and a parking reduction; and (C) an Encroachment into the public right-of-way for a portion of the front façade of the existing building at 802 N Washington St. and balconies along North Washington Street; zoned CD-X/Commercial Downtown (Old Town North).
Applicant: 808 Washington LLC by Kenneth W. Wire & Megan C. Rappolt, Attorneys

Planning Commission Action: Recommend Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation.

11. [25-3054](#)

Development Special Use Permit #2024-10011

Encroachment #2024-00007

1900 N. Beauregard Street - Adams Neighborhood

Public Hearing and consideration of requests for (A) a Development Special Use Permit with a Site Plan and modifications to construct a multi-unit dwelling, including a Special Use Permit request for a parking reduction, and (B) a request for an Encroachment into the public right-of-way for a portion of a wall; zoned CDD #21/Coordinated Development District #21.

Applicant: 1900 Beauregard Property Owner, LLC, represented by Ken Wire, Attorney

Planning Commission Action: Recommend Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation.

V. ORDINANCES AND RESOLUTIONS

12. [25-3104](#)

Public Hearing, Second Reading and Final Passage of Proposed Changes to the Ordinances for the Independent Policing Auditor as well as the Independent Community Policing Review Board. [ROLL-CALL VOTE]

City Council closed the public hearing and the approval was as follows:

12. City Council adopted an ordinance for the Independent Policing Auditor as well as the Independent Community Policing Review Board. (ORD.NO. 5583)

VI. OTHER BUSINESS

13. [25-3071](#)

Presentation of Proclamation Recognizing April as Autism Acceptance Month.

City Council endorsed the proclamation.

14. [25-3072](#)

Presentation of a Proclamation Recognizing National Arab American Heritage Month.

City Council endorsed the proclamation.

VII. Closed Session

15. [25-3077](#)

Closed Session - Consideration of a closed executive session for consultation with legal counsel pertaining to actual litigation involving an employment matter, where such consultation or briefing in open meeting would adversely affect the negotiating

or litigating posture of the public body. [ROLL-CALL VOTE]

City Council convened in closed executive session at 1:31 p.m. n for consultation with legal counsel pertaining to actual litigation involving an employment matter, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

City Council reconvened in open session at 2:01 p.m.

City Council adopted the resolution regarding the closed Executive Session previously circulated to Council. (RES. NO. 3284)

VIII. ADJOURN.

The meeting was adjourned at 2:03 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.