

City of Alexandria

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



Action Docket - Final

Saturday, March 12, 2016

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1 Calling the Roll.

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

2 Public Discussion Period.

[No more than 30 minutes. This period is restricted to items not listed on the docket.]

The following persons spoke:

1. Charles Ziegler, 309 N. Langley Street, vice president for advocacy, Friends of Beatley Central Library, spoke about partnership with the City for the library and matching grants, and he spoke to the proposed budget capital facilities maintenance program past budget amounts of \$175,000, \$285,000, and \$100,000, and said the figure in the FY17 budget is now \$10,000 with zero funding FY2018-20. Mr. Ziegler spoke to the maintenance costs and damage to the building and he asked that the funding be restored for the valuable resource.

2. Bill Goff, 113 Bishop Lane, member of the Seminary Hill neighborhood, spoke of the negotiations of building a new school at Patrick Henry and the placement of a stadium at the school. Mr. Goff said the decision to place the field in the rear of the school rests solely with the City and the School Board. He asked why would the City and the School Board deliberately de-value a neighborhood, and he spoke to the lights at the field. He extended an invitation to Council to see the stadium up close, to view it from the neighborhood and to see the glare from lighting the field.

3. Janice Grenadier, 15 W. Spring Street, spoke to her civil rights conflict, judicial rules and conduct, being sued by the City and her illegal jailing.

4. John Smucker, 4800 Fillmore Avenue, spoke to the Ramsey Homes item and stated his support of the project.

6. Joseph R. Wilson, 210 Gibbon Street, spoke of the acceptance of due process from the City involving environmental benefits to his property on Gibbon Street and water quality of the Chesapeake Bay.

7. Dino Drudi, 325 N. West Street, distributed to Council copies of a presentation he attended last weekend, and for Council to consider, an Office of Legislative Assistance, which performs the same function that the Congressional Budget Office performs, and is more an office of legislative oversight, and given the ethics issues that have swirled around Council, this might be part of a plan to address those concerns by having a neutral watchdog to evaluate programs.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES**ACTION CONSENT CALENDAR (3-7)****Planning Commission**

- 3 [14-5048](#) Special Use Permit #2015-0136
277 South Washington Street #110 - barre3 Alexandria
Public Hearing and Consideration of a request to operate a commercial school;
zoned: CD/ Commercial Downtown. Applicant: barre3 Alexandria,
represented by Michelle Rosati, attorney
Planning Commission Action: Recommend Approval 7-0
- 4 [14-5049](#) Special Use Permit #2015-0140
1127 King Street, 2nd floor - Escape Quest
Public Hearing and Consideration of a request to operate an amusement
enterprise and for a parking reduction; zoned: KR/King Street Retail.
Applicant: Escape Quest, LLC
Planning Commission Action: Recommend Approval 7-0
- 5 [14-5051](#) Special Use Permit #2015-0130
Encroachment #2015-0007
535 East Braddock Road (parcel address: 501 East Braddock Road) - Dos
Amigos
Public Hearing and Consideration of requests for: (A) an amendment to an
existing Special Use Permit (SUP #2012-0039) for additional outdoor dining
seats and a request for a parking reduction; and (B) an Encroachment into the
public right-of-way for outdoor dining; zoned: CRMU-H/Commercial
Residential Mixed Use/High. Applicant: Cucotan, LLC represented by Duncan
Blair, attorney
Planning Commission Action: Recommend Approval 7-0
- 6 [14-5050](#) Development Special Use Permit #2015-0030
5740 Edsall Road - Edsall Road Shell Gas Station
Public Hearing and Consideration of a request for an extension and update to
standard conditions of previously-approved Development Special Use Permit
#2011-0032 to construct a full service gas station with a convenience store and
a drive-thru carwash facility and a Special Use Permit request for a parking
reduction; zoned CG/Commercial General. Applicant: NOVA Petroleum
Realty, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0
- 7 [14-5052](#) Special Use Permit #2015-0139
3500 King Street - Sunoco, Inc. (R&M)
Public Hearing and Consideration of a request to amend SUP #2004-0047 to

add off-premises alcohol sales at an existing convenience store and gas station; zoned: CG/Commercial General. Applicant: Sunoco, Inc. (R&M), represented by Nathan Schmalhofer, agent
Planning Commission Action: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council adopted the consent calendar, with the removal of items 5, 6 and 7, which were considered under separate motion, as follows:

- 3. City Council approved the Planning Commission recommendation.*
- 4. City Council approved the Planning Commission recommendation.*
- 5. City Council approved the Planning Commission recommendation. (separate motion)*
- 6. City Council approved the Planning Commission recommendation, with an amendment to condition 12, to read that the maximum height of the monument sign be six feet or at whatever limit is in place at the time of final site plan; and to amend condition 26K, regarding lighting levels, as noted in the March 4 memo received by staff. (separate motion)*
- 7. City Council approved the Planning Commission recommendation. (separate motion)*

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 8 [14-5059](#) Master Plan Amendment #2015-0003
Rezoning #2015-0003
Development Special Use Permit #2014-0035
Transportation Management Plan SUP #2015-0081
699 North Patrick Street - ARHA Ramsey Homes
Public Hearing and Consideration of requests for: (A) Master Plan Amendment to the Braddock East Master Plan within the Braddock Metro Neighborhood Plan to amend the land use designation and density tables from RB to CRMU-M; (B) amendment to the official zoning map for 699 N. Patrick Street from RB (townhouse zone) to CRMU-M (mixed-use zone); (C) Development Special Use Permit and Site Plan with modifications to construct 53 multi-family residential units in two buildings, including a special use permit for an increase in FAR to 2.0; (D) Special Use Permit for a transportation management plan; zoned RB/Townhouse. Applicant: Virginia Housing Development, LLC represented by Duncan Blair, Attorney

Planning Commission Action: Master Plan Amendment Recommend Approval 6-0-1; Rezoning Recommend Approval 6-0-1; Development Special Use Permit Recommend Denial 4-3

City Council approved the master plan amendment 2015-0003, approved the rezoning 2015-0003, and deferred the development special use permit, as requested by the applicant. City Council also approved a resolution for a joint City-ARHA work plan for Ramsey Homes. (RES. NO. 2713)

9 [14-5020](#)

Consideration of a Loan Request to ARHA for Ramsey Homes and a Request for Adoption of a Resolution Designating the Ramsey Homes Site a Revitalization Area Which Will be Considered for Council's Action Following Public Hearing on the Related Land Use Approvals. [ROLL-CALL VOTE]

City Council deferred this item.

10 [14-5053](#)

Master Plan Amendment #2015-0009

Text Amendment #2016-0001

Rezoning #2015-0005

Coordinated Development District Concept Plan #2015-0008

Development Special Use Permit #2015-0019

Coordinated Sign Program Special Use Permit #2015-0115

TMP Special Use Permit #2015-0116

Special Use Permit #2016-0001

Encroachment #2016-0001

530 First Street (parcel address: 500 First Street) and 901 North Saint Asaph Street

ABC/Giant- Edens

Public Hearing and Consideration of requests for: (A) Amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation for the site from CG to CDD#25 and to amend the height map for the site from 50 to 77 feet; (B) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #25; (C) Amendment to the official zoning map for 530 First Street and 901 North Saint Asaph Street from CG to CDD#25/Coordinated Development District #25; (D) Coordinated Development District Concept Plan; (E) Development Special Use Permit, with modifications, and Special Use Permits for more than one rooftop penthouse and a parking reduction, to construct a mixed-use building with 232 residential units and ground-level commercial uses; (F) Special Use Permit for a Coordinated Sign Program; (G) Special Use Permit for a Transportation Management Plan; (H) Special Use Permit for multiple commercial uses; and (I) Encroachment request to locate an underground electric transformer in the public right-of-way; zoned CG/Commercial General. Old Town North Small Area Plan. Applicant: Giant Alexandria E&A, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Master Plan Amendment Recommend Approval 6-0-1; Rezoning Recommend Approval 6-0-1; Text Amendment Recommend Approval 6-0-1; Development Special Use Permit Recommend

Approval as Amended 6 -0-1; Coordinated Development District Concept Plan #2015-0008, Coordinated Sign Program SUP #2015-0115, Transportation Management Plan SUP #2015-0116, Special Use Permit #2016-0001, Encroachment #2016-0001 Recommend Approval 6-0-1

City Council approved the Planning Commission recommendation with a change to condition 132(c) the word "assigned" be replaced with "offered"; to change condition 114 to add the word "commercial" before "vehicles"; and to change condition 31, to refer back to the staff recommendation.

ORDINANCES AND RESOLUTIONS

- 11 [14-4995](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Tenant of the Property Located at 728 North Patrick Street to Construct and Maintain an Encroachment for Two (2) Enclosed Stairways Along Madison Street to Access the Rooftop Dining at That Location Approved By City Council on November 14, 2015. [ROLL-CALL VOTE]
- City Council adopted the ordinance authorizing the tenant of the property located at 728 North Patrick Street to construct and maintain an encroachment for two (2) enclosed stairways along Madison Street to access the rooftop dining at that location. (ORD. NO. 4989)*
- 12 [14-4996](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Authorize the Owner of the Property Located at 600 Wolfe Street to Construct and Maintain an Encroachment for Handicapped Accessible Ramp at That Location Approved By the City Council on January 30, 2016. [ROLL-CALL VOTE]
- City Council adopted the ordinance authorize the owner of the property located at 600 Wolfe Street to construct and maintain an encroachment for handicapped accessible ramp at that location. (ORD. NO. 4990)*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 4:29 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 and of Council decisions made at the meeting.

