

City of Alexandria

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



Action Docket - Final

Saturday, October 14, 2017

9:30 AM

City Council Public Hearing

OPENING

1. Calling the Roll.

Mayor Silberberg called the meeting to order and the City Clerk called the roll. All the members of Council were present, with Councilman Chapman arriving at 9:45 a.m.

2. Public Discussion Period

The following persons participated in the public discussion period:

1. Thomas Belli, 125 South Reynolds Street, Apt. 1513, spoke about the resolution passed by the Alexandria Democratic Committee regarding an increase in City Council salaries, noting that an increased salary would more accurately reflect the workload that members have and be consistent with neighboring jurisdictions. Mr. Belli requested that Council conduct a study as soon as possible regarding a Council salary increase. Mr. Belli also stated that the Alexandria Democratic Committee passed a resolution requesting that the next school in Alexandria be named in honor of Ferdinand Day, the first African-American to serve on the school board

2. Marta Schantz, 557 East Nelson Avenue, spoke about the resolution passed by the Alexandria Democratic Committee regarding an increase in the City Council salaries. Ms. Schantz noted that the resolution contains data and statistics about salary increases for City Council and how they compare to neighboring jurisdictions. Ms. Schantz requested that Council conduct a study regarding salary increase as soon as possible.

City Council requested that City Manager Jinks docket for discussion for salary increases for further discussion.

3. Janice Grenadier, 15 West Spring Street, spoke about issues with the City government and judicial system and injustices against her.

4. Oscar Gonzalez, 404 South Saint Asaph Street, Apt. 8, representing Alexandria Families for Safe Streets, spoke in support of the City's Vision Zero plan. Mr. Gonzalez requested that Council direct City staff to identify low-cost safety measures that can be easily implemented to increase pedestrian safety throughout the City.

[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 docketed items.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-8)

Planning Commission

3. [18-6930](#) Special Use Permit #2017-0048
 1132 Prince Street (Parcel Address: 1130 Prince Street) - Harambee Books & Artworks
 Public Hearing and Consideration of a Request to Continue Operation of a Non-Conforming Use; zoned: RM/Townhouse.
 Applicant: Bernard Reaves
 Planning Commission Action: Recommended Approval 7-0

4. [18-6931](#) Special Use Permit #2017-0088
 405 North Alfred Street
 Public Hearing and Consideration of a Request for Additional Building Height and for a Front Yard Setback Modification to add a Dormer to the Roof of an Existing Semi-Detached, Two-Family Dwelling; zoned: CL/Commercial Low.
 Applicant: Wayne A. Neale and Sherrill Neale
 Planning Commission Action: Recommended Approval 7-0

5. [18-6932](#) Special Use Permit #2017-0090
 618-622 North Washington Street - Great Beginnings Early Learning Center
 Public Hearing and Consideration of a Request for a Parking Reduction for Parking Located Over 500 feet from a Business; zoned: OC/Office Commercial.
 Applicant: Great Beginnings Early Learning Center, LLC represented by Mary Catherine Gibbs
 Planning Commission Action: Recommended Approval 7-0

6. [18-6933](#) Text Amendment #2017-0008 - Small Cell Facilities
 (A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to Section 6-403 and Section 7-1200 of the Zoning Ordinance to Integrate Regulations Enacted by the State for Small Cell Facilities for Wireless Communications into the Zoning Ordinance.
 Staff: City of Alexandria Department of Planning & Zoning
 Planning Commission Action: Recommended Approval 7-0

7. [18-6934](#) Vacation #2017-0005
 116 West Alexandria Avenue
 Public Hearing and Consideration of a Request to Vacate Public Right-of-Way of an Alley to Add Side Yard Area to an Adjacent Lot; zoned: R-5/Residential.
 Applicant: Robert Hargis, represented by Alexandria Avenue, LLC
 Planning Commission Action: Recommended Approval 7-0

8. [18-6935](#) Vacation #2017-0006
 118 West Alexandria Avenue
 Public Hearing and Consideration of a Request to Vacate Public Right-of-Way of

an Alley to add Land Area to an Adjacent lot; zoned: R-5/Residential.

Applicant: Gina Maria Dinicolo, represented by Alexandria Avenue, LLC

Planning Commission Action: Recommended Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the action consent calendar, with docket items 5, 6, and 8, considered under separate motions. The approval was 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. (separate motion)

7. City Council approved the Planning Commission recommendation.

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

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

9. [18-6959](#)

Master Plan Amendment #2017-0004

Text Amendment #2017-0006

Coordinated Development District Concept Plan #2017-0001

Development Special Use Permit #2016-0022

2551 Main Line Boulevard - Potomac Yard Landbay H/I East Multifamily

Public Hearing and Consideration of Requests for: (A) a Resolution to amend the

Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan to

Amend the Maximum Number of Allowable Dwelling Units in Landbays H and I of

Potomac Yard and to Amend the Maximum Allowable Building Height at the Site;

(B) Initiation of a Text Amendment; (C) Text Amendment to the Zoning Ordinance

to Amend the Provisions of Section 5-602 to Increase the Maximum Number of

Allowable Residential Dwelling Units in Coordinated Development District #10; (D)

Amendment to Coordinated Development District #10 Concept Plan to Increase

the Maximum Number of Allowable Residential Dwelling Units in Landbays H and

I; and (E) Development Special Use Permit, with Modifications, to Construct Two

Multifamily Residential Buildings Containing a Total of 142 Residential Units; zoned:

CDD #10 / Coordinated Development District #10.

Applicant: City of Alexandria (Text Amendment only) and Potomac Yard

Development, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval of all requests 6-1

City Council adopted the Planning Commission recommendation with the following amendments:

- Condition #1 was amended to read as follows: The Final Site Plan shall be in substantial conformance with the preliminary plan dated July 10, 2017, as amended by the exhibits submitted on and dated October 13, 2017, and comply with the following conditions of approval. The parking garage entrance shall be located on Swann Avenue and the applicant will work with staff and the community during the final site plan process with potential minor height changes of up to three feet to construct the garage opening. The applicant will also work with staff on a low-noise, attractive garage door.

-Condition #10 was amended as follows: The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated July 10, 2017 as amended by Exhibit A dated October 13, 2017 consisting of three pages, all approved conditions.

-Condition #28 was amended as follows: One parking space shall be reserved as a limited common element for each condominium unit and sold to the purchaser of said unit. The remaining parking spaces may be unbundled from the sale of the units, and purchased or leased separately by the residents if desired.

The Master Plan Amendment and the Coordinated Development District will be adjusted accordingly.

ORDINANCES AND RESOLUTIONS

Please note that docket items 10- 13 were approved as a block by roll-call vote.

10. [18-6820](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Abolishing the Alexandria Marketing Committee and Coordinating Council.
- City Council adopted an ordinance abolishing the Alexandria Marketing Committee and Coordinating Council. (ORD. NO. 5084)*
11. [18-6881](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 4-702 (Permitted Uses) of Section 4-700 (CR/Commercial Regional Zone) 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 on September 16, 2017 as Text Amendment No. 2017-0007.
- City Council adopted an ordinance to amend and reordain Section 4-702 (Permitted Uses) of Section 4-700 (CR/Commercial Regional Zone) 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 on September 16, 2017 as Text Amendment No. 2017-0007. (ORD. NO. 5085)*
12. [18-6887](#) Public Hearing, Second Reading, Final Passage of an Ordinance Amendment to

Allow for the Appointment of Alternate Members to the Alexandria Board of Building Code Appeals.

City Council adopted an ordinance amendment to allow for the appointment of alternate members to the Alexandria Board of Building Code Appeals. (ORD. NO. 5086)

13. [18-6928](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Section 2-4-80 (CREATION, COMPOSITION AND ORGANIZATION) Of Article 1 (ALEXANDRIA ARCHAEOLOGICAL COMMISSION), of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS), of Title 2 (GENERAL GOVERNMENT), of the Code of the City of Alexandria, Virginia, 1981, as amended.

City Council adopted an ordinance to amend and reordain Section 2-4-80 (CREATION, COMPOSITION AND ORGANIZATION) of Article I (ALEXANDRIA ARCHAEOLOGICAL COMMISSION) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS), of Title 2 (GENERAL GOVERNMENT), of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5087)

14. [18-6968](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 5-6-25.1 (SEWER CONNECTION PERMITS AND SERVICE FEES; CONSTRUCTION COSTS; CONSTRUCTING SEWERS BY OWNERS RATHER THAN CITY; ADDITIONAL CONNECTIONS) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (WATER AND SEWER) of Division 1 (GENERAL Provision) of the Code of the City of Alexandria, Virginia, 1981, as amended (THIS AMENDMENT IS NOT RECOMMENDED)

City Council adopted an ordinance to amend and reordain Section 5-6-25.1 (SEWER CONNECTION PERMITS AND SERVICE FEES; CONSTRUCTION COSTS; CONSTRUCTING SEWERS BY OWNERS RATHER THAN CITY; ADDITIONAL CONNECTIONS) of Division 1 (GENERAL PROVISION) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. (1) Applicants are responsible for 60 percent of the increased fee if the final site plan is approved, or if such site plan is not required, the building permit is granted, prior to June 30, 2018; and (2) applicants are responsible for 80 percent of the increased fee if the final site plan is approved, or if such site plan is not required, the building permit is granted, prior to June 30, 2019. (ORD. NO. 5088)

15. [18-6929](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain the Master Plan of the City of Alexandria, Virginia, by Adopting and Incorporating Therein the Amendment Heretofore Approved by City Council to Amend Blocks 6 and 20 of the Eisenhower East Small Area Plan Chapter of Such Master Plan as Master Plan Amendment No. 2017-0006 and No Other Amendments, and to Repeal All Provisions of the Said Master Plan As May Be Inconsistent with Such Amendment.

City Council approved an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by City Council to amend Blocks 6 and 20 of the Eisenhower East Small Area Plan Chapter of such Master Plan as Master Plan Amendment No. 2017-0006 and no other amendments, and to repeal all provisions of the said Master Plan as may be inconsistent with such amendment. (ORD. NO. 5089)

16. [18-6967](#)

Development Special Use Permit #2017-0015

Coordinated Development District Concept Plan #2017-0002

Encroachment #2017-0003

Special Use Permit #2017-0092

Transportation Management Plan SUP #2017-0097

200 Stovall Street - Hoffman Block 6A

Consideration of: (A) an Amendment to previously-approved CDD Concept Plan #2016-0001; (B) Amendment to previously-approved Development Special Use Permit #2000-0028, with modifications; (C) an Encroachment for Residential Balconies into the Public Right-of-Way; (D) a Special Use Permit for Increased Penthouse Height; and (E) an Amendment to previously-approved Transportation Management Plan SUP #1998-0043; zoned CDD #2/Coordinated Development District #2.

Applicant: Perseus Realty, LLC, represented by Ken Wire, attorney

Planning Commission Action: Recommend Approval of All Requests 6-0

(The Public Hearing for this item is closed.)

City Council approved the Planning Commission recommendation with the following addition: The developer has agreed to provide three units at 80% AMI and two units at 60% AMI (set aside rental units) within the development with the unit mix to be proportional to the overall building mix. All standard housing conditions for set aside rental units shall apply. The units shall remain at the stated levels for forty years.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 3:49 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.

