

City of Alexandria

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



Action Docket - Final

Saturday, April 14, 2018

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 10:15 a.m.

2. Public Discussion Period

[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 (3-6)****Planning Commission**

- 3. [18-7588](#)** Special Use Permit #2018-0002
4536 - 4598 Eisenhower Avenue (parcel address: 4536 Eisenhower Avenue) -
Umbrella Special Use Permit
Public Hearing and Consideration of a request to amend SUP (#2011-0082) to
extend the SUP expiration date; zoned: OCM(100)/Office Commercial Medium.
Applicant: Claremont Investors, LLC, represented by M. Catharine Puskar,
attorney
Planning Commission Action: Recommend Approval 7-0
- 4. [18-7589](#)** Special Use Permit #2018-0006
2415 Eisenhower Avenue, Unit 1C - Dunkin Donuts
Public Hearing and Consideration of a request to amend SUP #2018-0004 for
additional hours; zoned: CDD #2/ Coordinated Development District #2.
Applicant: DVA Eisenhower - 2415, LLC
Planning Commission Action: Recommend Approval 7-0
- 5. [18-7591](#)** Special Use Permit #2018-0007
6 Prince Street - Misha's Coffee House
Public Hearing and Consideration of a request to operate a restaurant; zoned:
W-1/Waterfront.
Applicant: Misha's at Six Prince, Inc., represented by Mary Catherine Gibbs,
attorney

Planning Commission Action: Recommend Approval 7-0

6. [18-7592](#)

Special Use Permit #2018-0015

333 John Carlyle Street

Public Hearing and Consideration of a request to amend SUP #2015-0074 to permit office use within a specifically designated location on the ground floor of the building located at 333 John Carlyle Street, Carlyle Block C; zoned: CDD #1/Coordinated Development District #1. Applicant: 1900 Duke Street LP, represented by Kenneth Wire, attorney

Planning Commission Action: Recommend Approval 7-0

City Council closed the public hearing on the Combined Sewer System Long Term Control Plan Update.

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar with exception of docket items #5 and #6, which were considered under separate motions. The approval were 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 with a revision to condition #8 to permit outdoor dining with an approved encroachment. (separate motion)*
- 6. City Council approved the Planning Commission recommendation. (separate motion)*

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. [18-7462](#)

Public Hearing on the Combined Sewer System Long Term Control Plan Update.

City Council took the following actions related to the Long Term Control Plan Update (LTCPU) for the Combined Sewer System:

- 1. Receive the Draft Long Term Control Plan Update for the Combined Sewer System;*
- 2. Close the public hearing;*
- 3. Approve the LTCPU with the Unified Tunnel Option (also referred to as Option B+) at the April 24, 2018 Legislative Meeting, following the 30-day public comment period which ends on April 23, 2018;*
- 4. Recognize the Ad Hoc Combined Sewer System Plan Stakeholder Group and thank them for their efforts in providing valuable input during the development of the plan update and their outreach to the civic groups they represented; and*
- 5. Authorize the City Manager to make any appropriate technical or non-substantive changes and submit the Final LTCPU document to the Virginia Department of Environmental Quality.*

8. [18-7572](#) Public Hearing on an Ordinance on the Proposed Real and Personal Property Tax Rates and Proposed Effective Tax Rate Increase for Calendar Year 2018 (Fiscal Year 2019). (Adoption is Scheduled for Thursday, May 3, 2018.)
- City Council closed the public hearing on the ordinance on the proposed real and personal property tax rates and proposed effective tax rate increase for Calendar Year 2018.*
9. [18-7599](#) Public Hearing on the Draft City Fiscal Year (FY) 2019 Action Plan for Housing and Community Development. **(This item has been removed from the docket)**
- This item was removed for the docket.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

10. [18-7593](#) Special Use Permit #2018-0008
105 Uhler Terrace
Public Hearing and Consideration of a request to construct a single-family dwelling on an undeveloped substandard lot. Public hearing and consideration of a request to allow additional height pursuant to section 7-2502 (B) of the Zoning Ordinance for the construction of a residential building. The final decision on this special use permit for additional height will be made by the Planning Commission pursuant to the process and standards provided in Section 7-2502(B) unless any person files a request for a City Council hearing on this matter within five days of the Planning Commission's action. If no such request is made, the Special Use Permit for additional height will be removed from the April 14, 2018 City Council docket; zoned: R-8/Residential Single-family.
Applicant: Uhler Terrace, LLC
Planning Commission Action: Recommend Approval 7-0
City Council closed the public hearing and approved the Planning Commission recommendation.
11. [18-7594](#) Rezoning #2018-0001
Text Amendment #2018-0002
Old Town North Arts and Cultural District
(A) Initiation of a Map Amendment; (B) Public Hearing and Consideration of an amendment to the City of Alexandria's official zoning map to add the Old Town North Arts and Cultural District Overlay, which covers portions of N. Fairfax, Montgomery, Madison, First, N. Saint Asaph, N. Pitt, N. Royal, Third, and N. Washington Streets and Canal Center, more particularly shown in Figure 2.04 of the Old Town North Small Area Plan and depicted as "Required or Optional Retail or Arts and Cultural Uses"; (C) initiation of a Text Amendment; and (D) a Text Amendment to the Zoning Ordinance to add section 6-900 regarding Old Town

North Arts and Cultural District.

Staff: City of Alexandria Department of Planning & Zoning

Planning Commission Action: Initiated and Recommended Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation with an amendment to the Section 6-904 (G)(b) stating, "The City shall have the right of first refusal to purchase the space, assign that purchase right, or assume the lease as specified in the Memorandum of Understanding and change Section 6-904(F) to state that "The public benefit of the added density will be provided through the ability of the proposed Arts and Cultural Anchor to further the goals of the Arts and Cultural District."

12. [18-7595](#)

Master Plan Amendment #2017-0007

Rezoning #2017-0004

Development Special Use Permit #2017-0011

Special Use Permit #2017-0112

Transportation SUP #2017-0113

Special Use Permit #2017-0114

Encroachment #2017-0006

901 and 901 A North Fairfax Street - Crowne Plaza Redevelopment

Public Hearing and Consideration of requests for: (A) a resolution to amend the Old Town North Small Area Plan chapter of the Master Plan to amend the height map to allow for 142 feet in building height; (B) amendment to the official zoning map to change the zone at 901 and 901A North Fairfax Street from OCM(50) to CRMU-X; (C) a Development Special Use Permit and site plan with modifications to construct multifamily dwellings, including special use permit requests to increase the floor area ratio from 1.5 to 2.5 in the CRMU-X zone and to utilize the 30 percent density bonus for art-related uses in Old Town North; (D) a Special Use Permit for a theater (amusement enterprise); (E) a Special Use Permit for a waiver of signage regulations for the theater or art-related use; (F) a Special Use Permit for a Transportation Management Plan; and (G) an Encroachment into the public right-of-way for the landings and stairs for three townhouses and the trail overlook terrace; zoned: OCM(50) / Office Commercial Medium. Applicant: CP Alexandria Owner LLC, represented by Kenneth Wire, attorney

Planning Commission Action: Initiated and Recommend Approval of all requests 7-0

City Council closed the public hearing and approved the Planning Commission recommendation with an amendment to condition #29 that reads as follows: Provide a monetary contribution of \$448,153 to the Housing Trust Fund. (a) If the project is developed with multifamily rental units, the applicant and the City may mutually agree to provide on-side affordable units for an equivalent value in lieu of the monetary contribution. The applicant's decision to exercise the option for on-site units shall be made prior to the release of the final site plan to the satisfaction of the Directors of Housing and Planning and Zoning.

ORDINANCES AND RESOLUTIONS

City Council approved items #13-#20 with exception of item #14, which was considered

under a separate motion.

13. [18-7601](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Authorize the Issuance of Short-Term General Obligation Notes. [ROLL-CALL VOTE]
City Council adopted an ordinance to authorize the issuance of short-term general obligation notes. (ORD. NO. 5123)
14. [18-7602](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make a Supplemental Appropriation for the Potomac Yard Metrorail Station Project to the Capital Improvement Program for Fiscal Year 2018. [ROLL-CALL VOTE]
City Council adopted an ordinance to make a supplemental appropriation for the Potomac Yard Metrorail Station Project to the Capital Improvement Program for Fiscal Year 2018. (ORD. NO. 5124) (separate motion)
15. [18-7476](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-3-4 (VARIANCE OR WAIVER OF PROVISIONS OF ARTICLE) of Chapter 3 (UNDERGROUND UTILITIES) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
City Council adopted an ordinance to amend and reordain Section 5-3-4 (VARIANCE OR WAIVER OF PROVISIONS OF ARTICLE) of Chapter 3 (UNDERGROUND UTILITIES) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5125)
16. [18-7478](#) Public Hearing, Second Reading and Final Passage of an ORDINANCE to amend and reordain Chapter 4 (HUMAN RIGHTS) and Chapter 11 (ALEXANDRIA COMMISSION ON DISABLED PERSONS) of Title 12 (EDUCATION, SOCIAL SERVICES AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
City Council adopted an ordinance to amend and reordain Chapter 4 (HUMAN RIGHTS) and Chapter 11 (ALEXANDRIA COMMISSION ON DISABLED PERSONS) of Title 12 (EDUCATION, SOCIAL SERVICES AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5126)
17. [18-7514](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-145 (FLOOR AREA) of Article II (DEFINITIONS) and Section 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0003 (Implementation Ordinance for Text Amendment No. 2018-0003 regarding small accessory buildings approved by City Council on March 17, 2018). [ROLL-CALL VOTE]
City Council adopted an ordinance to amend and reordain Section 2-145 (FLOOR AREA) of Article II (DEFINITIONS) and Section 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment

*heretofore approved by city council as Text Amendment No. 2018-0003
(Implementation Ordinance for Text Amendment NO. 2018-0003 regarding small
accessory buildings approved by City Council on March 17, 2019) (ORD. NO. 5127)*

18. [18-7600](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2018. [ROLL-CALL VOTE]
- City Council adopted an ordinance to make supplemental appropriations for the support of the City Government for Fiscal Year 2018. (ORD. NO. 5128)*
19. [18-7573](#) Public Hearing on an Ordinance to Bring the Sewer Line Maintenance Charge Set Forth Therein into Conformity with the Previously Adopted Resolution Setting the Fee at \$2.28 per 1,000 Gallons of Water Supplied. (Adoption is Scheduled for Thursday, May 3, 2018).
- City Council closed the public hearing on an ordinance to bring the sewer line maintenance charge set forth therein into conformity with the previously adopted resolution setting the fee at \$2.28 per 1,000 gallons of water supplies. Adoption is scheduled for May 3, 2018.*
20. [18-7574](#) Public Hearing on an Ordinance to Increase the Hourly Wage Rate for Service Contracts (Living Wage) From \$14.13 Per Hour to \$15.00 Per Hour Beginning in FY 2019.
- City Council closed the public hearing on an ordinance to increase the hourly wage rate for service contracts (living wage) from \$14.13 per hour to \$15.00 per hour beginning in FY 2019. Adoption is scheduled for Thursday, May 3, 2018.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 3:02 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.