

City of Alexandria

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



Action Docket - Final

Saturday, September 15, 2018

9:30 AM

City Council Public Hearing

OPENING

1. Calling the Roll.

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

[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.]

2. Public Discussion Period

The following persons participated in the public discussion period:

1. Janice Grenadier, 15 West Spring Street, spoke about her issues with the judicial system and how no one has addresses her grievances.

2. Michelle Dewaker, 5797 Brawner Place, expressed concern about school overcrowding, problems she has experienced with the judicial system, concerns about the combined sewer system upgrade, and the negative political climate in the community.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-12)

Planning Commission

3. [19-1071](#) Special Use Permit #2018-0053
300 Stultz Road - Stevenson Park Ballfield Improvements
Public hearing and consideration of a request for a Special Use Permit for a backstop structure in excess of 15 feet at Stevenson Park; zoned: POS/Public Open Space and Community Recreation.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities
Planning Commission Action: Recommended Approval 6-0
4. [19-1066](#) Special Use Permit #2018-0059
300 South Pickett Street - The Trade Center Shopping Village Signage
Public hearing and consideration of a request for a Special Use Permit for additional square footage for a sign and for signage above a roofline; zoned: CDD

#8/Coordinated Development District #8.

Applicant: The Trade Center, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

5. [19-1067](#) Special Use Permit #2018-0068
6 Prince Street - Misha's Coffee House
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor rooftop dining seats at an existing restaurant; zoned: W-1/Waterfront Mixed Use.
Applicant: Misha's at 6 Prince, Inc., represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 6-0
6. [19-1068](#) Text Amendment #2018-0009
Potomac Yard Design Advisory Committee
A) Initiation of a Text Amendment; and B) Public hearing and consideration of a request for a Text Amendment to the Zoning Ordinance to amend section 5-610(B) to amend the composition of the Potomac Yard Design Advisory Committee (PYDAC) to add an additional seat.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
7. [19-1069](#) Development Special Use Permit #2017-0021
1200 North Quaker Lane - Episcopal High School Faculty Housing
Public hearing and consideration of a request for a Development Special Use Permit to construct 6 single-family faculty homes on Goodwin Lane on the grounds of an existing private school; zoned: R-20/Single-family.
Applicant: Protestant Episcopal High School, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 6-0
8. [19-1070](#) Development Special Use Permit #2018-0015
2415 Eisenhower Avenue - Hoffman Block 8/Dunkin Donuts
Public hearing and consideration of a request for a Development Special Use Permit to allow supply deliveries and loading and unloading activities between 4am and 11pm at a restaurant; zoned: CDD#2/Coordinated Development District #2.
Applicant: DVA Eisenhower-2415 LLC, represented by Frank Stearns, attorney
Planning Commission Action: Recommended Approval 6-0
9. [19-1074](#) Encroachment #2018-0009
815 Green Street
Public hearing and consideration of a request for an Encroachment adjacent to 815 Green Street into the public right-of-way for a fence and existing steps; zoned: RM/Townhouse.

Applicant: Cecily Crandall

Planning Commission Action: Recommended Approval 5-1

10. [19-1075](#)

Encroachment #2018-0011

100 East Luray Avenue

Public hearing and consideration of a request for an Encroachment along Newton Street and adjacent to 100 East Luray Avenue into the public right-of-way to add a fence and provide side yard access at a residential property; zoned: R-2-5/Single and Two-family.

Applicant: Brian and Katherine Bartholomay

Planning Commission Action: Recommended Approval 5-1

11. [19-1076](#)

Encroachment #2018-0001

2701 Dewitt Avenue

Public hearing and consideration of a request for an Encroachment adjacent to 2701 Dewitt Avenue and East Randolph Avenue into the public right-of-way for an existing fence; zoned: R2-5/Single and Two-family.

Applicant: Jesse and Rachel Houck

Planning Commission Action: Recommended Approval 5-0

12. [19-1078](#)

Encroachment #2018-0008

116 King Street - Urbano 116

Public hearing and consideration of a request for an Encroachment adjacent to 116 King Street into the public right-of-way for a customer service line and access to an outdoor carry-out window; zoned: KR/King Street Urban Retail.

Applicant: Urbano 116, LLC

Planning Commission Action: Recommended Approval 5-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with the exception of items 3, 4, 9, 10, and 11, which were considered under separate motions. City Council also moved docket item #14 and approved it on the consent calendar. City Council considered docket item The approval was as follows:

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

4. City Council approved the Planning Commission recommendation, with an amendment to condition #5 deleting the words, "below the roofline" from the condition. (separate motion)

5. City Council approved the Planning Commission recommendation.

6. City Council approved the Planning Commission recommendation.

7. City Council approved the Planning Commission recommendation.

8. *City Council approved the Planning Commission recommendation.*
9. *City Council approved the Planning Commission recommendation and requested that staff return in six months with an analysis of the properties on this block as it relates to encroachments and vacations. (separate motion)*
10. *City Council approved the Planning Commission recommendation with the addition of a condition #6 which will sunset the encroachment in one year and staff will work with the applicant within a year to vacate the property. (separate motion)*
11. *City Council approved the Planning Commission recommendation. (separate motion)*
12. *This item was considered with docket item #16.*
14. *City Council approved the Planning Commission recommendation.*

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

13. [19-1072](#) Special Use Permit #2018-0057
405 Fannon Street - Parking Reduction
Public hearing and consideration of a request for a parking reduction; zoned: I/Industrial.
Applicant: 405 F, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.

Please Note: Docket Item #14 will be considered on the Consent Calendar.

14. [19-1073](#) Special Use Permit #2018-0058
4620 A Kenmore Avenue (parcel address: 4550 Kenmore Avenue) - Doyle's Outpost
Public hearing and consideration of a request for a special use permit for an amusement enterprise featuring laser tag, arcade games, and a virtual reality attraction; zoned: CG/Commercial General.
Applicant: Doyle's Outpost, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
15. [19-1082](#) Special Use Permit #2018-0032
219 King Street - 219 King Street Restaurant

Public hearing and consideration of a request for a Special Use Permit for the intensification of a grandfathered use to extend hours, add indoor and outdoor seats, and add live entertainment to an existing restaurant; zoned: KR/King Street Urban Retail.

Applicant: Yupaporn Chardentra, represented by Paul Solon, architect
Planning Commission Action: Recommended Approval 5-0

City Council approved the Planning Commission recommendation.

16. [19-1077](#)

Special Use Permit #2018-0052

116 King Street - Urbano 116

Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor carry-out service to an existing restaurant; zoned: KR/King Street Urban Retail.

Applicant: Urbano 116, LLC

Planning Commission Action: Recommended Approval 5-0

City Council approved the Planning Commission recommendations for docket item #12 and docket item #16.

17. [19-1079](#)

Master Plan Amendment #2018-0003

450, 510, 601, 610, 619, 620, 621, 623, 631, 700 South Patrick Street, 1007 Franklin Street, 900 Wolfe Street, 901 Gibbon Street, 598, 416, 601 South Alfred Street, 431 South Columbus Street - Route 1 South Housing Affordability Strategy
A) Initiation of a Master Plan Amendment; and B) Public hearing and consideration of an amendment to the Southwest Quadrant Small Area Plan chapter of the Master Plan to incorporate the Route 1 South Housing Affordability Strategy.

Staff: City of Alexandria Department of Housing and Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

City Council approved the Planning Commission recommendation, with the amendment of the name to South Patrick Street Housing Strategy.

18. [19-1080](#)

Special Use Permit #2018-0067

1501, 1503, & 1505 Mount Vernon Avenue - Charlie's on the Avenue

Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor seating and extend the hours of operation at an existing restaurant; zoned: CL/Commercial Low.

Applicant: NOVA Hospitality, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

City Council approved the Planning Commission recommendation, amending condition #17 to state, "The use must comply with the City's noise ordinance. No amplified sound shall be audible at the property line after 9 p.m. "

19. [19-1081](#)

Special Use Permit #2018-0060

1106 and 1108 King Street - Augie's Mussel House and Patio

Public hearing and consideration of a request for a special use permit amendment to add indoor and outdoor seating, add outdoor live entertainment, extend hours of operation, and delete a condition requiring 15 off-street parking spaces at an existing restaurant; zoned: KR/King Street Urban Retail.

Applicant: Eat Augie's, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 6-0

City Council approved the Planning Commission recommendation, amending condition #17 to state, "The use must comply with the City's noise ordinance. No amplified sound shall be audible at the property line after 9 p.m."

20. [19-1083](#)

Master Plan Amendment #2018-0002

Rezoning #2018-0002

Development Special Use Permit #2017-0020

Encroachment #2018-0006

Transportation Management Plan Special Use Permit #2018-0042

1200 & 1230 North Henry Street

Public hearing and consideration of requests for: (A) a Master Plan Amendment to amend the Development Table & the Land Use table of the Braddock Metro Neighborhood Plan to list the individual sites located within the Route 1 Triangle Site (Site 8) and revise the zoning and maximum allowable floor area for this site; (B) a map amendment to amend the zoning from OCM(50) to CRMU-H; (C) a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground floor retail and day care on a portion of the first and second floors including Special Use Permits to increase the maximum permitted floor area ratio to 2.5 and requesting bonus density and height for the provision of affordable housing pursuant to Section 7-700; (D) an Encroachment on North Fayette Street and North Henry Street into the public right-of-way for building canopies; and (E) a Transportation Management Plan Special Use Permit; zoned: OCM(50)/Office Commercial Medium (50).

Applicant: 1200 N. Henry, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 5-0

City Council approved the Planning Commission recommendation, with the following amendments: (1) amending condition 124 to read as follows: "Pursuant to the Braddock Metro Neighborhood Plan, a contribution is required to both the Braddock Open Space Fund and the Braddock Community Amenities Fund in the total amount of \$479,132 in 2018 dollars to be escalated as set forth below;" and (2) added an additional condition 124(a) to read as follows, "The applicant has agreed to provide a voluntary contribution of \$263,583 to the Housing Trust Fund at Certificate of Occupancy."

ORDINANCES AND RESOLUTIONS

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 7:11 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.