

City of Alexandria

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



Action Docket - Final

Saturday, October 19, 2019

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of Council were present except Councilwoman Jackson and Councilwoman Pepper who arrived during the public discussion period.

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.]

The following persons participated in the public discussion period:

1. Margaret Wohler, 103 East Nelson Avenue, spoke about the upcoming Alexandria Film Festival on November 7-10, 2019.

2. Ronald Gouchnour, 3111 Hickory Street, spoke about safety and tree removal concerns on Seminary Road.

3. Jack Sullivan, 4300 Ivanhoe Place, spoke about the decision made by Council and the effects of the changes to Seminary Road.

4. Adrienna Fikes, 805 North Howard Street, spoke in support of the City purchasing the Freedom House.

5. Gary Carr, 216 Aspen Street, spoke in support of preserving the Freedom House.

6. Janice Grenadier, 15 West Spring Street, spoke about corruption in the courts and government.

7. Michelle Rief, 3110 Landover Street, spoke in support of the City purchasing the Freedom House.

8. Ric Murphy, Kinsey Lane, spoke in support of the City purchasing the Freedom House.

9. Tamsin Green, 1223 Prince Street, spoke about funding for public art and arts grants.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-5)

Planning Commission

3. [20-0190](#) Special Use Permit #2019-0043
2500 North Van Dorn Street - Our First Steps Day Care Center
Public Hearing and consideration of a request for a Special Use Permit to operate a day care center; zoned: RC/High density apartment.
Applicant: Zuleima L. Villa
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [20-0190 Staff Report](#)
[20-0190 Presentation](#)
[20-0190 SUP 2019-0043 memo](#)
- 1. Michael DeLiso, 2500 North Van Dorn Street, representing the Park Place Condominium Board spoke in support of the item. Also, welcomed and requested funding for transit, trail and park improvements.*
- City Council approved the Planning Commission recommendation with the removal of condition #8.*
4. [20-0191](#) Special Use Permit #2019-0066
417 North Washington Street - Parking Reduction for a Single-Family Dwelling
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction; zoned: CL/Commercial low.
Applicant: Brian Fowler, represented by James Palmer, agent
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [20-0191 Staff Report](#)
[20-0191 Presentation](#)
5. [20-0192](#) Special Use Permit #2019-0067
805 King Street - Apartment Hotel and Parking Reduction
Public Hearing and consideration of a request for a Special Use Permit to operate an apartment hotel with a parking reduction; zoned: KR/ King Street urban retail.
Applicant: Old Town 1, LLC, represented by Robert Brant, attorney
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [20-0192 Staff Report](#)
[20-0192 Presentation](#)

END OF ACTION CONSENT CALENDAR

City Council approved consent calendar items 4-5 as a block. The approvals were as follows:

- 4. City Council approved the Planning Commission recommendation.*

5. City Council approved the Planning Commission recommendation.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

6. [20-0142](#) Public Hearing and Consideration of a Five-Year Telecommunications Facility License Agreement with Cellco Partnership d/b/a Verizon Wireless to Permit Cellco Partnership to install Small Cell Facilities on Approved Third-Party owned Poles in the City of Alexandria's Public Rights-of-Ways.
- Attachments:** [Verizon Wireless Memo and Short Term License Agreement with Exhibits 9-18-19](#)
1. Jeff Ott, 10170 Junction Drive, Real Estate Manager for Verizon, spoke in support of the item.
2. Paul Dugan, 132 Jeffery Road, Malvern, Pennsylvania, spoke in support of the item and addressed health concern of the community.
- City Council approved the Planning Commission recommendation. Councilman Seifeldein abstained from the vote.
7. [20-0145](#) Public Hearing and Final Consideration of a Five-Year Telecommunications Facility License Agreement with New Cingular Wireless PCS, LLC. ("AT&T") to Permit New Cingular Wireless PCS, LLC. to install Small Cell Facilities on Approved Third-Party owned poles in the City of Alexandria's Public Rights-of-Ways.
- Attachments:** [20-0089 - Alexandria License New Cingular Wiress LLC FINAL 9-23-19](#)
1. Genelle Newhard, 42697 Latrobe Street, Chantilly, Virginia, spoke in support of the item.
- City Council approved the Planning Commission recommendation. Councilman Seifeldein abstained from the vote.
8. [20-0181](#) Public Hearing and Final Consideration of Extension of License Agreement between the City of Alexandria and St. Stephen's and St. Agnes School for the Use of the Recreational Facilities located at Ft. Ward Park.
- Attachments:** [20-0057 Draft License Agreement between St. Stephens and St. Agnes School and the City of Alexandria](#)
- City Council approved the Planning Commission recommendation.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

9. [20-0196](#) Special Use Permit #2017-0097
5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street -
Virginia Paving Company Review

Public Hearing and consideration of a review of a previously approved Special Use Permit (amending SUP #2010-0014) regarding the continued operation of an asphalt plant pursuant to Condition #75 of said Special Use Permit; zoned: I/Industrial.

Applicant: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 7-0

Attachments: [20-0196 Staff Report](#)
 [20-0196 Additional items VA Paving](#)
 [20-0196 Presentation](#)

1. Art Impastato, 239 Medock Lane, Cameron Station Civic Association, spoke in support of the Planning Commission recommendations with respect to the sunset provision.

2. Morgan Babcock, 1855 Emerson Avenue, Carlyle Council, spoke in support of Virginia Paving Company to stay in its current location.

3. Mary Catherine Gibbs, 700 North Fairfax Street, attorney for Virginia Paving Company, spoke in support of the Planning Commission recommendations with respect to the sunset provision starting now.

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

10. [20-0195](#)

Text Amendment #2019-0006

Fences on Corner lots, Fences with Zone Transition, Height of Accessory Structures in Required Yards, and Sheds and Other Small Accessory Buildings in the Historic District

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II (Definitions) to address arbors, pergolas, and trellises; amend Section 7-202(A)(1) to increase the height of open fences in required yards; amend Section 7-202(A)(5) to set an allowable height for arbors and trellises and to allow -pergola- in all required yards; amend Section 7-202(B)(4)(c) to allow on properties located in the historic district accessory structures within the five foot setback for structures facing a shared property line with windows lower than eight feet; amend Section 7-202(D) to correct citation to the Zoning Ordinance ; amend Section 7-801 to change how vision clearance is calculated; amend Section 7-902(C) to allow fences and accessory private walls within 100 feet of a residential zone line; and amend Section 7-1700 to add a section allowing fences on through lots and clarifying language and images for fences on corner lots.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 7-0

Attachments: [20-0195 Staff Report](#)
 [20-0195 Presentation](#)

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

11. [20-0194](#)

FOR INFORMATION ONLY

City Charter Section 9.06 Case #2019-0002

912, 916 and 920 King Street and 116 South Henry Street

Public Hearing and consideration of a request for Planning Commission to review whether the proposed sale of property by the City of Alexandria to Galena Capital Partners, LLC and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Planning Commission Action: Approved 6-0

Attachments: [20-0194 Staff Report](#)
 [20-0194 Presentation](#)

ORDINANCES AND RESOLUTIONS [ROLL-CALL VOTE]

12. [20-0101](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-145 (floor area) and Section 2-197.3 (structure, subordinate) of Article II (DEFINITIONS); Section 4-1203 (SPECIAL USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 7-101 (PERMITTED ACCESSORY USES), and Section 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); and Section 8-200 (GENERAL PARKING REGULATIONS) of Article VIII (OFF-STREET PARKING AND LOADING) and add new Section 2-187.2 (PUBLIC SCHOOL) and Section 2-194.1 (solar energy system) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2019-0005 (Implementation Ordinance for Text Amendment No. 2019-0005 associated with Fall 2019 Zoning Ordinance Practical Updates approved by City Council on September 14, 2019). [ROLL-CALL VOTE]

Attachments: [20-0101 cover](#)
 [20-0101 ordinance](#)

City Council closed the public hearing and adopted the ordinance by a Roll Call Vote of 7-0.

13. [20-0103](#) 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 the Eisenhower East Small Area Plan chapter of such master plan as Master Plan Amendment No. 2019-0005 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2019-0005 associated with Hoffman Town Center Block 6A approved by City Council on September 14, 2019). [ROLL-CALL VOTE]

Attachments: [20-0103_cover](#)
[20-0103_ordinance](#)
[20-0103_attachment](#)

City Council closed the public hearing and adopted the ordinance by a Roll Call Vote of 7-0.

14. [20-0157](#) Public Hearing, Second Reading and Final Passage of An Ordinance Approving and Authorizing the Sale of Real Property Owned by the City of Alexandria, Located at 912, 916, 920 King Street and 116 South Henry Street in the City of Alexandria, Virginia 22314, to Galena Capital Partners, LLC.[ROLL-CALL VOTE]

Attachments: [20-0104_Information on Proposed Ordinance](#)
[20-0104_Ordinance](#)
[DocketItem79.06Case](#)

City Council closed the public hearing and adopted the ordinance by a Roll Call Vote of 6-1(Councilman Seifeldein).

15. [20-0178](#) Public Hearing, Second Reading and Final Passage of an ordinance to technically amend the Parcel 506 boundaries established for Tax Tier I Section 3-2-189 (Tier I Potomac Yard Metrorail Station Special Services District) in Division 1 (Real Estate) of Article M (Levy and Collection of Property Taxes) of Chapter 2 (Taxation) of Title 3 (FINANCE, TAXATION, AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

Attachments: [20-0178_Att 1 - Ordinance Cover](#)
[20-0178_Att 2 - Tax Tier I amendment ordinance v2](#)
[20-0178_Att 3 - Exhibit A](#)
[20-0178_Map of Tier I - Proposed New Boundaries](#)

City Council closed the public hearing and denied the ordinance by a Roll Call Vote of 2-5. (Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilwoman Jackson, and Councilman Seifeldein)

16. [20-0180](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 3-2-189 (Tier I Potomac Yard Metrorail Station Special Services District) in Division 1 (Real Estate) of Article M (Levy and Collection of Property Taxes) of Chapter 2 (Taxation) of Title 3 (FINANCE, TAXATION, AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

Attachments: [20-0180 Att 1 - Ordinance Cover](#)
[20-0180 Att 2 - Tax Tier I amendment ordinance v2](#)

City Council moved to postpone the ordinance indefinitely by a vote of 7-0.

17. [20-0179](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance a Capital Project.[ROLL-CALLVOTE]

Attachments: [20-0179 Att 1 - Bond Authorization 2019 ordinance cover](#)
[20-0179 Att 2 - Bond Authorization 2019 ordinance.doc](#)
[20-0179 -Att 3 - Form of Bond](#)

City Council closed the public hearing and adopted the ordinance by a Roll Call Vote of 7-0.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

Adjourned - 12:05 p.m.

NOTE: The action docket is a summary of the City 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.