

# City of Alexandria

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



## **Action Docket - Final**

**Saturday, October 15, 2022**

**9:30 AM**

**Council Chamber**

**City Council Public Hearing**

The October 15, 2022 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

**Registration:**

[https://zoom.us/webinar/register/WN\\_EyeLPxEySbykxAudnNRcQq](https://zoom.us/webinar/register/WN_EyeLPxEySbykxAudnNRcQq)

Webinar ID: 976 2987 7499

Webinar Passcode: 551320

Dial-in number: 301-715-8592

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, please use the Dial-In number to access the meeting.

**\*\*\*PLEASE LOG-IN EARLY IF POSSIBLE\*\*\***

**Links:**

**Meeting Agenda and Live Webcast**

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

**Zoom Registration Form**

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

**Speaker's Form**

<https://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>

Those wishing to address Council should submit a Speaker's Form (see above).

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website.

If the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form. If You have prepared statement or a written comments for the record you may email it to the City Clerk at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov).

Speakers are encouraged to submit their written comments to the City Clerk.

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Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto:gloria.sitton@alexandriava.gov) or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en [gloria.sitton@alexandriava.gov](mailto:gloria.sitton@alexandriava.gov) o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

**\*\*\*TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.\*\*\***

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## **I. OPENING**

### **1. Calling the Roll.**

*Mayor Wilson called the meeting to order and the City Clerk called the roll. Six members of City Council were present, with Councilman Chapman and Vice Mayor Jackson, arriving following roll call. Councilwoman Gaskins was absent.*

### **2. Public Discussion Period**

**[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak 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. *John (Kit) Wannan, Alexandria, spoke about a nuisance from neighboring business.*
2. *Janice Grenadier, Alexandria, spoke about issues with the judicial system.*
3. *Jim Murphy, Alexandria, spoke regarding changes to DASH bus routes in the City.*

## II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

### ACTION CONSENT CALENDAR (3-5)

#### Planning Commission

3. [23-0376](#) Special Use Permit #2022-00058  
3103 Park Center, Unit 1600  
Public Hearing and consideration of a request for a Special Use Permit for a congregate housing facility use; zoned: CRMU-H/Commercial Residential Mixed Use-High.  
Applicant: Sheltered Homes of Alexandria, represented by Mary Catherine Gibbs, attorney/agent.  
Planning Commission Action: Recommended Approval 7-0
4. [23-0377](#) Special Use Permit #2022-00061  
516 Oronoco Street  
Public Hearing and consideration of a request for a Special Use Permit for the expansion of a health profession office and change in use from a non-complying personal service establishment to a health profession office.  
Applicant: Stella Kim.  
Planning Commission Action: Recommended Approval 7-0
5. [23-0381](#) Special Use Permit #2022-00028  
1940 Duke Street - Carlyle Block C Rooftop Amendment  
Public Hearing and consideration of a request for a Special Use Permit to increase the gross square footage allowable for Carlyle Block C within the allowed maximum for the Carlyle District and to amend the Design Guidelines for Block C which includes an increase in height from the maximum of 82 feet currently allowed (amending SUP#2020-00065); zoned: CDD #1/Coordinated Development District #1.  
Applicant: I&G Direct Real Estate 25 LP, represented by Robert Brant, attorney  
Planning Commission Action: Recommended Approval 6-0

**END OF ACTION CONSENT CALENDAR**

*City Council approved the consent calendar, which was considered under separate motion. 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.*

**III. ROLL-CALL CONSENT CALENDAR (6-12)**

6. [22-1245](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 300 Hume Avenue to maintain an encroachment for a fence along the public right-of-way on Hume Avenue (Implementation Ordinance for Encroachment No. 2022-00001 associated with 300 Hume Avenue approved by City Council on September 17, 2022). [ROLL-CALL VOTE]
7. [23-0271](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 6-805 (STANDARDS FOR OUTDOOR DINING) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00009 (Implementation Ordinance for Text Amendment No. 2022-00009 associated with aligning the King Street Outdoor Dining Program with the Commercial Parklet Program approved by City Council on September 17, 2022). [ROLL-CALL VOTE]
8. [23-0273](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 6-702 (USES) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-0010 (Implementation Ordinance for Text Amendment No. 2022-00010 associated with minor updates to the KR/King Street Urban Retail zone approved by City Council on September 17, 2022). [ROLL-CALL VOTE]
9. [23-0275](#) 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 Water Quality Management Supplement chapter replacing the chapter in its entirety with the Chesapeake Bay Preservation Plan chapter of such master plan as Master Plan Amendment No. 2022-00003 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. 2022-00003 associated with the update to the Water Quality Management Supplement Chapter

of the City's Master Plan and a change in name to the Chesapeake Bay Preservation Plan approved by City Council on September 17, 2022).  
[ROLL-CALL VOTE]

10. [23-0277](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 074.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 615A and 621 King Street from, CD/Commercial downtown zone to KR/King Street urban retail zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00006 (Implementation Ordinance for Rezoning No. 2022-00006 associated with 615, 615A and 621 King Street approved by City Council on September 17, 2022).  
[ROLL-CALL VOTE]
11. [23-0365](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Chapter 7 (COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)) of Title 7 (PLANNING AND DEVELOPMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
12. [23-0366](#) Public Hearing, Second Reading and Final Passage of an Ordinance to adopt the use of photo speed monitoring devices in highway work zones and school crossing zones and civil penalties in Section 10-3-878.12 Article B (RECKLESS DRIVING, SPEEDING, ETC.) of Chapter 3 (OPERATION OF VEHICLES) of Title 10 (MOTOR VEHICLES AND TRAFFIC) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

## END OF ROLL-CALL CONSENT CALENDAR

*City Council approved the roll-call consent calendar. The approval was as follows:*

*6. City Council adopted an ordinance authorizing the owners of the property located at 300 Hume Avenue to maintain an encroachment for a fence along the public right-of-way on Hume Avenue. (ORD. NO. 5455)*

*7. City Council adopted an ordinance to amend and reordain Section 6-805 (STANDARDS FOR OUTDOOR DINING) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00009. (ORD. NO. 5456)*

*8. City Council adopted an ordinance to amend and reordain Section 6-702 (USES) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-0010. (ORD. NO. 5457)*

*9. City Council adopted 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 Water Quality Management Supplement chapter replacing the chapter in its entirety with the Chesapeake Bay Preservation Plan chapter of such master plan as Master Plan Amendment No. 2022-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5458)*

*10. City Council adopted an ordinance to amend and reordain Sheet No. 074.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 615A and 621 King Street from, CD/Commercial downtown zone to KR/King Street urban retail zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00006. (ORD. NO. 5459)*

*11. City Council adopted an ordinance to amend and reordain Chapter 7 (COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)) of Title 7 (PLANNING AND DEVELOPMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5460)*

*12. City Council adopted an ordinance to adopt the use of photo speed monitoring devices in highway work zones and school crossing zones and civil penalties in Section 10-3-878.12 Article B (RECKLESS DRIVING, SPEEDING, ETC.) of Chapter 3 (OPERATION OF VEHICLES) of Title 10 (MOTOR VEHICLES AND TRAFFIC) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5461)*

#### **IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

13. [23-0391](#) Public Hearing and Consideration of a Five-Year License Agreement between the City of Alexandria, Virginia and Crown Castle Fiber, LLC., to Install Fiber in the City's Rights-of-Ways for its Wireless Telecommunications Facilities and for Providing Broadband Services for its Commercial Customers in the City.

*City Council closed the public hearing and authorized the City Manager to execute the Agreement and to take other actions that are necessary to implement the Agreement.*

#### **V. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

##### **Planning Commission (continued)**

14. [23-0378](#) Special Use Permit #2022-00018  
1605 and 1611 Mount Vernon Avenue  
Public Hearing and consideration of a request for a Special Use Permit to allow for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and service use until December 31, 2045 (amending SUP #2010-00052); zoned: CL/Commercial Low.  
Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

Planning Commission Action: Recommended Denial 5-2

*City Council approved the Planning Commission recommendation with amendments to the following conditions:*

*3. Existing fencing along the southern and eastern property lines shall remain at a height of six feet and shall be maintained. (CC)*

*4. The applicant shall revise the landscaping to add street trees in the planting bed along Mt. Vernon Avenue and ensure a continuous evergreen hedge that will grow to a height of at least three feet. In lieu of this requirement the applicant may install alternative plantings or screening improvements in the existing planting beds to the satisfaction of the Director of Planning & Zoning in consultation with the neighborhood. All landscaping shall be maintained. (CC)*

*5. Condition deleted. (CC)*

*13. The application will be docketed for City Council's review sometime within the year 2040 to determine whether the use is still suitable for this location. If the SUP is allowed to continue at that time, it will expire on December 31, 2045. (CC)*

*20. The applicant shall install four Level 3 publicly accessible and three Level 3 private charging stations in parking spaces along Mt. Vernon Avenue as shown on the revised exhibit titles "comparison Site Plans" prepared by Penny Design Group and dated October 14, 2022, prior to the October 2023 standard one-year SUP inspection (CC)*

*29. The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable, at a cost of \$2,500 per new tree installed. (CC)*

15. [23-0379](#)

Special Use Permit #2022-00063

1707, 1709 and 1711 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP #2006-0019); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent.

Planning Commission Action: Recommended Approval 4-3

*\*\*\*City Council approved docket item #15 and docket item #16 together.\*\*\**

*City Council approved the Planning Commission recommendation.*

16. [23-0380](#)

Special Use Permit #2022-00064

1801 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the expansion of a non-complying automobile sales and service use (amending SUP



#2006-0021); zoned: CL/Commercial Low.

Applicant: Alexandria Hyundai, LLC, represented by M. Catharine Puskar, attorney/agent

Planning Commission Action: Recommended Approval 4-3

*City Council approved the Planning Commission recommendation.*

17. [23-0382](#)

Master Plan Amendment #2022-00004

Rezoning #2022-00005

Development Special Use Permit #2022-10014

2729 King Street - Woodbine Rehabilitation and Healthcare Facility Addition

Public Hearing and consideration of a request for: (A) Master Plan Amendment to change the height of the subject property to a maximum of 45 feet; (B) an amendment to the official zoning map to change the zone from R-8/Single-family to RB/Townhouse and; (C) a Development Special Use Permit and site plan to construct an addition to an existing nursing home, with modifications to both side yard setbacks to allow greater than 50% of the southern side yard for parking and to the zone transition setbacks and a special use permit for a parking reduction to reduce the number of required loading spaces and increase the percentage of compact spaces to 82%; zoned R-8 / Single-Family Zone.

Applicant: Woodbine Property 1, LLC. represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0

*City Council approved the Planning Commission recommendation.*

**VI. ORDINANCES AND RESOLUTIONS**

None.

**VII. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

**DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

**Planning Commission (continued)**

None.

**VIII. ADJOURN.**

*The meeting was adjourned at 12:33 p.m.*

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*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 of Council decisions made at the meeting*