City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Docket - Final

Saturday, December 14, 2013

9:30 AM

Council Chambers

City Council Public Hearing
OPENING

14-2266  Public Discussion Period

Attachments:  14-2266_After Items

1  Calling the Roll.

14-2265  Roll Call Card

Attachments:  14-2265_After Items

2  Public Discussion Period.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-5)

Planning Commission

3  SUP13-069  Special Use Permit #2013-0069
251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) - El Cuscatleco
Restaurant
Public Hearing and Consideration of a request for an amendment to an existing
special use permit (SUP #2012-0028) to allow live entertainment; zoned CDD
#12 / Coordinated Development District. Applicant: Fossal, Inc. represented by
Nicholas Gehrig, attorney
Planning Commission Action: Recommend Approval  6-0

Attachments:  SUP13-069_Staff Report
              SUP13-069_Presentation
              SUP13-069_After Items

4  SUP13-075  Special Use Permit #2013-0075
600 S. Pickett Street - German Auto Center
Public Hearing and Consideration of a request to operate a general auto repair
shop; zoned I / Industrial. Applicant: German Auto Group of Alexandria, LLC
represented by Roland Joun
Planning Commission Action: Recommend Approval  6-0

Attachments:  SUP13-075_Staff Report
              SUP13-075_Presentation

5  SUP13-077  Special Use Permit #2013-0077
682 S. Pickett Street (Parcel Address: 660 S. Pickett St.) - King Pollo
Restaurant
Public Hearing and Consideration of a request to operate a restaurant; zoned
CG/Commercial General. Applicant: Mihn Hwan Oh represented by Bruce
D.S. Kim
Planning Commission Action: Recommend Approval 6-0

Attachments:  SUP13-077_Staff Report
SUP13-077_Presentation

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

6  SUP13-076  Special Use Permit #2013-0076
5 Cameron Street - Blackwall Hitch Restaurant
Public Hearing and Consideration of a request to operate a restaurant; zoned
CD/Commercial Downtown. Applicant: Blackwall Hitch Associates, LLC
represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 6-0

Attachments:  SUP13-076_Staff Report
SUP13-076_Presentation
SUP13-076_After Items

7  SUP13-074  Special Use Permit #2013-0074
1106 & 1108 King Street - Notting Hill Restaurant
Public Hearing and Consideration of a request for an amendment to an existing
special use permit to allow an outdoor bar and to remove various special use
permit conditions; zoned KR/King Street Retail. Applicant: Notting Hill
Restaurant & Bar, LLC represented by Amir Jahangeri
Planning Commission Action: Recommend Partial Approval and Partial Denial
6-0

Attachments:  SUP13-074_Staff Report
SUP13-074_Presentation

8  DSUP13-01  Development Special Use Permit #2013-0014
3300 King St. - T.C. Williams High School Tennis Courts
Public Hearing and Consideration of a request for an amendment to a previously
approved development special use permit and site plan (DSUP #2002-0044) to
allow lighted tennis courts at a public high school; zoned R-20/Single Family.
Applicant: Alexandria City Public Schools
Planning Commission Action: Recommend denial of the request to install lights
at the tennis court 3-2-1; Recommend Approval of the tennis courts, as
Amended 6-0
Master Plan Amendment #2013-0003
Rezoning #2013-0004
Development Special Use Permit #2012-0031
800 & 820 Slater’s Lane - Slater’s Lane Residences
Public Hearing and Consideration of requests for A) an amendment to the Northeast Small Area Plan chapter of the Master Plan for a height increase; B) rezoning to amend the existing proffers; and C) a development special use permit and site plan with modifications to construct a residential building with a parking reduction to allow tandem parking spaces and an increase to the floor area ratio in exchange for affordable housing pursuant to section 7-700; zoned RC/High Density Apartment. Applicant: CIAM-Slaters, LLC represented by Duncan W. Blair, attorney
Planning Commission Action: MPA #2013-0003 Adopted Resolution 4-3; REZ #2013-0004 Recommend Approval 4-3; DSUP #2012-0031 Recommend Approval 4-3

Master Plan Amendment #2013-0007
Eisenhower East Plan Amendment
A) Initiation of a Master Plan Amendment; B) Public Hearing and Consideration of a request for an amendment to the Eisenhower East Design Guidelines in the Eisenhower East Small Area Plan chapter of the Master Plan to revise the required sidewalk materials. Staff: Department of Planning and Zoning.
Planning Commission Action: Adopt Resolution and Recommend Approval 6-0

Master Plan Amendment #2013-0005
Housing Master Plan
A) Initiation of a Master Plan Amendment; B) Public Hearing and Consideration of an amendment to the City of Alexandria Master Plan to incorporate the Housing Master Plan chapter. Staff: Office of Housing Planning Commission Action: Initiate the Master Plan Amendment 6-0; Adopt Resolution and Recommend Approval 6-0
12 **TA13-013**

Text Amendment #2013-0013

A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to implement amendments to the Zoning Ordinance recommended by the Housing Master Plan including an amendment to Section 7-700 regarding bonus density in exchange for affordable housing and an amendment to Section 8-200 (F) regarding the parking requirements for affordable housing projects that undergo a substantial renovation. Staff: Office of Housing

Planning Commission Action: Initiation of a text amendment 6-0; Recommend Approval of text amendments to Section 8-200(F)(4) 6-0; Deferred text amendments to Section 7-700 6-0

*(Staff report and attachments are listed under docket item #11)*

**Attachments:**  
TA13-013_After Items

13 **TA13-003**

Text Amendment #2013-0003

Protest Petitions

A) Initiation of a text amendment; B) Public Hearing and Consideration of amendments to Section 11-808 of the zoning ordinance regarding protest petitions. Staff: Department of Planning and Zoning

Planning Commission Action: Initiate the text amendment 6-0; Recommend Approval as amended and Adopt the Policy as set forth in Attachment #2 6-0

**Attachments:**  
TA13-003_Staff Report  
TA13-003_Presentation  
TA13-003_After Items

14 **14-2094**

Public Hearing to Consider an Appeal to a Decision of the Board of Architectural Review - Old and Historic District, for Property at 207 Prince Street. Appellant: Robert Montague on behalf of petitioners.

PLEASE NOTE: THE APPLICANT HAS REQUESTED DEFERAL OF THIS ITEM.

**Attachments:**  
14-2094_BAR Appeal 207 Prince Street.pdf  
14-2094_BAR2013-00066 & BAR2013-00067 Presentation to CC.pptx  
14-2094_After Items

**OTHER**

15 **14-2196**

Public Hearing for Consideration of Increase in Amount of Affordable Housing
Predevelopment Funding Subject to Administrative Approval.

ORDINANCES AND RESOLUTIONS

16  14-2121  Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 2250 Mill Road (Tax Map #078.02-01-06) in the City of Alexandria, Virginia to construct and maintain an encroachment into the public street known as Dock Lane for a bay on the building and an underground transformer vault. (Implementing ordinance for the Encroachment approved by the City Council on June 15, 2013 for the Eisenhower East Block 19 residential development) [ROLL-CALL VOTE]

Attachments:
- 14-2121_Information Sheet
- 14-2121_Ordinance
- 14-2121_Attachment A
- 14-2121_After Items
- 14-2121_After Items 2

17  14-2123  Public Hearing, Second Reading and Final Passage of an ordinance to vacate a portion of the public access and emergency vehicle easement on the private street known as East Campus Drive located at 3001 North Beauregard Street and 3003 East Campus Drive (VAC No.2013-0004). (Implementing Ordinance for the Vacation approved by the City Council for the Northern Virginia Community College on October 19, 2013) [ROLL-CALL VOTE]

Attachments:
- 14-2123_Information Sheet
- 14-2123_Ordinance
- 14-2123_Attachment
- 14-2123_After Items

18  14-2214  Public Hearing, Second Reading and Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2014. [ROLL-CALL VOTE]

Attachments:
- 14-2214_1-Ordinance 2014 cover - Attachment 1
- 14-2214_2-Ordinance 2014
- 14-2214_3-Grant Attachment - Attachment 3
- 14-2214_4-December 2013 incomplete projects - attachment 4
- 14-2214_After Items

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

19  14-2218  City Charter Section 9.06 Case #2013-0005
1205 South Alfred Street - Ford Foundation Property
Public Hearing and Consideration of a request for Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned RC/High density apartment. Staff: Department of Recreation Parks and Cultural Activities
Planning Commission Action: Deferred without objection

20 14-2217
Text Amendment #2013-0009
Transportation Management Plans
A) Initiation of text amendment; B) Public Hearing and Consideration of a text amendment to Section 11-700 of the Zoning Ordinance to establish new regulations regarding Transportation Management Plan Special Use Permits.
Staff: Department of Transportation and Environmental Services
Planning Commission Action: Deferred 5-1

Public Notice:

The Mayor and Members of City Council will attend the grand opening of Potomac Yard Park on Saturday, December 14, 2013, at 8:30 a.m., at 2501 Potomac Avenue.