City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Action Docket - Final

Saturday, December 14, 2013
9:30 AM

Council Chambers

City Council Public Hearing
OPENING

1  Calling the Roll.

   The meeting was called to order by Mayor Euille, and the City Clerk called the roll. All members of Council were present.

   City Council observed a moment of silence in honor of former City Manager Vola Lawson, who recently passed away.

2  Public Discussion Period.

   1. Marla Brin, 20 East Rosemont Avenue, spoke of the impact of the overuse of Hoofs Run Park on the residents of East Rosemont Avenue, submitting the original petition from April. Ms. Brin spoke of the need to protect neighbors in residential areas from the impact of people using adjoining open space and play areas, noting that Hoofs Run is severely overused and she invited Council to visit her home and the area. She noted the heavy increase in pedestrian traffic cutting through E. Rosemont Avenue, the sanitation problems in the area, problems with people in the area, and misuse of the park on both the fields and the picnic areas.

   2. Bert Ely, 200 S. Pitt Street, spoke of the fact that all the doors to City Hall were locked when he tried to enter on the night of the last Planning Commission meeting to speak on the protest petition that was before the Commission, so he was unable to speak on the issue. He said the inability of the public to not be able to attend the Planning Commission meeting while the meeting was still in session effectively closed the meeting to the public. Mr. Ely said that what had been a public meeting, by virtue of the locked doors, had become a closed door meeting, a clear violation of Virginia’s open meeting law.

   3. Randy Stephens, 5610 Bloomfield Drive, #2, thanked Council for the effort it gave in the resolution to save the American Legion building. He also advocated for young people at Brent Place, who have lost their social hall in that building and it deprives them of learning how to be sociable and amongst other people at the same time. He asked what the City could do to help those young people in the building have some capacity to have a social center close enough that they could walk to or get to without being in harms way.

   4. Robert Calhoun, 3264 Circle Hill Road, spoke of the hiring of Vola Lawson, noting that he was on Council at the time, and he spoke of her time working for the City.

   Members of City Council made remarks on the passing of Vola Lawson.

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

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

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

END OF ACTION CONSENT CALENDAR

City Council adopted the consent calendar, with the removal of items #3 and 4, which were considered under separate motions, as follows:

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

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

5. 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)

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

City Council approved the Planning Commission recommendation, with the understanding that the City will work with the applicant on the public restroom, parking, trash and loading areas.

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

City Council approved the Planning Commission recommendation.

8 DSUP13-014 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

City Council approved the Planning Commission recommendation, with the following amendments: to condition #85 to return to the original staff recommendation; to condition #86A, to return to the original staff recommendation; on page 17, for the landscaping and open space plan that was in the original SUP for T.C. Williams that the Planning staff go back and assess each of the items that were called for in the landscaping plan to ensure they are complied with and provide the Council with a report as to the compliance or non-compliance of those items as well as any other recommendations for additional screening that may mitigate the existing uses at the site as well as any planned future uses; and an amendment for the gap in the foliage/greenery/landscape buffering between the garage and the entrance, near the lower left corner of the tennis courts.

9 DSUP12-031 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

City Council approved the Planning Commission recommendation, with an amendment to condition #33d to read: "this property would be eligible to lease parking spaces that are determined to be in excess of the property zoning ordinance parking requirements, which may be amended by the City's 2014 parking ratio project."

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

City Council approved the Planning Commission recommendation.

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

(Items 11, 12 and 15 were heard together)

City Council approved: 11. The Planning Commission recommendation for the master plan amendment for the Housing Master Plan (MPA2013-0005). 12. The text amendment (Text Amendment 2013-0013) for Section 8-200 regarding the parking requirements. City Council moved for 2,000 units from 2014-2025 with the caveat that there is no dollar amount. 15: To approve a new predevelopment funding policy for affordable housing, which will set the maximum amount of predevelopment funds that can be administratively approved by the City Manager to the greater of $50,000 or $5,000 per unit.

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;
December 14, 2013

City Council Public Hearing Action Docket - Final

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)

This item was heard with item 11.

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

City Council approved the Planning Commission recommendation, inclusive of the policy regarding the blurry of the line between text amendments and map amendments.

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.

This item was deferred at the request of the applicant.

OTHER

15  14-2196

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

This item was heard with items 11 and 12.

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]

City Council adopted the ordinance authorizing the owner of the property located at 2250 Mill Road 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, with an amendment to remove the language of "bay on the building" throughout the ordinance. (ORD. NO.4845)

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]

City Council adopted the 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. (ORD. NO. 4846)

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]

City Council adopted the ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2014. (ORD. NO. 4847)

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

City Council noted the deferrals.

*****
The meeting was adjourned at 6:20 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.
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.