City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket - Final

Saturday, November 15, 2014

9:30 AM

Council Chambers

City Council Public Hearing
All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

http://survey.alexandriava.gov/s3/City-Council-Speakers-Form

OPENING

1  Calling the Roll.
   14-3500  Calling the Roll
   Attachments:  14-3500_After_Items

2  Public Discussion Period.
   14-3501  Public Discussion Period
   Attachments:  14-3501_After_Items

[No more than 30 minutes. This period is restricted to items not listed on the docket.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-10)

Planning Commission

3  14-3405  Special Use Permit #2014-0085
   1309 King Street - Greenleaf Juicing Company
   Public Hearing and Consideration of a request to operate a restaurant (pressed juice establishment); zoned KR/King Street Retail. Applicant: Greenleaf Juicing Company represented by Annette Antonelli
   Planning Commission Action: Recommend Approval 7-0
   Attachments:  14-3405_Staff_Report_to_CC
   14-3405_Presentation_to_CC
   14-3405_After_Items

4  14-3404  Development Special Use Permit #2014-0002
   5651 Rayburn Avenue - John Adams Elementary Parking Lot Expansion
   Public Hearing and Consideration of a request for a development special use permit and site plan, with a modification, to expand an existing parking lot with parking spaces in excess of the zoning ordinance requirement for a school; zoned R-12/Residential (Alexandria West Small Area Plan). Applicant:
Alexandria City Public Schools represented by Kevin Van Hise, attorney
[This item was deferred at the June 3, 2014; September 4, 2014; and October 7, 2014 Planning Commission public hearings.]
Planning Commission Action: Recommend Approval 7-0

Attachments: 14-3404_Staff Report to CC
14-3404_Presentation to CC

5 14-3407 Special Use Permit #2014-0084
100-120 East Windsor Avenue - Del Ray Montessori
Public Hearing and Consideration of a request to amend previously approved Special Use Permit #2013-0007 to increase enrollment at an existing private academic school and day care center to add accessory parent-child classes and with a parking reduction; zoned R-2-5/Residential Single-and-Two-Family Zone. Applicant: Del Ray Montessori by Sarah Fondriest
Planning Commission Action: Recommend Approval 6-0

Attachments: 14-3407_Staff Report to CC
14-3407_Presentation to CC

6 14-3409 Special Use Permit #2014-0091
201 Cambridge Road - Bishop Ireton High School Sign
Public Hearing and Consideration of a request for a school sign; zoned R-8/Single-Family Zone and RC/High Density Apartment Zone. Applicant: Bishop Ireton High School represented by Dr. Thomas J. Curry
Planning Commission Action: Recommend Approval 7-0

Attachments: 14-3409_Staff Report to CC
14-3409_Presentation to CC

7 14-3400 Development Special Use Permit #2014-0038
1701 Duke Street - Edmonson Plaza Amendment
Public Hearing and Consideration of a request for an amendment to Development Special Use Permit #2011-0005 to enable realty offices as a retail use; zoned OCH/Office Commercial High
Applicant: 1701 Duke Street, LLC represented by Kenneth Wire, attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: 14-3400_Staff Report to CC
14-3400_Presentation to CC

8 14-3395 Encroachment #2014-0004
906 First Street- Old Town Commons
(Parcel Address: 902 First Street)
Public Hearing and Consideration of a request for an encroachment into the public right-of-way; zoned CDD #16/Coordinated Development District #16.
Applicant: James Bland Housing V Limited Partnership represented by Lianne Childress, attorney
Planning Commission Action: Recommend Approval: 6-0
END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER


Planning Commission (continued)

12 14-3406 Special Use Permit #2014-0106
442 North Henry Street and 1106 Oronoco Street - Liberty Gas Station
Public Hearing and Consideration of an amendment to an existing Special Use Permit for an automobile service station to extend the hours of operation; zoned CSL/Commercial Service Low. Applicant: 442 North Henry Inc. [This request was originally proposed as part of SUP#2014-0073, was deferred at the October 7, 2014 Planning Commission hearing, and is now being heard as SUP #2014-0106.]
Planning Commission Action: Recommend Approval 7-0
Rezoning #2014-0004
Development Special Use Permit #2014-0008
Transportation Management Plan Special Use Permit #2014-0063
1323 Wilkes Street and 421 South Payne Street - West-Parc Townhomes
Public Hearing and Consideration of requests for: (A) an amendment to the official zoning map to change the zone from RB to CRMU-L with proffer; (B) a development special use permit and site plan, with modifications, to construct 22 townhouse units including a special use permit for an increase in Floor Area Ratio (FAR) per section 5-105(C) of the Zoning Ordinance; and (C) A special use permit for a transportation management plan; zoned RB/Townhouse. (Southwest Quadrant Small Area Plan) Applicant: CIA-Wilkes Street LLC represented by M. Catharine Puskar, attorney [This item was deferred at the October 7, 2014 Planning Commission hearing and the public hearing is closed.]
Planning Commission Action: Recommend Approval of Rezoning 7-0; Recommend Approval of Development Special Use Permit and Transportation Management Plan SUP 7-0

Rezoning #2014-0006
Development Special Use Permit #2014-0004
Transportation Management Plan Special Use Permit #2014-0083
100 South Pickett Street - Pickett’s Place
Public Hearing and Consideration of a request for: (A) an amendment to the official zoning map to amend a proffer; (B) a development special use permit and site plan, with modifications, for an increase in Floor Area Ratio (FAR) to construct residential buildings including a special use permit for a parking reduction; and (C) a special use permit for a transportation management plan; zoned CRMU/M/Commercial Residential Mixed-Use/Medium (Landmark/Van Dorn Small Area Plan) Applicant: CIA-Pickett Street LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval of Rezoning 7-0; Recommend Approval of Development Special Use Permit and Transportation Management Plan SUP 7-0
Stage I Development Special Use Permit #2014-0027 301 & 315 Stovall Street, 312 & 314 Taylor Drive - Hoffman Block 2
Public Hearing and Consideration of requests for: a) an amendment to the Eisenhower East Small Area Plan to transfer floor area from Hoffman Blocks 4 and 9 to Block 2 in Coordinated Development District #2 and to increase building height; b) an amendment to the Coordinated Development District #2005-0002 to transfer floor area from Blocks 4 and 9 to Block 2, parking spaces from Block 4 to Block 2, and to increase building height; and c) an amendment to previously approved Stage I Development Special Use Permit #2005-0031 through 0035 for an office building on Block 2; zoned CDD #2/Coordinated Development District #2. Applicant: Hoffman Family LLC represented by Mike Perine, attorney
Planning Commission Action: Adopt Master Plan Amendment: 7-0; Recommend Approval of Master Plan Amendment: 7-0; and Recommend Approval of CDD Concept Plan and Stage I Development Special Use Permit: 7-0

Attachments: 14-3410_Staff Report to CC
14-3410_Presentation to CC

16 14-3411 Subdivision #2014-0012 1905 Commonwealth Avenue
Public Hearing on an Appeal of a Planning Commission decision for denial of a preliminary plat; zoned R-2-5/Residential. Appellant: SAM 1905 Commonwealth LLC represented by Duncan Blair, attorney
Planning Commission Action: Denied 7-0

Attachments: 14-3411_Staff Report to CC
14-3411_Presentation to CC
14-3411_After Items

ORDINANCES AND RESOLUTIONS

17 14-3379 Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 9-15-18 (Expiration) of Chapter 15 (Food Truck Vendors) of Title 9 (Licensing and Regulation) of the Code of the City of Alexandria, Virginia, 1981, as Amended to Extend the Food Truck Pilot Program for an Additional Two Months. [ROLL-CALL VOTE]

Attachments: 14-3379_Ordinance
14-3379_City Council Docket Memo Dated October 22, 2014
14-3379_Food Truck Pilot Program Ordinance #4875
14-3379_After Items
14-3379_After Items 2

18 14-3334 Public Hearing, Second Reading, and Final Passage of an Ordinance authorizing the owners of the property located at 220 South Union Street in the City of Alexandria, Virginia to construct and maintain an encroachment for a canopy
over the entrance door at that location that was approved by the City Council with the CARR Waterfront Hotel project on January 25, 2014. [ROLL-CALL VOTE]

**Attachments:**
- 14-3334_Information Sheet
- 14-3334_Ordinance
- 14-3334_Attachment 1 Encroachment Plat
- 14-3334_After Items

19  **14-3336**

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 4-603 (Special Use) of Section 4-600 (CD-X/Commercial Downtown Zone (Old Town North), Sections 4-702.1 (Administrative Uses) and 4-703 (Special Uses) of Section 4-700 (CR/Commercial Regional Zone) and Section 4-1403.1 (Administrative Uses) of Section 4-1400 (NR/Neighborhood Retail Zone(Arlandria)) all of Article IV (Commercial, Office, and Industrial Zones); Section 5-404 (Regulations for single-family, two-family and townhouse development) of Section 5-400 (CRMU-X/Commercial residential mixed use (Old Town North) zone) and Section 5-505 (Density and lot requirements) of Section 5-500 (W-1/Waterfront mixed use zone) both of Article V (Mixed Use Zones); Section 6-702 (Uses) of Section 6-700 (KR/King Street Urban Retail Zone) of Article VI (Special and Overlay Zones); Section 7-202(Permitted Obstructions) of Section 7-200 (Permitted structures in required yards) of Article VII (Supplemental Zone Regulations); Section 8-200 (General Parking Regulations) of Article VIII (Off-Street Parking and Loading); and Section 11-704 (Application of TMP program to development; required participation) of Section 11-700 (Transportation management special use permits) and Section 11-1004 (Powers and Duties) of Section 11-1000 (Board of zoning appeals) both of Article XI (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment to address certain technical corrections in the zoning ordinance heretofore approved by City Council on October 18, 2014 as Text Amendment No. 2014-0006. [ROLL-CALL VOTE]

**Attachments:**
- 14-3336_Information Sheet
- 14-3336_ordinance
- 14-3336_After Items

20  **14-3337**

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 064.04 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 property at 329 North Washington Street, Alexandria, Virginia from RM/Townhouse Zone to CD/Commercial Downtown with proffer in accordance with the said zoning map amendment heretofore approved by City Council on October 18, 2014 as Rezoning No. 2014-0005. [ROLL-CALL VOTE]
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 Old Town Small Area Plan chapter of such master plan as Master Plan Amendment No. 2014-0007 to amend Map 25 of such chapter to change the land use designation for the property located at 329 North Washington Street from RM-Residential Medium to CD-Commercial Downtown with proffer and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. [ROLL-CALL VOTE]

Public Hearing, Second Reading and Final Passage Adopting Proposed Amendment to City Code Section 2-4-161, Alexandria Transportation Commission - Composition. [ROLL-CALL VOTE]

None.

This docket is subject to change.

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Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at alexandriava.gov/council.

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Individuals with disabilities who require assistance or special arrangements to
participate in the City Council meeting may call the City Clerk and Clerk of Council’s Office at 703-746-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

City Council meetings are closed-captioned for the hearing impaired.