City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket - Final

Saturday, November 15, 2014
9:30 AM

Council Chambers

City Council Public Hearing
OPENING

1 Calling the Roll.

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

2 Public Discussion Period.

The following persons participated in the public discussion period:

1. John Buscher, 23 West Oak Street, representing the Maury School Yard Initiative, stated that the school yard at Maury continues to flood when it rains and is in need of repair for the health and safety of the students. Mr. Buscher stated that the responsibility to remove the dirt and debris from the school yard is with the City of Alexandria and he noted that the City has only cleaned the drain once since the problem was identified. Mr. Buscher stated that the Maury School Yard Initiative is a three-pronged public-private partnership between the City, the Alexandria Public Schools and private citizens interested in improving the school yard. Mr. Buscher stated that the City must be part of funding a comprehensive renovation of the Maury school yard and he requested that the City provide assistance for the redesign of the school yard.

2. Jack Sullivan, 4300 Ivanhoe Place, expressed concern about the spending of surplus fund by the School Board to fund the renovation of the tennis courts at T.C. Williams and requested that Council investigate how such an oversight occurred.

3. Gary Carr, 216 Aspen Street, requested increased funding for the restoration of the running tracks at G.W. Middle School and he gave brief history of the running tracks and noted the deficiencies in infrastructure and lighting at the current facilities.

4. Bert Ely, 200 South Pitt Street, representing the Friends of the Alexandria Waterfront, spoke about the manner in which demolition, debris and dirt will be removed from waterfront construction sites. Mr. Ely noted that citizens were concerned with the amount of debris and dirt that would have to be transported over Old Town streets from the CARR hotel site and from the two Robinson Terminal sites. Mr. Ely requested that the first issue that the newly formed Waterfront Construction Ad Hoc Task Force should address is truck hauling vs. barging issues. Mr. Ely requested that Council direct City staff to fully explore the truck hauling vs. barging issues before granting any hauling permits for the CARR project.

5. Katy Cannady, 20 East Oak Street, spoke about the hauling and removal of debris and dirt from waterfront construction sites. Ms. Cannady requested that Council revisit the Development Special Use Permit to remedy the exclusion of specifics for removal of dirt from the sites. Ms. Cannady noted that the residents in the historic homes along the Waterfront have the right to be protected from dirt and damage that may occur from the construction of the hotel.
6. Mimi Goff, 1313 Bishop Lane, expressed concern about the spending of surplus funds for the tennis courts at T.C. Williams and noted that there are other pressing needs, like classroom space and inadequate equipment for teaching students.

7. Van Van Fleet, 26 Wolfe Street, spoke about the proposed Waterfront Construction Monitoring Ad Hoc Committee and its responsibilities. Mr. Van Fleet requested that the City not make decisions with apprising the group of any construction or development guidelines prior to commencement of projects along the waterfront. Mr. Van Fleet also requested that a construction timeline be shared with the group for an understanding of timing of projects and potential conflicts. Mr. Van Fleet requested that the group be allowed the power to halt actions that might potentially be injurious to the community. Mr. Van Fleet requested the following be addressed: (1) The need to ensure that all six developments are not developed simultaneously; (2) the use of barges to eliminate the need for many trucks hauling dirt and debris through the streets of Old Town; (3) workers must be required to park on site or outside of the Old and Historic District. Use of public transportation should be strongly encouraged by developers; (4) strict guidelines should be enforced by the City that will allow only one development at a time be allowed to pile drive. Seismic monitors should be installed on all residential and commercial properties east of Fairfax Street during the entire Waterfront construction process. Addressing noise pollution is essential during the process.

8. Ali Ahmad, 230 South Jenkins Street, representing Wakefield-Tarleton Civic Association, spoke about the recent water main break on South Jordan Street and requested information from staff about incident response and who is allowed and authorized to shut off water when an incident occurs. Mr. Ahmad requested information on coordination between Virginia American Water, Miss Utilities and the City when responding to issues such as this water main break and other utility emergencies.

9. Joe Valenti, 1200 Braddock Road, #406, expressed concern about the revamped budget process, stating that the new process weakens community voices and undermines public confidence. Mr. Valenti noted that the process thus far has been essentially the same and the priorities presented during the community engagement portion have been vague. Mr. Valenti stated that the new process of requiring Council members to get additional support from other members during the add-delete session is time intensive and stifles valuable debate. Mr. Valenti stated that the budget process so far has not increased public confidence in the process.

10. Kathryn Papp, 504 Cameron Street, expressed concern about development along the waterfront and requested that the City be mindful of the health and safety of the residents living near the construction zones, monitor the impact of the construction activity on the infrastructure in the area; the City make up the cost difference for the barging option to ensure residents are not subjected to the impact of hauling dirt and debris through the neighborhoods; and reconsideration the Development Special Use Permit granted to the hotel.

11. Bob Wood, 711 Potomac Street, spoke about the goals and guidelines included in the Waterfront Plan. Mr. Wood requested that Council keep in mind the guidelines that were approved and how they compare or differ from the decisions that are coming forward from the boards, commissions and committees to Council. Mr. Wood asked that the guidelines that were approved in the Waterfront Plan be adhered to maintain the integrity of the plan going forward. Mr. Wood noted that there are startling differences as it relates to the goals and guidelines of the original plan.
[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

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

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

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

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

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

9 14-3397

Special Use Permit #2014-0086
2016 Mount Vernon Avenue (Parcel Address: 2010 Mount Vernon Avenue) - Bon Vivant
Public Hearing and Consideration of a request to amend previously approved Special Use Permit #2014-0072 to allow a full restaurant menu, live entertainment, and on-premises alcohol at an existing coffee shop restaurant; zoned CL/Commercial Low. Applicant: Seva Café LLC
Planning Commission Action: Recommend Approval: 7-0

10 14-3408

Special Use Permit #2014-0087
424 North Fayette Street (Parcel Address: 426 North Fayette Street)
Public Hearing and Consideration of a request for a parking reduction at a residential site; zoned RB/Residential Townhouse. Applicant: 424 N Fayette LLC represented by Oy Bill Lieu
Planning Commission Action: Recommend Approval 6-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with the exception of docket items 3, 5, 7, 8, and 10, which were considered under separate motions. The approvals were as following:

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

4. City Council approved the Planning Commission recommendation.

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

6. City Council approved the Planning Commission recommendation.

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

8. City Council approved the Planning Commission recommendation (separate
9. City Council approved the Planning Commission recommendation.

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

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

11  14-3202

Public Hearing on the Proposed City Legislative Package, Including the Proposed Charter Amendments, For the 2015 General Assembly Session.

City Council closed the public hearing and scheduled the legislative package for adoption at the next legislative meeting.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

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

City Council approved the Planning Commission recommendation with the following amendments: Condition #6 shall read as follows, "The hours of operation for the automobile service station shall be restricted to between 6 a.m. - 9 p.m., Monday through Saturday, and 9 a.m. - 9 p.m., Sunday." The business will have a six month review of the business operation.

13  14-3401

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

City Council approved the Planning Commission recommendation with the following amendments: Delete the word "brick" from Condition 2(d); and revise condition #87 to read, "The applicant shall landscape and maintain the area of public right-of-way generally depicted on the attached exhibit dated November 6, 2014, until such time as the City needs it for right-of-way purposes."

14  14-3402

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

City Council approved the Planning Commission recommendation with the exclusion of the art policy suggestion from the Planning Commission and with an amendment to Condition #76 to read as follows, "The Applicant shall contribute up to sixty thousand dollars to underground the Pickett Professional Center power source."

15  14-3410

Master Plan Amendment #2014-0009
Coordinated Development District #2014-0004
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 1 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
City Council approved the Planning Commission recommendation.

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

City Council denied the appeal for the subdivision.

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]

City Council adopted 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. (ORD. NO. 4908)

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]

City Council adopted 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. (ORD. NO. 4909)

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-Xi(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]

City Council adopted an ordinance to amend and reordain several sections of the City of Alexandria Zoning Ordinance, in accordance with 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. (ORD. NO. 4910)

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]

City Council adopted 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. (ORD. NO. 4911)

21 14-3338

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]

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 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. (ORD. NO. 4912)

22  14-3377  

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

City Council adopted an ordinance proposed amendment to City Code Section 2-4-161, Alexandria Transportation Commission-Composition. (ORD. NO. 4913)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

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The meeting was adjourned at 4:47 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 and of Council's decisions made at the meeting.