

City of Alexandria

*301 King St., Room 2300
Alexandria, VA 22314*



Action Docket - Final

Saturday, June 14, 2014

9:30 AM

Council Chambers

City Council Public Hearing

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OPENING

[14-2966](#) Roll Call Card

1 Calling the Roll.

Mayor Euille called the meeting to order, and the Deputy City Clerk called the roll. All the members of Council were present. (Councilman Smedberg arrived at 9:38 a.m. Councilwoman Pepper arrived at 9:50 a.m.)

[14-2967](#) Public Discussion Period

2 Public Discussion Period.

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

The following persons participated in the public discussion period:

(1) Robert Eiffert, 1418 Juliana Place, representing the Commission on Aging, requested that Council consider giving the City Manager different guidance for the budgeting process for the FY2015 budget. Mr. Eiffert stated that programs that service the most vulnerable individuals in the community deserve special consideration during the budget deliberations and requested that those individuals be protected from future budget cuts. Mr. Eiffert also stated that the process needs more transparency than it already has and should include more stakeholders in the discussions. Mr. Eiffert requested that the Focus Area Teams be broadened to include boards and commissions to improve the process and prevent the shockwave the community experienced this year.

(2) Dino Drudi, 315 North West Street, spoke about the City building trust within the community and he pointed out that City Council should be careful not to create unintended consequences when making decisions that may affect the entire community for years.

(3) Kathryn Papp, 504 Cameron Street, thanked CVS/Caremark and the management at the King Street store with their help with product shifting and helping the community find solutions for the sale of beer/wine and preventing littering and consumption in the public parks.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES**ACTION CONSENT CALENDAR (3-10)****Planning Commission**

- 3 [SUP14-035](#) Special Use Permit #2014-0035
6101 Stevenson Avenue - Global Health College
Public hearing and consideration of a request to operate a private academic school and a request for a parking reduction; zoned OCM (50)/Office Commercial Medium. Applicant: Global Health College, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0
- 4 [SUP13-092](#) Special Use Permit #2013-0092
2309 Mount Vernon Avenue - Restaurant
Public Hearing and Consideration of a request to operate a restaurant and a request for a parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay. Applicant: D&M, LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0
- 5 [SUP14-029](#) Special Use Permit #2014-0029
106 Hume Ave - Emma's Coffee Shop and Wine Bar
Public Hearing and Consideration of a request to extend a previously approved Special Use Permit (SUP #2012-0077) to operate a restaurant; zoned CL/Commercial Low. Applicant: Connie Desrosiers
Planning Commission Action: Recommend Approval 7-0
- 6 [SUP14-030](#) Special Use Permit #2014-0030
3040 and 3046 Colvin Street - Vehicle Storage Lot
Public Hearing and Consideration of a request for storage of more than 20 vehicles; zoned I/Industrial. Applicant: Dennis A. Whitestone and Engin Artemel
Planning Commission Action: Recommend Approval 7-0
- 7 [SUP14-034](#) Special Use Permit #2014-0034
106 Mount Vernon Avenue - Yoli's In Home Daycare
Public Hearing and Consideration of a request to operate a child care home; zoned RB/Residential. Applicant: Yolanda Acho
Planning Commission Action: Recommend Approval 7-0
- 8 [SUP14-041](#) Special Use Permit #2014-0041
618-B South Pickett Street - General Automobile Repair
(Parcel Address: 600 South Pickett Street)

Public Hearing and Consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: Kambiz Behbahani
Planning Commission Action: Recommend Approval 7-0

- 9 [SUP14-042](#) Special Use Permit #2014-0042
821 Slaters Lane - Slaters Two
(Parcel Address: 1551 Potomac Greens Drive)
Public Hearing and Consideration of a request to operate a restaurant and a request for a parking reduction; zoned CDD#10/Coordinated Development District. Applicant: Slater's Market, LLC represented by Susan Gonzalez
Planning Commission Action: Recommend Approval 7-0

- 10 [SUP14-043](#) Special Use Permit #2014-0043
917 Princess Street - Third Baptist Church
Public Hearing and Consideration of a request for a parking reduction to allow an existing church to keep its existing parking arrangement after a major renovation; zoned RB/Residential.
Applicant: Third Baptist Church of Alexandria
Planning Commission Action: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with the exception of docket items #4, #8, and #10, which were considered under separate motions. The approvals were as follows:

3. *City Council approved the Planning Commission recommendation.*
4. *City Council approved the Planning Commission recommendation. (separate motion)*
5. *City Council approved the Planning Commission recommendation.*
6. *City Council approved the Planning Commission recommendation.*
7. *City Council approved the Planning Commission recommendation.*
8. *City Council approved the Planning Commission recommendation. (separate motion)*
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 [14-2921](#) Public Hearing on the Recommendation from the City Council Naming Committee on the Proposal to Name the City Playground at the Nannie J. Lee Recreation Center the Ruthanne Lodato Memorial Playground.

City Council: (1) received the recommendation of the City Council Naming Committee to name the City playground at the Nannie J. Lee Recreation Center, 1108 Jefferson St., the Ruthanne Lodato Memorial Playground; and (2) concurred with the recommendation of the City Council Naming Committee and approved the naming of the City playground at the Nannie J. Lee Recreation Center, 1108 Jefferson St., the Ruthanne Lodato Memorial Playground.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 12 [TA14-002A](#) Text Amendment #2014-0002
Townhouse Access Ways
A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 1-400(B) and Section 7-1600 of the Zoning Ordinance to allow access ways for townhouse developments to be included as part of the lot for purposes of floor area calculation under certain circumstances. Staff: Department of Planning and Zoning
Planning Commission Action: Initiated and Recommend Approval 7-0
City Council approved the Planning Commission recommendation.
- 13 [14-2632](#) Waterfront Landscape Design and Flood Mitigation Plan
Public Hearing and Consideration of the Waterfront Landscape Design and Flood Mitigation Plan that implements the Waterfront Plan. Staff: Department of Planning and Zoning
Planning Commission Action: Recommend Approval 7-0
City Council approved the Planning Commission recommendation: (1) to approve the 15-30% Schematic Design (Phase I Schematic Design) for the Waterfront and affirm that staff should proceed with Phase II for completion of design and construction documents that incorporated detailed estimates of capital and maintenance/operating costs; and (2) to direct staff to return in the fall with cost estimates and a phasing and funding plan for Waterfront Small Area Plan Implementation.
- 14 [SUP14-015](#) Special Use Permit #2014-0015
517 South Washington Street - Funeral Home
Public Hearing and Consideration of a request to operate a funeral home and a request for a parking reduction; zoned CL/Commercial Low. Applicant: Jefferson Development, LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Denial 7-0
THE APPLICANT HAS REQUESTED DEFERRAL OF THIS ITEM.
This item was deferred.
- 15 [SUP14-038](#) Special Use Permit #2014-0038
4109, 4115, 4121, and 4125 Mount Vernon Avenue - Four Mile Run Market
Public Hearing and Consideration of a request for various amendments to a previously approved Special Use Permit (SUP #2010-0029) to expand a farmers/artisans market; zoned NR/Neighborhood Retail. Applicant: Four

Mile Run Market, Inc.

Planning Commission Action: Recommend Approval as amended 7-0

City Council approved the Planning Commission recommendation.

16 [SUP14-032](#)

Special Use Permit #2014-0032

1050 North Fayette Street - Yates Auto Care

Public Hearing and Consideration of a request to renew approval for operation of an existing, non-complying, light automobile repair (car wash and automobile detailing) business; zoned CRMU/H/Commercial Residential Mixed Use - High. Applicant: Jeffrey Yates

Planning Commission Action: Recommend Approval as amended 7-0

City Council approved the Planning Commission recommendation.

17 [DSUP13-026](#)

Development Special Use Permit #2013-0026

Transportation Management Plan Special Use Permit #2014-0019

4800 Kenmore Avenue - Seminary Overlook

(Building Addresses: 4700, 4704-4800, 4804-4854 Kenmore Avenue)

Public Hearing and Consideration of requests for: (A) a development special use permit and site plan, with a modification, to construct four multifamily residential buildings pursuant to Coordinated Development District concept plan (CDD #2012-0005); and (B) a special use permit for a transportation management plan; zoned CDD #22/Coordinated Development District #22 (Beauregard Small Area Plan). Applicant: Home Properties Seminary Hills, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: DSUP #2013-0026 & TMP SUP #2014-0019
Recommend Approval as amended 6-1

City Council approved the Planning Commission recommendation.

18 [DSUP13-021](#)

Master Plan Amendment #2014-0003

Rezoning #2014-0003

Development Special Use Permit #2013-0021

206, 208, 210, and 212 South Patrick Street - Residential Development

Public Hearing and Consideration of requests for: (A) an amendment to the Old Town Small Area Plan chapter of the Master Plan to amend the land use designation from CL / Commercial Low to CD / Commercial Downtown; (B) an amendment to the official zoning map to change the zone from CL / Commercial Low to CD / Commercial Downtown; (C) a development special use permit and site plan, with modifications and a subdivision, to construct four

residential units; and a special use permit request for a parking reduction to permit all compact parking spaces; zoned CL/Commercial Low (Old Town Small Area Plan). Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

Planning Commission Action: MPA #2014-0003 Adopt Resolution and Recommend Approval as amended 7-0; REZ #2014-0003 Recommend

Approval as amended 7-0; DSUP #2013-00021 Recommend Approval 7-0.

City Council approved the Planning Commission recommendation.

- 19 [DSUP13-022](#) Development Special Use Permit #2013-0022
1505 Powhatan Street - Residential Development
Public Hearing and Consideration of a request for a development special use permit and site plan, with modifications, to construct 16 townhouse style multi-family units; and a special use permit for a parking reduction; zoned CSL/Commercial Service Low (Northeast Small Area Plan). Applicant: Pulte Home Corporation, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0
City Council approved the Planning Commission recommendation.
- 20 [14-2923](#) City Charter Section 9.06 Case #2014-0003 - For City Council Information Only - No Action Needed
1505 Powhatan Street - Sale of Public Property
Public Hearing and Consideration of a request for Planning Commission to review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of General Services
Planning Commission Action: Approved 7-0
City Council received this item for informational purposes only.

ORDINANCES AND RESOLUTIONS

- 21 [14-2870](#) Public Hearing, Second Reading and Final Passage of a Proposed Amendment to Title 9 (Licensing and Regulation), Chapter 12 (Taxicabs and Other Vehicles For Hire), Division 2 (Certificates Of Public Convenience And Necessity) of The Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE] **THIS ITEM HAS BEEN DEFERRED.**
This item was deferred.
- 22 [14-2918](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Sell City Property at 1505 Powhatan Street. [ROLL-CALL VOTE]
City Council approved an ordinance to sell City property at 1505 Powhatan Street. (ORD. NO. 4885)
- 23 [14-2829](#) Public Hearing, Second Reading and Final Passage of a Proposed Amendment to Title 10 (Motor Vehicles and Traffic), Chapter 1 (General Provisions) of The Code of the City of Alexandria, Virginia, 1981, as Amended.
[ROLL-CALL VOTE]
City Council approved the ordinance for a proposed amendment to Title 10 (Motor Vehicles and Traffic), Chapter 1 (General Provisions) of the Code of the City of

Alexandria, Virginia, 1981, as amended. (ORD. NO. 4886)

- 24** [14-2867](#) Public Hearing, Second Reading and Passage of a Proposed Amendment to Title 13 (Miscellaneous Offenses), Chapter 1 (General Offenses), Section 37 (Public transit passenger vehicles, school buses, rail transit cars and rail stations - prohibited conduct) and Addition of Title 10 (Motor Vehicles and Traffic), Chapter 3 (Operation of Vehicles), Section 17 (Dedicated Transitways) (ROLL-CALL VOTE]
- City Council approved an ordinance for a proposed amendment to Title 13 (Miscellaneous Offenses), Chapter 1 (General Offenses), Section 37 (Public transit passenger vehicles, school buses, rail transit cars and rail stations - prohibited conduct) and Addition of Title 10 (Motor Vehicles and Traffic), Chapter 3 (Operation of Vehicles), Section 17 (Dedicated Transitways). (ORD. NO. 4887 and ORD NO. 4888)*
- 25** [14-2917](#) Public Hearing, Second Reading and Final Passage of an Ordinance Repealing and Reenacting Chapter 2 (Food and Food Establishments), Title 11 (Health, Environmental and Sanitary Regulations) of The Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- City Council approved an ordinance repealing and reenacting Chapter 2 (Food and Food Establishments), Title 11 (Health, Environmental and Sanitary Regulations) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 4889)*
- 26** [14-2906](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for Fiscal Year 2014. [ROLL-CALL VOTE]
- City Council approved a supplemental appropriation ordinance for the support of the City government for Fiscal Year 2014. (ORD. NO. 4890)*
- 27** [14-2908](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2015. [ROLL-CALL VOTE]
- City Council approved an ordinance to make appropriations for the support of the City government for Fiscal Year 2015. (ORD. NO. 4891)*
- 28** [14-2874](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Sheet No. 058.03 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 430 and 450 South Pickett Street from CSL/Commercial Services Low to CDD #17a/Coordinated Development District 17a Cameron Park in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2013-0005. (Implementation ordinance for the map amendment approved by the City Council on May 17, 2014 for the Cameron Park project) [ROLL-CALL VOTE]
- City Council approved an ordinance to amend and reordain Sheet No. 058.03 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 430 and 450 South Pickett Street from CSL/Commercial Services Low to CDD#17a/Coordinated Development District 17a Cameron Park in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2013-0005. (ORD. NO. 4892)

- 29** [14-2875](#) 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 Landmark Van Dorn Corridor Plan in the Landmark Van Dorn Small Area Plan chapter of such master plan as Master Plan Amendment No. 2013-0008 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Implementation ordinance for the master plan amendment approved by City Council on May 17, 2014 for the Cameron Park Project) [ROLL-CALL VOTE]
- City Council approved 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 Landmark Van Dorn Corridor Plan in the Landmark Van Dorn Small Area Plan chapter of such master plan as Master Plan Amendment NO. 2013-0008 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 4893)*
- 30** [14-2876](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (Coordinated development districts created, consistency with master plan, required approvals) of Section 5-600 (CDD/Coordinated Development District) of Title V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2014-0003. (Implementation ordinance for the text amendment approved by City Council to establish the CDD for the Cameron Park Project) [ROLL-CALL VOTE]
- City Council approved an ordinance to amend and reordain Section 5-602 (Coordinated Development Districts created, consistency with master plan, required approvals) of Section 5-600 (CDD/Coordinated Development District) of Title V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2014-0003. (ORD. NO. 4894)*
- 31** [14-2909](#) Consideration of a Resolution Concurring with the Alexandria City Public Schools' FY 2015 and FY 2016 Virginia Retirement System Contribution Rates. [ROLL-CALL VOTE]
- City Council approved a resolution concurring with the Alexandria City Public Schools' FY 2015 and FY 2016 Virginia Retirement System Contribution Rates. (RES. NO. 2628)*
- 32** [14-2890](#) Consideration of a Resolution to Establish the 2014 Personal Property Tax Relief Rates. [ROLL-CALL VOTE]
- City Council approved the resolution to establish the 2014 Personal Property Tax Relief Rates. (RES. NO. 2629)*

- 33 [14-2879](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Section 1-400(B) (Interpretation of Zoning Regulations) of Article I (General Regulations) and Section 7-1600 (Townhouses) of Article VII (Supplemental Zone Regulations) both of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2014-0002. (implementation ordinance for the Text Amendment if approved by City Council on June 14, 2014 regarding Townhouse drive aisles)
- City Council passed the ordinance on first reading and set it for public hearing and final passage on June 24, 2014.*
- 34 [14-2880](#) Introduction and First Reading. Consideration. Passage on First Reading 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. 2014-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (implementation ordinance for the Master Plan Amendment if approved by City Council on June 14, 2014 for the South Patrick Street project)
- City Council passed the ordinance on first reading and set it for public hearing and final passage on June 24, 2014.*
- 35 [14-2881](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Sheet No. 074.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 206, 208, 210, and 212 South Patrick Street from, CL/Commercial Low to RM/Townhouse Zone in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2014-0003. (Implementation ordinance for the map amendment if approved by City Council on June 14, 2014 for the South Patrick Street residential project)
- City Council passed the ordinance on first reading and set it for public hearing and final passage on June 24, 2014.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 4:15 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.