City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket - Final

Saturday, March 12, 2016
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.

14-5095 Calling the Roll

Attachments: 14-5095_After Items

2 Public Discussion Period.

14-5096 Public Discussion Period

Attachments: 14-5096_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 (3-7)

Planning Commission

3 14-5048 Special Use Permit #2015-0136
277 South Washington Street #110 - barre3 Alexandria
Public Hearing and Consideration of a request to operate a commercial school; zoned: CD/ Commercial Downtown. Applicant: barre3 Alexandria, represented by Michelle Rosati, attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: 14-5048_Staff Report

14-5048_Presentation

4 14-5049 Special Use Permit #2015-0140
1127 King Street, 2nd floor - Escape Quest
Public Hearing and Consideration of a request to operate an amusement enterprise and for a parking reduction; zoned: KR/King Street Retail. Applicant:
Escape Quest, LLC
Planning Commission Action: Recommend Approval 7-0

**Attachments:** 14-5049_Staff Report
14-5049_Presentation

5 14-5051 Special Use Permit #2015-0130
Encroachment #2015-0007
535 East Braddock Road (parcel address: 501 East Braddock Road) - Dos Amigos
Public Hearing and Consideration of requests for: (A) an amendment to an existing Special Use Permit (SUP #2012-0039) for additional outdoor dining seats and a request for a parking reduction; and (B) an Encroachment into the public right-of-way for outdoor dining; zoned: CRMU-H/Commercial Residential Mixed Use/High. Applicant: Cucotan, LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0

**Attachments:** 14-5051_Staff Report
14-5051_Encroachment Plat
14-5051_Presentation

6 14-5050 Development Special Use Permit #2015-0030
5740 Edsall Road - Edsall Road Shell Gas Station
Public Hearing and Consideration of a request for an extension and update to standard conditions of previously-approved Development Special Use Permit #2011-0032 to construct a full service gas station with a convenience store and a drive-thru carwash facility and a Special Use Permit request for a parking reduction; zoned CG/Commercial General. Applicant: NOVA Petroleum Realty, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0

**Attachments:** 14-5050_Staff Report
14-5050_March 4 Memo to City Council
14-5050_Preliminary Site Plan
14-5050_Presentation
14-5050_After Items

7 14-5052 Special Use Permit #2015-0139
3500 King Street - Sunoco, Inc. (R&M)
Public Hearing and Consideration of a request to amend SUP #2004-0047 to add off-premises alcohol sales at an existing convenience store and gas station; zoned: CG/Commercial General. Applicant: Sunoco, Inc. (R&M), represented by Nathan Schmalhofer, agent
Planning Commission Action: Recommend Approval 7-0

**Attachments:** 14-5052_Staff Report
14-5052_Presentation
END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

8  14-5059  Master Plan Amendment #2015-0003
     Rezoning #2015-0003
     Development Special Use Permit #2014-0035
     Transportation Management Plan SUP #2015-0081

8  14-5059  699 North Patrick Street - ARHA Ramsey Homes

8  14-5059  Public Hearing and Consideration of requests for: (A) Master Plan Amendment to the Braddock East Master Plan within the Braddock Metro Neighborhood Plan to amend the land use designation and density tables from RB to CRMU-M; (B) amendment to the official zoning map for 699 N. Patrick Street from RB (townhouse zone) to CRMU-M (mixed-use zone); (C) Development Special Use Permit and Site Plan with modifications to construct 53 multi-family residential units in two buildings, including a special use permit for an increase in FAR to 2.0; (D) Special Use Permit for a transportation management plan; zoned RB/Townhouse. Applicant: Virginia Housing Development, LLC represented by Duncan Blair, Attorney

Planning Commission Action: Master Plan Amendment Recommend Approval 6-0-1; Rezoning Recommend Approval 6-0-1; Development Special Use Permit Recommend Denial 4-3

Attachments:  14-5059_Docket Item Cover Memo
              14-5059_Joint City/ARHA Work Session Agenda and Work Plan
              14-5059_Staff Report
              14-5059_Background Materials & Citizen Letters for Feb. Planning Commission
              14-5059_Memos to City Council
              14-5059_Site Plan
              14-5059_Updated CC Memo and Draft Resolution - Ramsey Homes - Additional
              14-5059_Presentation
              14-5059_After Items
              14-5059_After Items 3
              14-5059_After Items from February 20, 2016 City Council Meeting
              14-5059_After Items 2

9  14-5020  Consideration of a Loan Request to ARHA for Ramsey Homes and a Request for Adoption of a Resolution Designating the Ramsey Homes Site a
Revitalization Area Which Will be Considered for Council's Action Following Public Hearing on the Related Land Use Approvals. [ROLL-CALL VOTE]

**Attachments:**
- 14-5020_Ramsey Homes HOF Loan Application.pdf
- 14-5020_2015 HUD Income Limits (30-60 Percent AMI).docx
- 14-5020_Ramsey Homes - Revitalization Area Resolution.pdf

10  **14-5053**

Master Plan Amendment #2015-0009
Text Amendment #2016-0001
Rezoning #2015-0005
Coordinated Development District Concept Plan #2015-0008
Development Special Use Permit #2015-0019
Coordinated Sign Program Special Use Permit #2015-0115
TMP Special Use Permit #2015-0116
Special Use Permit #2016-0001
Encroachment #2016-0001

530 First Street (parcel address: 500 First Street) and 901 North Saint Asaph Street

ABC/Giant-Edens

Public Hearing and Consideration of requests for: (A) Amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the land use designation for the site from CG to CDD#25 and to amend the height map for the site from 50 to 77 feet; (B) Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #25; (C) Amendment to the official zoning map for 530 First Street and 901 North Saint Asaph Street from CG to CDD#25/Coordinated Development District #25; (D) Coordinated Development District Concept Plan; (E) Development Special Use Permit, with modifications, and Special Use Permits for more than one rooftop penthouse and a parking reduction, to construct a mixed-use building with 232 residential units and ground-level commercial uses; (F) Special Use Permit for a Coordinated Sign Program; (G) Special Use Permit for a Transportation Management Plan; (H) Special Use Permit for multiple commercial uses; and (I) Encroachment request to locate an underground electric transformer in the public right-of-way; zoned CG/Commercial General. Old Town North Small Area Plan. Applicant: Giant Alexandria E&A, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Master Plan Amendment Recommend Approval 6-0-1; Rezoning Recommend Approval 6-0-1; Text Amendment Recommend Approval 6-0-1; Development Special Use Permit Recommend Approval as Amended 6-0-1; Coordinated Development District Concept Plan #2015-0008, Coordinated Sign Program SUP #2015-0115, Transportation Management Plan SUP #2015-0116, Special Use Permit #2016-0001, Encroachment #2016-0001 Recommend Approval 6-0-1
ORDINANCES AND RESOLUTIONS

11  14-4995  Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Tenant of the Property Located at 728 North Patrick Street to Construct and Maintain an Encroachment for Two (2) Enclosed Stairways Along Madison Street to Access the Rooftop Dining at That Location Approved By City Council on November 14, 2015. [ROLL-CALL VOTE]

12  14-4996  Public Hearing, Second Reading and Final Passage of an Ordinance to Authorize the Owner of the Property Located at 600 Wolfe Street to Construct and Maintain an Encroachment for Handicapped Accessible Ramp at That Location Approved By the City Council on January 30, 2016. [ROLL-CALL VOTE]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

* * * * *

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.

The cablecast schedule of Government meetings on Channel 70 can be found here: http://apps.alexandriava.gov/Calendar/AltDisplay/VideoList.aspx

This docket is subject to change.
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.