

# City of Alexandria

*301 King St., Room 2400  
Alexandria, VA 22314*



## **Docket - Final**

**Saturday, June 24, 2017**

**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.

[16-6723](#) Calling the Roll

Attachments: [16-6723 After Items](#)

### 2. Public Discussion Period.

[16-6724](#) Public Discussion Period

Attachments: [16-6724 After Items 2](#)

[16-6724 After Items](#)

**[This period is restricted to items not listed on the docket. The first 15 speakers will be heard under item #2 at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]**

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

### ACTION CONSENT CALENDAR (3-10)

#### Planning Commission

3. [16-6642](#) Special Use Permit #2017-0020  
66 Canal Center Plaza, Suite 600 - ABI  
Public Hearing and Consideration of a request for an illuminated wall sign higher than 35 feet above grade; zoned: W-1/Waterfront Mixed Use. Applicant: American Bankruptcy Institute, represented by Duncan Blair, attorney  
Planning Commission Action: Recommend Approval 7-0

Attachments: [16-6642 Staff Report](#)

[16-6642 Presentation](#)

[16-6642 After Items](#)

[16-6642 After Items 2](#)

4. [16-6644](#) Special Use Permit #2017-0029  
305 Virginia Avenue - New Single Family Dwelling

Public Hearing and Consideration of a request to construct a new single family dwelling on a developed substandard lot; zoned: R-8/Single-family. Applicant: Virginia and Arise, LLC, represented by Duncan W. Blair, attorney  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6644 Staff Report](#)  
[16-6644 Presentation](#)

5. [16-6645](#) Special Use Permit #2017-0030  
312 & 316 South Washington Street - Mixed Use Redevelopment  
Public Hearing and Consideration of a request for a parking reduction and for open space and setback modifications for the conversion of an office building into a mixed-use building with commercial use on the first floor and residential units on the upper floors; zoned: CD/Commercial Downtown. Applicant: UrbanRock Old Town, LLC, represented by M. Catharine Puskar, attorney.  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6645 Staff Report](#)  
[16-6645 Presentation](#)  
[16-6645 After Items](#)  
[16-6645 After Items 2](#)

6. [16-6646](#) Special Use Permit #2017-0039  
7 King Street (parcel address: 101 & 107 North Union Street) - Vola's Restaurant  
Public Hearing and Consideration of a request to amend SUP #2017-0002 to increase the number of indoor seats and add limited live entertainment; zoned: KR & WPR/King Street Retail & Waterfront Park and Recreation. Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6646 Staff Report](#)  
[16-6646 Presentation](#)  
[16-6646 After Items](#)  
[16-6646 After Items 2](#)

7. [16-6650](#) Vacation #2017-0001  
700 South Pitt Street  
Public Hearing and Consideration of a request to vacate the public right-of-way for the installation of a fence to enclose an area that would function as a dwelling's front yard; zoned: RM/Townhouse Zone. Applicant: Thomas J. Campbell, represented by Frederick Taylor, architect  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6650 Staff Report](#)  
[16-6650 Presentation](#)

8. [16-6651](#) Text Amendment #2017-0004  
Tattoo Parlors

Public Hearing and Consideration of a Text Amendment to Section 2-111 and Section 2-183 of the Zoning Ordinance to remove tattoo parlors from amusement enterprises and classify them as personal service establishments. Staff: City of Alexandria Department of Planning and Zoning  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6651 Staff Report](#)  
[16-6651 Presentation](#)

9. [16-6653](#) Text Amendment #2017-0005  
Additional Uses in OCM(50) and OCM(100) Zones  
(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to Section 4-900 and Section 4-1000 of the Zoning Ordinance to add permitted uses, administrative special uses, and special uses to the OCM(50) and OCM(100) zones. Staff: City of Alexandria Department of Planning and Zoning  
Planning Commission Action: Initiated 7-0 and Recommend Approval 7-0

**Attachments:** [16-6653 Staff Report](#)  
[16-6653 Presentation](#)

10. [16-6649](#) Development Special Use Permit #2017-0007 (Amendment)  
Development Special Use Permit #2016-0021 (Townhouses)  
Transportation Management Plan Special Use Permit #2017-0045 (Amendment)  
Transportation Management Plan Special Use Permit #2017-0046 (Townhouses)  
5130 & 5140 Fillmore Avenue - Fillmore/Saint James  
Public Hearing and Consideration of requests for: A) an amendment to previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project and its related conditions; B) a Development Special Use Permit (#2016-0021) to construct 31 new residential townhouses and associated site improvements, with modifications to required yards and including Special Use Permit approvals for lots without frontage on a public street and for an overall site floor area ratio (FAR) of up to 2.0; C) an amendment to previously-approved Transportation Management Plan SUP #2014-0096 to remove Phase Two of the project(TMP SUP #2017-0045); and D) a TMP SUP (#2017-0046) for 31 townhouse units; zoned: CRMU-M / Commercial Residential Mixed Use - Medium. Applicants: St James Plaza Land, LLC (DSUP #2017-0007 and TMP SUP #2017-0045) & Craftmark Homes, Inc. (DSUP#2016-0021 and TMP SUP#2017-0046), represented by Duncan Blair, attorney  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6649 Staff Report](#)  
[16-6649 Presentation](#)  
[16-6649 Site Plan](#)  
[16-6649 After Items](#)  
[16-6649 After Items 2](#)

**END OF ACTION CONSENT CALENDAR****REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

11. [16-6656](#) Public Hearing and Second Reading on an Ordinance to Create the Old Town Business Improvement Service District.
- Attachments:** [16-6656 Attachment 1 - BID Ordinance Cover](#)  
[16-6656 Attachment 2 - Old Town BID Service District Ordinance](#)  
[16-6656 Attachment 3 - BID Public Process Flowchart poster2](#)  
[16-6656 Attachment 4 Proposed BID District Boundaries](#)  
[16-6656 AEDP BID presentation- FINAL BID](#)  
[16-6656 After Items](#)  
[16-6656 After Items 2](#)  
[16-6656 After Items 3](#)  
[16-6656 After Items 4](#)  
[16-6656 After Items 5](#)  
[16-6656 After Items 6](#)  
[16-6656 After Items 7](#)
12. [16-6578](#) Public Hearing and Consideration of a License Agreement with Mobilitie, LLC to Install Small Cell Facilities on Third Party Owned Poles in the Public Rights of Way in Various Locations Within the City of Alexandria.
- Attachments:** [16-6578 Proposed License Agreement](#)  
[16-6578 Photographs](#)

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)****Planning Commission (continued)**

13. [16-6654](#) Master Plan Amendment #2017-0002  
Old Town North Small Area Plan Amendment  
(A) Initiation of a Master Plan Amendment; (B) Public Hearing and Consideration of an amendment to the Master Plan to replace the Old Town North Small Area Plan chapter approved in 1992 with an Updated Small Area Plan, including the Old Town North Urban Design Standards and Guidelines. Staff: City of Alexandria Department of Planning & Zoning  
Planning Commission Action: Initiated 7-0 and Recommend Approval 7-0

**Attachments:** [16-6654 Staff Report & Attachments 3-9](#)  
[16-6654 Attachment 1: OTN Small Area Plan](#)  
[16-6654 Attachment 2: Urban Design Guidelines](#)  
[16-6654 Presentation](#)  
[16-6654 After Items 2](#)  
[16-6654 After Items](#)  
[16-6654 After Items 3](#)

14. [16-6647](#) Special Use Permit #2017-0042  
Special Use Permit #2017-0043  
115 South Union Street - Hotel and Restaurant  
Public Hearing and Consideration of requests for: A) a Special Use Permit for hotel use with a parking reduction and loading area reduction; and B) a Special Use Permit for restaurant use; zoned: CD/Commercial Downtown. Applicant: 115 Union CMB-GME LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6647 Staff Report](#)  
[16-6647 Presentation](#)  
[16-6647 After Items 2](#)  
[16-6647 After Items 3](#)

15. [16-6661](#) Consideration of a Proposal to Modify and Extend the Public Parking Agreement at 115 South Union Street to 2047. *(This item is not a public hearing item.)*

**Attachments:** [16-6661 115 S. Union Street - Term Sheet](#)  
[16-6661 After Items](#)  
[16-6661 After Items 2](#)

16. [16-6648](#) Development Special Use Permit #2016-0040  
Transportation Management Plan Special Use Permit #2017-0056  
1100 & 1070 North Fayette Street - Braddock Gateway Phase II  
Public Hearing and Consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a multi-family building with ground floor retail, including a Special Use Permit for more than one mechanical penthouse; and (B) a Special Use Permit for a Transportation Management Plan; zoned: CDD#15/Coordinated Development District #15. Applicant: Jaguar Development, LLC, represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [16-6648 Staff Report](#)  
[16-6648 Presentation](#)  
[16-6648 Site Plan](#)  
[16-6648 After Items](#)  
[16-6648 After Items 2](#)

**ORDINANCES AND RESOLUTIONS**

17. [16-6562](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Section 7-700 (Allowance for Increases in Floor Area Ratio, Density and Height and Reductions in Required Off-Street Parking as Incentive for Provision of Low- and Moderate-Income Housing) of Article VII (Supplemental Zone Regulations) of the City of Alexandria Zoning Ordinance, in Accordance with the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2017-0002. [ROLL-CALL VOTE]
- Attachments:** [16-6562 Text Amendment Cover Bonus Density](#)  
[16-6562 Text Amendment Ordinance Bonus Density](#)  
[16-6562 After Items](#)  
[16-6562 After Items 2](#)  
[16-6562 After Items 3](#)
18. [16-6633](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Add the Station at Potomac Yard as a New Polling Place With Associated Changes in the Cora Kelly, Mt. Vernon and George Washington Precinct Boundaries. [ROLL-CALL VOTE]
- Attachments:** [16-6633 Attachment 1 Potomac Yard Election District Ordinance](#)  
[16-6633 Attachment 2 Proposed Boundary Changes Potomac Yard Overview.r](#)  
[16-6633 Attachment 3 Proposed Boundary Changes Potomac Yard Detail.pdf](#)  
[16-6633 Attachment 4 Potomac Yard Counts 2017.pdf](#)  
[16-6633 Attachment 5 Groups Contacted in Public Outreach.pdf](#)  
[16-6633 Attachment 6 Citywide Registration Counts.pdf](#)  
[16-6633 After Items](#)
19. [16-6571](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Sections 2-201.1 and 2-201.2 of Article II (Definitions) and Division C (Board of Zoning Appeals) of Article XI (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved By City Council on May 13, 2017 as Text Amendment No. 2017-0003. [ROLL-CALL VOTE]
- Attachments:** [16-6571 Text Amendment cover BZA final](#)  
[16-6571 Text Amendment BZA final](#)  
[16-6571 After Items](#)
20. [16-6573](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 2-4-114 (Creation, Composition and Organization of the George Washington Birthday Celebration Committee) By Adding a Member to the George Washington Birthday Celebration Committee. [ROLL-CALL VOTE]

**Attachments:** [16-6573 Cover for GWBCC](#)  
[16-6573 Ordinance](#)  
[16-6573 Exhibit A Letter](#)  
[16-6573 After Items](#)

21. [16-6632](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Sections 2-4-210 (Creation, Composition and Organization) and 2-4-211 (Functions) of Article Z (Alexandria Towing Advisory Board) of Chapter 4 (Committees, Boards, and Commissions) of Title 2 (General Government) of the Code of the City of Alexandria, VA, 1981, as Amended. [ROLL-CALL VOTE]

**Attachments:** [16-6632 Attachment 1: Ordinance Cover Sheet](#)  
[16-6632 Attachment 2: Ordinance](#)  
[16-6632 After Items](#)

22. [16-6635](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 3-2-353 (Contested Parking Citations) of the Code of the City of Alexandria, Virginia. [ROLL-CALL VOTE]

**Attachments:** [16-6635 Section 3-2-353 ordinance cover](#)  
[16-6635 Section 3-2-353 ordinance](#)  
[16-6635 After Items](#)

23. [16-6636](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2018. [ROLL-CALL VOTE]

**Attachments:** [16-6636 Attachment 1 - 2018 App Ord](#)  
[16-6636 Attachment 2 - 2018 Appropriation Ordinance Expenditures by Fund](#)  
[16-6636 Attachment 3 - 2018 Sources of Revenue](#)  
[16-6636 After Items](#)

24. [16-6637](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2017. [ROLL-CALL VOTE]

**Attachments:** [16-6637 Attachment 1 - Ordinance Cover](#)  
[16-6637 Attachment 2 - Ordinance](#)  
[16-6637 Attachment 3 - June 2017 grant attachment](#)  
[16-6637 After Items](#)

25. [16-6638](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sections 4-900 (OCM(50)/Office Commercial Medium (50) Zone) and 4-1000 (OCM(100)/Office Commercial Medium (100) Zone) of Article IV (Commercial, Office and Industrial Zones) and Section 11-513 (Administrative Special Use Permit) Under Section 11-500 (Special Use Permits) of Division B (Development Approvals) of Article XI (Development Approvals and



Procedures) of the City of Alexandria Zoning Ordinance, in Accordance with the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2017-0005.

**Attachments:** [16-6638 Text Amendment Cover OCM](#)  
[16-6638 Text Amendment Ordinance OCM](#)

26. [16-6639](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sections 2-111 (Amusement Enterprise) and 2-183 (Personal Service Establishment) Under Section 2-100 (Definitions) of Article II (Definitions) of the City of Alexandria Zoning Ordinance, in Accordance with the Text Amendment Heretofore Approved By City Council as Text Amendment No. 2017-0004.

**Attachments:** [16-6639 Text Amendment Cover Tattoo Parlors](#)  
[16-6639 Text Amendment Ordinance Tattoo Parlors](#)

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## DEFERRAL/WITHDRAWAL CONSENT CALENDAR

### Planning Commission (continued)

None.

*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.*

\* \* \* \* \*

*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](http://alexandriava.gov/council).*

\* \* \* \* \*

*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.*

\* \* \* \* \*

*If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.*