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
June 24, 2017
City Council Public Hearing Docket - Final

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


   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 #2014-0096 (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
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.pdf
- 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]
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]

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]

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]

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]

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.

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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.

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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.

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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.