

# **City of Alexandria**

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



## **Docket - Final**

**Saturday, March 17, 2018**

**9:30 AM**

**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.

[18-7883](#)

Calling the Roll

**Attachments:** [18-7883 After Items](#)

### 2. Public Discussion Period.

**[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 the docketed items.]**

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

### ACTION CONSENT CALENDAR (3-4)

#### Planning Commission

3. [18-7467](#)

Special Use Permit #2017-0117

3141 & 3147 Duke Street (parcel addresses: 3125 & 3127 Duke Street)

Public hearing and consideration of a request for additional outdoor dining; zoned: CG/Commercial General.

Applicant: Glory Days Grill of Alexandria, LLC

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [18-7467 Staff Report](#)

[18-7467 Presentation](#)

4. [18-7468](#)

Special Use Permit #2018-0001

1001 A Queen Street (parcel address: 300 North Patrick Street)

Public hearing and consideration of a request for a five-year review of a rooming house and for a change of ownership; zoned: CL/Commercial Low.

Applicant: Edward V. Jordan Living Trust

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [18-7468 Staff Report](#)

[18-7468 Presentation](#)

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

5. [18-7104](#) Public Hearing and Consideration of a License Agreement Between the City of Alexandria and Spirit Cruises, LLC., for Use of the City's Marina.  
**Attachments:** [18-7104 Attachment 1](#)  
[18-7104 Presentation](#)

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

6. [18-7469](#) Special Use Permit #2017-0133  
218 North Lee Street, 2nd floor  
Public hearing and consideration of a request to operate a restaurant (currently grandfathered); zoned: CD/Commercial Downtown.  
Applicant: Tandoori Nights of Alexandria, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [18-7469 Staff Report](#)  
[18-7469 Presentation](#)  
[18-7469 After Items](#)
7. [18-7470](#) Text Amendment #2018-0003  
Small Accessory Buildings  
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 7-202 and 2-145 regarding small accessory buildings in required yards and floor area ratio.  
Staff: City of Alexandria Department of Planning & Zoning  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [18-7470 Staff Report](#)  
[18-7470 Presentation](#)
8. [18-7472](#) Special Use Permit #2017-0091  
3410 Mount Vernon Avenue (parcel address: 3408 Mount Vernon Av) - Secret Garten Restaurant  
Public hearing and consideration of a request to amend Special Use Permit 95-0033 to extend hours of operation; to add off-premises alcohol sales; for outdoor dining; and for a parking reduction; zoned: CG/Commercial General.  
Applicant: Abe Hadjiesmaeiloo  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [18-7472 Staff Report](#)  
[18-7472 Presentation](#)  
[18-7472 After Items](#)  
[18-7472 After Items 2](#)

9. [18-7473](#) Special Use Permit #2017-0122  
417 King Street (parcel address: 411 King Street)- Taco Bell Cantina  
Public hearing and consideration of a request to operate a restaurant with outdoor dining; zoned: KR/King Street Retail.  
Applicant: TB Cantina, LLC  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [18-7473 Staff Report](#)  
[18-7473 Presentation](#)  
[18-7473 After Items](#)  
[18-7473 After Items 2](#)

10. [18-7474](#) Old Town North Small Area Plan Implementation  
Public hearing and consideration of the establishment of an Old Town North Streetscape and Open Space Fund and a policy for developer contributions to implement the Old Town North Small Area Plan.  
Staff: City of Alexandria Department of Planning & Zoning  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [18-7474 Staff Report](#)  
[18-7474 Presentation](#)  
[18-7474 After Items](#)  
[18-7474 After Items 2](#)  
[18-7474 After Items 3](#)

11. [18-7475](#) Development Special Use Permit Stage 2 #2017-0023  
Encroachment #2018-0002  
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5  
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a mixed-use retail and residential complex, including Special Use Permit requests to increase the height of mechanical penthouses and the number of penthouses requested; and (B) an Encroachment into the public right-of-way for residential balconies and architectural projections; zoned: CDD #2/Coordinated Development District #2. Applicant: S/C Eisenhower, LLC, represented by Duncan Blair, attorney  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [18-7475 Staff Report](#)  
[18-7475 Presentation](#)  
[18-7475 Site Plan](#)  
[18-7475 Encroachment Diagram](#)

## ORDINANCES AND RESOLUTIONS

### (Ordinances are approved by roll-call vote)

12. [18-7333](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on North Frazier Street, adjacent to the property at 1600 North Frazier Street (VAC No. 2017-0009) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]  
**Attachments:** [18-7333 cover](#)  
[18-7333 ordinance](#)  
[18-7333 attachment](#)  
[18-7333 After Items 2](#)
13. [18-7335](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on North Frazier Street, adjacent to the property at 1615 North Frost Street (VAC No. 2017-0011) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]  
**Attachments:** [18-7335 cover](#)  
[18-7335 ordinance](#)  
[18-7335 attachment](#)  
[18-7335 After Items](#)  
[18-7335 After Items 2](#)
14. [18-7337](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on North Frazier Street, adjacent to the property at 4001 Lawrence Avenue (VAC No. 2017-0012) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]  
**Attachments:** [18-7337 cover](#)  
[18-7337 ordinance](#)  
[18-7337 attachment](#)  
[18-7337 After Items](#)  
[18-7337 After Items 2](#)
15. [18-7339](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way on Maury Lane, adjacent to the property at 4905 Maury Lane (VAC No. 2017-0010) (Implementation Ordinance for Vacation approved by City Council on January 20, 2018). [ROLL-CALL VOTE]

**Attachments:** [18-7339 cover](#)  
[18-7339 ordinance](#)  
[18-7339 attachment](#)  
[18-7339 After Items](#)  
[18-7339 After Items 2](#)

16. [18-7341](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way along the south side of Mill Road near the intersection of the east side of Stovall Street, at 2460 Mill Road (VAC No. 2017-0008) (Implementation Ordinance for Vacation associated with Hoffman Blocks 4 & 5 project approved by City Council on January 20, 2018).  
[ROLL-CALL VOTE]

**Attachments:** [18-7341 cover](#)  
[18-7341 ordinance](#)  
[18-7341 attachment](#)  
[18-7341 After Items](#)  
[18-7341 After Items 2](#)

17. [18-7417](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sections 4-1403 (PERMITTED USES), 4-1403.1 (ADMINISTRATIVE SPECIAL USES), and 4-1404 (SPECIAL USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0001 (Implementation Ordinance for Text Amendment No. 2018-0001 regarding uses in the NR/Neighborhood Retail zone (Arlandria) approved by City Council on February 24, 2018). [ROLL-CALL VOTE]

**Attachments:** [18-7417 cover](#)  
[18-7417 ordinance](#)  
[18-7417 After Items](#)

18. [18-7419](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sections 2-145 (FLOOR AREA RATIO) and 2-195 (STORY) of Article II (DEFINITIONS), amend and reordain 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS), and add new Sections 2-113.1 (ARCHITECTURAL FEATURE) and 2-194.1 (STAIRS) 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. 2017-0001 (Implementation Ordinance for Text Amendment No. 2017-0001 regarding floor area ratio approved by City Council on February 24, 2018).  
[ROLL-CALL VOTE]

**Attachments:** [18-7419 cover](#)  
[18-7419 ordinance](#)  
[18-7419 After Items](#)

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

## DEFERRAL/WITHDRAWAL CONSENT CALENDAR

### Planning Commission (continued)

None.

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*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).*

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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.*