City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket - Final

Saturday, September 15, 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.alexandria.gov/s3/City-Council-Speakers-Form

OPENING

1. Calling the Roll.
   19-1588 Calling the Roll
   
   Attachments: 19-1588 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 docketed items.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-12)

Planning Commission

3. 19-1071 Special Use Permit #2018-0053
   300 Stultz Road - Stevenson Park Ballfield Improvements
   Public hearing and consideration of a request for a Special Use Permit for a backstop structure in excess of 15 feet at Stevenson Park; zoned: POS/Public Open Space and Community Recreation.
   Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities
   Planning Commission Action: Recommended Approval 6-0
   
   Attachments: 19-1071 Staff Report
   19-1071 Presentation

4. 19-1066 Special Use Permit #2018-0059
   300 South Pickett Street - The Trade Center Shopping Village Signage
   Public hearing and consideration of a request for a Special Use Permit for additional square footage for a sign and for signage above a roofline; zoned: CDD #8/Coordinated Development District #8.
   Applicant: The Trade Center, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

**Attachments:** 19-1066_Staff Report
19-1066_Presentation

5. **19-1067**
Special Use Permit #2018-0068
6 Prince Street - Misha’s Coffee House
Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor rooftop dining seats at an existing restaurant; zoned: W-1/Waterfront Mixed Use.
Applicant: Misha’s at 6 Prince, Inc., represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 6-0

**Attachments:** 19-1067_Staff Report
19-1067_Presentation

6. **19-1068**
Text Amendment #2018-0009
Potomac Yard Design Advisory Committee
A) Initiation of a Text Amendment; and B) Public hearing and consideration of a request for a Text Amendment to the Zoning Ordinance to amend section 5-610(B) to amend the composition of the Potomac Yard Design Advisory Committee (PYDAC) to add an additional seat.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0

**Attachments:** 19-1068_Staff Report
19-1068_Presentation

7. **19-1069**
Development Special Use Permit #2017-0021
1200 North Quaker Lane - Episcopal High School Faculty Housing
Public hearing and consideration of a request for a Development Special Use Permit to construct 6 single-family faculty homes on Goodwin Lane on the grounds of an existing private school; zoned: R-20/Single-family.
Applicant: Protestant Episcopal High School, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 6-0

**Attachments:** 19-1069_Staff Report
DSUP2017-0021 EHS Site Plan
19-1069_Presentation

8. **19-1070**
Development Special Use Permit #2018-0015
2415 Eisenhower Avenue - Hoffman Block 8/Dunkin Donuts
Public hearing and consideration of a request for a Development Special Use Permit to allow supply deliveries and loading and unloading activities between 4am and 11pm at a restaurant; zoned: CDD#2/Coordinated Development District #2.
Applicant: DVA Eisenhower-2415 LLC, represented by Frank Stearns, attorney
Planning Commission Action: Recommended Approval 6-0
9. 19-1074  
Encroachment #2018-0009  
815 Green Street  
Public hearing and consideration of a request for an Encroachment adjacent to 815 Green Street into the public right-of-way for a fence and existing steps; zoned: RM/Townhouse.  
Applicant: Cecily Crandall  
Planning Commission Action: Recommended Approval 5-1  
Attachments: 19-1074_Staff Report  
19-1074_Presentation

10. 19-1075  
Encroachment #2018-0011  
100 East Luray Avenue  
Public hearing and consideration of a request for an Encroachment along Newton Street and adjacent to 100 East Luray Avenue into the public right-of-way to add a fence and provide side yard access at a residential property; zoned: R-2-5/Single and Two-family.  
Applicant: Brian and Katherine Bartholomay  
Planning Commission Action: Recommended Approval 5-1  
Attachments: 19-1075_Staff Report  
19-1075_Presentation

11. 19-1076  
Encroachment #2018-0001  
2701 Dewitt Avenue  
Public hearing and consideration of a request for an Encroachment adjacent to 2701 Dewitt Avenue and East Randolph Avenue into the public right-of-way for an existing fence; zoned: R2-5/Single and Two-family.  
Applicant: Jesse and Rachel Houck  
Planning Commission Action: Recommended Approval 5-0  
Attachments: 19-1076_Staff Report  
19-1076_Presentation  
19-1076_After Items

12. 19-1078  
Encroachment #2018-0008  
116 King Street - Urbano 116  
Public hearing and consideration of a request for an Encroachment adjacent to 116 King Street into the public right-of-way for a customer service line and access to an outdoor carry-out window; zoned: KR/King Street Urban Retail.  
Applicant: Urbano 116, LLC  
Planning Commission Action: Recommended Approval 5-0
END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

13. 19-1072  Special Use Permit #2018-0057  
405 Fannon Street - Parking Reduction  
Public hearing and consideration of a request for a parking reduction; zoned: I/Industrial.  
Applicant: 405 F, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 6-0

Attachments: 19-1072_Staff Report  
19-1072_Presentation

Please Note: Docket Item #14 will be considered on the Consent Calendar.

14. 19-1073  Special Use Permit #2018-0058  
4620 A Kenmore Avenue (parcel address: 4550 Kenmore Avenue) - Doyle’s Outpost  
Public hearing and consideration of a request for a special use permit for an amusement enterprise featuring laser tag, arcade games, and a virtual reality attraction; zoned: CG/Commercial General.  
Applicant: Doyle’s Outpost, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 6-0

Attachments: 19-1073_Staff Report  
19-1073_Presentation

15. 19-1082  Special Use Permit #2018-0032  
219 King Street - 219 King Street Restaurant  
Public hearing and consideration of a request for a Special Use Permit for the intensification of a grandfathered use to extend hours, add indoor and outdoor seats, and add live entertainment to an existing restaurant; zoned: KR/King Street Urban Retail.  
Applicant: Yupaporn Chardentra, represented by Paul Solon, architect  
Planning Commission Action: Recommended Approval 5-0
16. **19-1077**

Special Use Permit #2018-0052
116 King Street - Urbano 116

Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor carry-out service to an existing restaurant; zoned: KR/King Street Urban Retail.

Applicant: Urbano 116, LLC
Planning Commission Action: Recommended Approval 5-0

**Attachments:** [19-1077_Staff Report](#), [19-1077_Presentation](#)

17. **19-1079**

Master Plan Amendment #2018-0003
450, 510, 601, 610, 619, 620, 621, 623, 631, 700 South Patrick Street, 1007 Franklin Street, 900 Wolfe Street, 901 Gibbon Street, 598, 416, 601 South Alfred Street, 431 South Columbus Street - Route 1 South Housing Affordability Strategy

A) Initiation of a Master Plan Amendment; and B) Public hearing and consideration of an amendment to the Southwest Quadrant Small Area Plan chapter of the Master Plan to incorporate the Route 1 South Housing Affordability Strategy.

Staff: City of Alexandria Department of Housing and Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0

**Attachments:** [19-1079_Staff Report](#), [19-1079_Presentation](#), [19-1079_After Items](#)

18. **19-1080**

Special Use Permit #2018-0067
1501, 1503, & 1505 Mount Vernon Avenue - Charlie’s on the Avenue

Public hearing and consideration of a request for a Special Use Permit amendment to add outdoor seating and extend the hours of operation at an existing restaurant; zoned: CL/Commercial Low.

Applicant: NOVA Hospitality, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

**Attachments:** [19-1080_Staff Report](#), [19-1080_Presentation](#), [19-1080_After Items](#)

19. **19-1081**

Special Use Permit #2018-0060
1106 and 1108 King Street - Augie’s Mussel House and Patio

Public hearing and consideration of a request for a special use permit amendment to add indoor and outdoor seating, add outdoor live entertainment, extend hours of operation, and delete a condition requiring 15 off-street parking spaces at an existing restaurant; zoned: KR/King Street Urban Retail.
Applicant: Eat Augie’s, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0

Attachments: 19-1081_Staff Report
19-1081_Presentation
19-1081_After Items

20. 19-1083
Master Plan Amendment #2018-0002
Rezoning #2018-0002
Development Special Use Permit #2017-0020
Encroachment #2018-0006
Transportation Management Plan Special Use Permit #2018-0042
1200 & 1230 North Henry Street
Public hearing and consideration of requests for: (A) a Master Plan Amendment to
amend the Development Table & the Land Use table of the Braddock Metro
Neighborhood Plan to list the individual sites located within the Route 1 Triangle Site
(Site 8) and revise the zoning and maximum allowable floor area for this site; (B) a
map amendment to amend the zoning from OCM(50) to CRMU-H; (C) a
Development Special Use Permit with site plan and modifications to construct a
multifamily residential building with ground floor retail and day care on a portion of the
first and second floors including Special Use Permits to increase the maximum
permitted floor area ratio to 2.5 and requesting bonus density and height for the
provision of affordable housing pursuant to Section 7-700; (D) an Encroachment on
North Fayette Street and North Henry Street into the public right-of-way for building
canopies; and (E) a Transportation Management Plan Special Use Permit; zoned:
OCM(50)/Office Commercial Medium (50).
Applicant: 1200 N. Henry, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 5-0

Attachments: 19-1083_Staff Report
19-1083_DSUP2017-0020 1200 N Henry Site Plan
19-1083_Presentation
19-1083_After Items

ORDINANCES AND RESOLUTIONS

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.
Please note: Due to the large volume of docket items, the City Council may not be able to hear all of the public hearing items on Saturday, September 15. In that event, the Council will possibly continue Saturday's public hearing at its regularly scheduled legislative meeting on Tuesday, September 25, 2018 at 7 p.m.

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.

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.