City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket - Final-revised

Saturday, February 23, 2019

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.

2. Public Discussion Period

19-1814 Public Discussion Period

Attachments: 19-1814_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

Planning Commission (3-4)

3. 19-1745 Special Use Permit #2018-0110
605 Prince Street - The Prince Street Inn
Public hearing and consideration of a request for a special use permit for an apartment hotel; zoned: CD/ Commercial Downtown.
Applicant: Billy Klipstein, LLC., represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 7-0

Attachments: 19-1745 Staff Report
19-1745 Presentation

4. 19-1746 Development Special Use Permit #2018-0024
5740 Edsall Road - Edsall Shell
Public hearing and consideration of a request for an extension and update to conditions of previously-approved Development Special Use Permits #2011-0032 and #2015-0030 to construct a full-service gas station with a convenience store and a drive-through carwash facility; zoned: CG/ Commercial General.
Applicant: NOVA Petroleum Realty, LLC., represented by M. Catharine Puskar,

attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: 19-1746 Staff Report

19-1746 Site Plan

19-1746 Presentation

19-1746_Edsall Shell CC Memo 2-20-2019

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

5. 19-1660 Public Hearing and Consideration of a renewed Five-Year License Agreement with Summit IG, LLC to permit Summit IG's existing conduits to remain in the City of Alexandria's rights-of-ways and to permit Summit IG to install fiber optic cable in existing conduits for telecommunication services, not cable television services in the City of Alexandria.

Attachments: 19-1660_Attachment

19-1660_Memo to CC re Summit License Agreement

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

6. 19-1748 Special Use Permit #2018-0111

105 and 107 North Union Street - Outdoor Food and Crafts Market

Public hearing and consideration of a request for a special use permit for an outdoor food and crafts market; zoned: CD/Commercial Downtown and WPR/Waterfront Park and Recreation.

Applicant: ARP Waterfront, LLC.

Planning Commission Action: Recommended Approval 7-0

Attachments: 19-1748 Staff Report

19-1748 Presentation

7. 19-1749 Text Amendment #2018-0013

Creation of the RMF/Residential Multifamily Zone to Incentivize Provision of Affordable Housing

(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-400(B)(3) for purposes of calculating floor area and density for the RMF zone, add Section 2-128.1 to define committed affordable housing, and add Section 3-1400 to create the RMF/Residential Multifamily zone which provides land areas for multifamily

residential development with limited neighborhood serving commercial uses and allows increased floor area in exchange for the provision of affordable housing.
Staff: City of Alexandria Department of Planning and Zoning
Planning Commission Action: Recommended Approval 7-0

Attachments: 19-1749 Staff Report
19-1749 Presentation

8. 19-1751 Text Amendment #2018-0011
Proposed Changes to Height and Front Setback Regulations
(A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the following definitions sections 2-119 (average finished grade), 2-119.1 (average pre-construction grade), 2-154 (height of building), 2-193 (setback ratio), 2-204 (yard), and 2-205 (front yard); amend sections 3-106, 3-206, 3-306, 3-406, 3-506, 3-606 and 3-706 related to front yard, height and threshold height regulations; amend section 6-403 related to roof decks and penthouses; delete sections 7-2502 and 7-2503 related to infill regulations for single and two-family residential zones; amend portions of section 11-1302 related to special exceptions; and to add new sections 2-122.1 to define contextual block face, 2-154.1 to define threshold height, 2-170.1 to define lot frontage, and 2-170.2 to define lot width.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-1

Attachments: 19-1751 Staff Report
19-1751_Presentation

9. 19-1752 Discussion Item: City of Alexandria's Landscape Guidelines
Update of the Landscape Guidelines, last revised in 2007, which establish the minimum standards for landscaping in new developments, as designated in the City of Alexandria's Zoning Ordinance (Section 11-410 (CC)).
Staff: City of Alexandria, Department of Planning & Zoning and Department of Recreation Parks, & Cultural Activities
Planning Commission Action: Recommended Approval 7-0

Attachments: 19-1752 Staff Report
19-1752 Presentation
19-1752 Attachment

10. 19-1753 Rezoning #2018-0009
Development Special Use Permit #2018-0014
Transportation Management Plan Special Use Permit #2018-0103

600 North Royal Street - Bus Barn

Public hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RM to CRMU-X; (B) a Development Special Use Permit and site plan to construct a multifamily residential building including special use permits to increase the floor area ratio to 2.5 and to increase the density in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; and (C) a Transportation Management Special Use Permit; zoned RM/Townhouse zone.

Applicant: Maple Multi-Family Land SE, L.P. d/b/a Trammel Crow Residential; represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: 19-1753 Staff Report
19-1753 Site Plan
19-1753 Presentation

ORDINANCES AND RESOLUTIONS

NOTE: Due to a procedural defect, the ordinances in docket items #11-14 will be reintroduced at the legislative meeting on March 12, 2019 and set for public hearing and final passage on March 16, 2019.

Please note new docket item #15 regarding the Residential Pay by Phone Program.

11. 19-1744 Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-8-84: Pay by Phone Parking Fee within a Residential Permit Parking District and make Permanent this Residential Parking Preservation Program in Old Town. [ROLL-CALL VOTE]

Attachments: 19-1744_Attachment 1 - Residential Parking Pay by Phone Ordinance Cover Sh
19-1744_Attachment 2 - Residential Parking Pay by Phone Amendment Ordian
19-1744_Attachment 3 - ParkingSurveyDetails
19-1744_Attachment 4 - StPaulsParkingSurveyResults
19-1744_Updated Presentation
19-1744_Memo to CC- Residential Pay By Phone Parking 2.22.19

12. 19-1623 Public Hearing, Second Reading and Final Passage of AN ORDINANCE to amend and reordain Section 12-1-5 (TERM OF OFFICE) of Chapter 1 (SCHOOL DISTRICT AND SCHOOL BOARD) of Title 12 (EDUCATION, SOCIAL SERVICES, AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

Attachments: 19-1623_Ordinance
19-1623_Cover

13. 19-1666 Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 4-303 (SPECIAL USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 7-103 (USE LIMITATIONS), Section 7-202 (PERMITTED OBSTRUCTIONS), Section 7-301 (PERMITTED OCCUPATIONS), and Section 7-2506 (ATTACHED GARAGES) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); and add new Section 2-113.2 (ATTIC), Section 2-120.1 (BAY WINDOW), and Section 2-200.1 (TRELLIS) 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. 2018-0015 (Implementation Ordinance for Text Amendment No. 2018-0015 entitled Zoning Ordinance Practical Updates approved by City Council on January 12, 2019).[ROLL-CALL VOTE]

Attachments: 19-1666_cover
19-1666_ordinance

14. 19-1668 Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 045.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 1201 North Royal Street from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone, and the adjacent outparcel from, UT/Utilities and transportation to CRMU-X/Commercial residential mixed use (Old Town North) zone, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0006 (Implementation Ordinance for Rezoning No. 2018-0006 associated with Craddock Site Redevelopment (1201 North Royal Street) approved by City Council on January 12, 2019).[ROLL-CALL VOTE]

Attachments: 19-1668_cover
19-1668_ordinance

15. 19-1798 Introduction, First and Second Reading, Public hearing and Final Passage of an EMERGENCY ORDINANCE to amend and reordain Article F (PERMIT PARKING DISTRICTS) of Chapter 8 (Parking and Traffic regulations) of Title 5 (Transportation and Environmental Services) of the Code of the City of Alexandria, Virginia, 1981, as amended, by amending Section 5-8-84 (PAY BY PHONE PARKING FEE WITHIN A RESIDENTIAL PERMIT PARKING DISTRICT) to extend the program date from Match 1 to March 23. [ROLL-CALL VOTE]

Attachments: 19-1798_ Attachment 1_Emergency Ordinance Cover Sheet
19-1798_ Attachment 2_Emergency Ordinance
19-1798_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.

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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.