

Office of the City Clerk  
June 20, 2011

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.

## DOCKET

### CITY COUNCIL OF ALEXANDRIA, VIRGINIA

Public Hearing Meeting  
Saturday, June 25, 2011 - - 9:30 a.m.

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#### OPENING

1. Calling the Roll.

Council Action: \_\_\_\_\_

2. Public Discussion Period. **[No more than 30 Minutes] [This period is restricted to items not listed on the docket.]**

Council Action: \_\_\_\_\_

#### REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

##### ACTION CONSENT CALENDAR<sup>1</sup> (3-8)

##### Planning Commission

3. SPECIAL USE PERMIT #2011-0019  
3127 and 3128 COLVIN STREET  
ALEXANDRIA CAR CLINIC AUTOMOBILE SALES  
Public Hearing and Consideration of a SUP amendment to operate an automobile dealership at an existing automobile repair business; zoned I/Industrial. Applicant: Ahmed Mirza

PLANNING COMMISSION ACTION: Recommend Approval 5-0

<sup>1</sup>Items listed under the Action Consent Calendar may be approved by the City Council as a block unless a Member of Council removes an item or a member of the public wishes to speak to the item. Such items will be heard after Docket Item No. 8.

REC'D JUL 07 2011

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

- 4. THIS IS FOR INFORMATION ONLY -- NO APPROVAL NEEDED  
CITY CHARTER SECTION 9.06 CASE #2011-0002  
401 EAST BRADDOCK ROAD (405 E. Braddock Rd. and 515 Mt. Vernon Ave.)  
YATES CORNER  
Consideration of a request for approval of the sale of property at 401 East Braddock Road pursuant to Section 9.06 of the City Charter; zoned CSL/Commercial Service Low. Staff: Department of General Services

PLANNING COMMISSION ACTION: Approved 6-0

- 5. ENCROACHMENT #2011-0002  
511, 515, MOUNT VERNON AVENUE, 401, 405, 407 and 411 EAST BRADDOCK ROAD - YATES CORNER  
Public Hearing and Consideration of a request for approval of an encroachment into the public right-of-way for an ornamental wall, planters and planting beds; zoned CSL/Commercial Service Low. Applicant: Yates Holdings, LLC represented by Duncan Blair, attorney *Donley / Snedden Pepper*

*Handwritten note: Make about notes in the approval*

PLANNING COMMISSION ACTION: Recommend Approval 6-0

- 6. SPECIAL USE PERMIT #2011-0032  
407 EAST BRADDOCK ROAD (Parcel Addresses: 515 Mt. Vernon Avenue, 401, 405 E. Braddock Road) YATES CORNER - DRY CLEANING BUSINESS  
Public Hearing and Consideration of a request to operate a dry cleaning business; zoned CSL/Commercial Service Low. Applicant: Yates Holdings, LLC represented by Duncan Blair, attorney *Pepper / Donley*

*Handwritten note: Hughes absent of firm*

PLANNING COMMISSION ACTION: Recommend Approval 6-0

- 7. SPECIAL USE PERMIT #2011-0034  
511 & 515 MOUNT VERNON AVENUE (Parcel Addresses: 515 Mt. Vernon Avenue, 401, 405 E. Braddock Road) YATES CORNER - LIGHT AUTO REPAIR  
Public Hearing and Consideration of a request to operate a light auto repair business; zoned CSL/Commercial Service Low. Applicant: Yates Holdings, LLC represented by Duncan Blair, attorney

PLANNING COMMISSION ACTION: Recommend Approval 6-0

*Handwritten signature: Pepper / Donley*

*Handwritten note: condition #13 (letter from Duncan Blair - remove sentence about commercial car wash)*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

- 8. SPECIAL USE PERMIT #2011-0033  
 411 EAST BRADDOCK ROAD (Parcel Addresses: 515 Mt. Vernon Avenue, 401, 405 E. Braddock Road) YATES CORNER - 7-ELEVEN  
 Public Hearing and Consideration of a request for the continued operation of a convenience store; zoned CSL/Commercial Service Low. Applicant: 7-Eleven, Inc., represented by Michael Vanderpool, attorney *Krupicka/Repper*

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 6-0

END OF ACTION CONSENT CALENDAR

Council Action: \_\_\_\_\_

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 9. Public Hearing on the Design Proposal for the Charles Hamilton Houston Memorial. ~~#1~~, 6/14/11

Council Action: *Hughes/Donley - \*closed PH accept proposal*

OTHER

- 10. Discussion of Process for Proceeding With Consideration of the Proposed Waterfront Plan.

Council Action: \_\_\_\_\_

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 11. SPECIAL USE PERMIT #2011-0018  
 500 JOHN CARLYLE STREET (Parcel Address: 520 John Carlyle Street)  
 ITALIAN GOURMET DELI AND MARKET  
 Public Hearing and Consideration of a request to allow off premises beer and wine sales at an existing restaurant; zoned CDD #1/Coordinated Development District. Applicant: Pukhraj Kapoor

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 5-0

Council Action: *Donley / Smedberg*  
*#26-7a-7P*  
*Mon-Sat* *Hughes*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12.

SPECIAL USE PERMIT #2011-0010  
503 KING STREET, CVS/PHARMACY  
Public Hearing and Consideration of a request for a ground floor retail establishment over 10,000 square feet, zoned KR/King Street Retail. Applicant: CVS/Caremark, Inc., represented by Eugene Harris, agent

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 7-0

Council Action: \_\_\_\_\_

*Repper / Smedberg - change to condition #2 regarding hours*

13.

MASTER PLAN AMENDMENT #2011-0002  
REZONING #2011-0001  
CDD CONCEPT PLAN #2011-0001  
TEXT AMENDMENT #2011-0009  
DEVELOPMENT SPECIAL USE PERMIT #2010-0027  
SPECIAL USE PERMIT TMP #2011-0011  
717, 719, 723 & 735 NORTH SAINT ASAPH STREET, 716 NORTH PITT STREET  
HARRIS TEETER/RESIDENTIAL

Public Hearing and Consideration of a request for: A) an amendment to the Old Town North Small Area Plan Chapter of the City Master Plan to change the land use designation from commercial to mixed use; B) an amendment to the City's zoning map to change the zoning from CD to CDD; C) approval of a CDD concept plan; D) initiation of a text amendment; a text amendment to the City's Zoning Ordinance to amend the CDD table; E) a development special use permit, with site plan and modifications, for a mixed use retail/residential development, including a request for a parking reduction and retail (grocery) store larger than 20,000 square feet; F) a transportation management plan; zoned CD/Commercial Downtown. Applicant Alexandria Old Town North, LLC represented by Kenneth Wire, attorney

PLANNING COMMISSION ACTION: MPA#2011-0002: Resolution adopted w/amendments 6-0  
REZ: Recommend Approval 6-0  
CDD: Recommend Approval 4-1-1  
TA: Recommend Approval w/amendments 6-0  
DSUP: Recommend Approval w/amendments 5-1

*Donley / Smedberg - closed PK*

Council Action: \_\_\_\_\_

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 14. THIS IS FOR INFORMATION ONLY -- NO APPROVAL NEEDED  
 CITY CHARTER SECTION 9.06 CASE #2011-0001  
 INTERSECTION OF KING AND BEAUREGARD STREETS  
 Consideration of a proposal to acquire public right-of-way for improvements and easements pursuant to Section 9.06 of the City Charter at the intersection of King and Beauregard Streets. Staff: Department of Transportation and Environmental Services

PLANNING COMMISSION ACTION: Approved 5-0

Council Action: \_\_\_\_\_

- 15. MASTER PLAN AMENDMENT #2011-0003  
 MASTER PLAN AMENDMENT #2011-0004  
 760 & 800 JOHN CARLYLE STREET; 1700 & 1800 EISENHOWER AVENUE;  
 340, 350, & 400 HOOFS RUN DRIVE  
 Public Hearing and Consideration of a request for a master plan amendment of the Eisenhower East Small Area Plan to transfer floor area between blocks within the South Carlyle neighborhood and associated conditions including calculation of the Allowable Gross Floor Area; zoned CDD#11/Coordinated Development District -11. Applicants: City of Alexandria Sanitation Authority, Carlyle Centre, LP, Carlyle Plaza, LLC and Virginia Concrete Company represented by Kenneth Wire.

*taken out of order after #8*

PLANNING COMMISSION ACTION: MPA#2011-0003: Adopted Resolution 5-0  
MPA#2011-0004: Adopted Resolution 5-0

Council Action: *Dorcy/Repper*

- 16. TEXT AMENDMENT #2011-0007  
 A-FRAME SIGN PROGRAM  
 Public Hearing and Consideration of a text amendment to the City's Zoning Ordinance to include regulations allowing A-frame signs on King Street. Staff: Department of Planning and Zoning

PLANNING COMMISSION ACTION: Recommend Approval 5-0

Council Action: *Knipicke/Repper*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 17. SPECIAL USE PERMIT #2010-0079 *Referred because an appeal was filed*  
 4646 SEMINARY ROAD  
 ALEXANDRIA CITY PUBLIC SCHOOLS - FRANCIS HAMMOND  
 Public Hearing and Consideration of a request to allow lighting on an existing athletic field and a modification to the minimum front yard setback; zoned R-8 & 20/Single Family Residential. Applicant: Alexandria City Public Schools represented by Kevin Van Hise

PLANNING COMMISSION ACTION: Recommend Approval w/Amendments 4-2

Council Action: \_\_\_\_\_

ORDINANCES AND RESOLUTIONS

- 18. Public Hearing, Second Reading and Final Passage of an Ordinance to Establish the Tier II Potomac Yard Metrorail Station Special Services District. (#16, 5/24/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

- 19. Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 10-113 (Administrative Approval of Certain Permits) of Section 10-100 (Old and Historic Alexandria District), Section 10-213 (Administrative Approval of Certain Permits) of Section 10-200 (Parker Gray District) Both of Article X (Historic Districts and Buildings) of the City of Alexandria Zoning Ordinance and To Add and Ordain Section 10-316 (Administrative Approval of Certain Permits) to Section 10-300 (Preservation of Certain Buildings and Structures Over 100 Years Old Outside the Old and Historic Alexandria District and the Parker Gray District) of Article X (Historic Districts and Buildings), All In Accordance With The Text Amendment Heretofore Approved By City Council as Text Amendment No. 2011-0008. (#13, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

**ORDINANCES AND RESOLUTIONS (continued)**

20. Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 7-2503 (Residential Front Setback and Front Door Threshold in Line With Existing Development) of Section 7-2500 (Infill Regulations for Single and Two Family Residential Zones) 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. 2011-0006. (#14, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

21. Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain the City's Fire Prevention Code, Article B (Fire Prevention) of Chapter 2 (Fire Protection and Prevention), Title 4 (Public Safety) of the Code of the City of Alexandria, Virginia 1981 as Amended to Comply With Changes in State Law and Regulations. (#15, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

22. Public Hearing, Second Reading and Final Passage of an Ordinance to Declare 325 Duke Street a Blighted Property and a Nuisance to the Community, and Ordering the Abatement of Such Nuisance. (#16, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

23. Public Hearing, Second Reading and Final Passage of an Ordinance to Repeal Chapter 10 and Chapter 13 of Title 12 and Replaces Chapter 10 with the Children, Youth and Families Collaborative Commission. (#30, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

24. Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations For Support of the City Government For Fiscal Year 2012. (#,17 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

25. Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations For Support of the City Government For Fiscal Year 2011. (#18, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

**ORDINANCES AND RESOLUTIONS (continued)**

26. Public Hearing, Second Reading and Final Passage of an Ordinance to Dispose of City-owned Property on East Braddock Road. (#19, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: Item voted on after #8

27. Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 5-6-25.1 to Extend the CPI-U Increase for Sewer Tap Fees to Include FY 2012. (#20, 6/14/11) **[ROLL-CALL VOTE]**

Council Action: \_\_\_\_\_

28. Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Section 9-104 (Prohibited signs, marquees and awnings and exceptions), Section 9-202 (Commercial Zones), and Section 9-301 (Review required) all of Article IX (Signs, Marquees and Awnings) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2011-0007.

Council Action: Dorley / Repper

29. Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Sheet No. 054.04 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 property at 717, 719, 723, 735 N. St. Asaph Street and 716 N. Pitt Street from CD/Commercial Downtown to CDD #20/Coordinated Development District #20 in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2011-0001.

Council Action: Dorley / Hughes

30. Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2011-0002 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

Council Action: Spiegelberg / Hughes



**ORDINANCES AND RESOLUTIONS (continued)**

31. Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Section 5-602 (Coordinated Development Districts Created, Consistency with Master Plan, Required Approvals) of Article V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2011-0009.

Council Action: \_\_\_\_\_ *Hughes / Peppo*

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

**DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

**Planning Commission (continued)**

32. SPECIAL USE PERMIT #2011-0016  
605 LITTLE STREET  
SINGLE FAMILY DWELLING  
Public Hearing and Consideration of a request to construct a single family dwelling on a substandard lot; zoned R-2-5/Single and Two Family. Applicant: Brian Thomas

PLANNING COMMISSION ACTION: Deferred 4-1

33. SPECIAL USE PERMIT #2011-0014  
3601 and 3951 JEFFERSON DAVIS HIGHWAY  
POTOMAC YARD TERMINAL STATION  
Public Hearing and Consideration of a request to allow the permanent operation of an electrical terminal station; zoned CDD#10/Coordinated Development District. Applicant: Virginia Electric and Power Company (d/b/a Dominion Virginia Power) represented by Elizabeth Harper (deferred from the May docket)

PLANNING COMMISSION ACTION: Deferred 6-0

**END OF DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

Council Action: \_\_\_\_\_ *Donley / Abrupta*  
*6:15 adjourn*

*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](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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