



# City of Alexandria Planning Commission

## Action Docket

**Regular Public Hearing**  
**THURSDAY, MARCH 8, 2012 7:30PM**  
**Council Chambers, City Hall**  
**301 King Street, Alexandria, Virginia 22314**

The Alexandria Planning Commission docket is subject to change. Planning Commission staff can provide information on changes that occur prior to the meeting. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

All persons, including applicants, wishing to speak before the Planning Commission must fill out a [Speaker's Form](#). [Speaker's Form](#) may be completed and emailed in advance of the meeting to [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov). Speaker's Forms will also be available at the meeting and may be submitted to the Planning Commission Clerk. If this is the first time speaking before the Planning Commission, [click here for some helpful information](#).

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Contact staff of the Department of Planning and Zoning with any questions about the Planning Commission or this docket at 703-746-3844 or [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

Individuals with disabilities who require assistance or special arrangements to participate in the Planning Commission meeting may call the Planning Commission staff at 703-746-3844. We request that you provide a 48-hour notice so that the proper arrangements may be made.

**Department of Planning and Zoning**  
301 King Street, City Hall, Room 2100  
Alexandria, Virginia 22314 (703) 746-4666 [www.alexandriava.gov/Planning](http://www.alexandriava.gov/Planning)

1. Call to Order

The Planning Commission was called to order at 7:30 p.m.

2. Election of Planning Commission officers for Chairman and Vice Chairman. [THIS IS NOT A PUBLIC HEARING ITEM.]

Upon nomination by Commissioner Dunn, seconded by Commissioner Wagner, the Planning Commission reelected Commissioner Komoroske as Chairman for a term of one year. The nomination passed on a vote of 7 to 0.

Upon nomination by Commissioner Wagner, seconded by Commissioner Lyman, the Planning Commission reelected Commissioner Dunn as Vice Chairman for a term of one year. The nomination passed on a vote of 7 to 0.

**CONSENT CALENDAR**

AN ITEM ON THE CONSENT CALENDAR WILL BE HEARD ONLY IF SOMEONE REQUESTS IT BE REMOVED FROM THE CONSENT DOCKET. ITEMS NOT REMOVED WILL BE APPROVED OR RECOMMENDED FOR APPROVAL AS A GROUP AT THE BEGINNING OF THE MEETING.

3. This item was moved to the regular agenda.

**ITEM MOVED FROM THE CONSENT CALENDAR:**

- 3. CITY CHARTER SECTION 9.06 #2012-0001  
 840 North Alfred Street - James Bland Public Park  
 Consideration of a request to acquire the subject property for use as a public park in accordance with section 9.06 of the City Charter. Staff: Department of Recreation, Parks and Cultural Activities

ACTION: APPROVED 7-0

**UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED**

- 4. TEXT AMENDMENT #2012-0001  
 Public School Use in CR/Landmark Mall Zone  
 A) Initiation of a text amendment; B) Public hearing and consideration of an amendment to Section 4-700 of the Zoning Ordinance to allow public school use within the CR/Commercial Regional Zone (Landmark Mall). Staff: Planning & Zoning

ACTION: INITIATED 6-1  
RECOMMENDED APPROVAL 6-1

## NEW BUSINESS

5. [SPECIAL USE PERMIT #2011-0086](#)

801 North Fairfax Street - Restaurant

Public hearing and consideration of a request to operate a restaurant with a parking reduction; zoned OCM(50)/Office Commercial Medium (50). Applicant: Philip McCombie

ACTION: RECOMMENDED APPROVAL 7-0

6. [SPECIAL USE PERMIT #2011-0088](#)

2900 Seay Street - Longview Terrace Apartments

Public hearing and consideration of a request for a parking reduction; zoned RC/High Density Apartment Zone. Applicant: Alexandria Housing Development Corporation by Duncan Blair

ACTION: RECOMMENDED APPROVAL 7-0  
w/amendments

7. [SPECIAL USE PERMIT #2011-0089](#)

702 - 704 King Street - Nando's

Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Retail. Applicant: Nando's of Alexandria, LLC by M. Catharine Puskar, attorney

ACTION: RECOMMENDED APPROVAL 7-0

8. [SPECIAL USE PERMIT #2011-0077](#)

1640 King Street - Dunkin Donuts Restaurant

Public hearing and consideration of a request for amendments at an existing restaurant; zoned KR/King Street Retail. Applicant: QBC, LLC D/B/A Dunkin Donuts/Baskin Robbins

ACTION: RECOMMENDED APPROVAL 7-0  
w/amendments

9. [DEVELOPMENT SPECIAL USE PERMIT #2010-0016](#)  
[CITY CHARTER SECTION 9.06 #2012-0002](#)

3650 and 3700 Commonwealth Avenue - ASA Four Mile Run Pump Station

Public hearing and consideration of A) request for a development special use permit, with site plan, to construct an above ground pump station with public bathrooms and office space, below grade storage tanks, an athletic field, a recycling facility and a storage shed at an existing sanitary sewer pump station including a special use permit for building height exceeding 15 feet and a modification to the crown coverage requirement; B) the transfer and acquisition of public property pursuant to section 9.06 of the City Charter;

zoned POS/Public Open Space and Community Recreation. Applicant: Alexandria Sanitation Authority represented by Kenneth Wire, attorney; and the City of Alexandria

**ACTION:**

DSUP #2010-0016	RECOMMENDED APPROVAL	7-0
9.06 #2012-0002	APPROVED	7-0

10. [DEVELOPMENT SPECIAL USE PERMIT #2011-0026](#)

701 Seaton Avenue (old parcel address 2801 Main Line Boulevard) - Potomac Yard Landbay G, Block F

Public hearing and consideration of a request to amend a previously approved development special use permit with site plan (DSUP2007-0022) from a two-story retail building to a five-story multi-family residential building as permitted by the CDD concept plan and, a modification for vision clearance; zoned CDD #10/Coordinated Development District 10. Applicant: Mid-Atlantic Realty Partners LLC represented by M. Catharine Puskar, attorney

**ACTION:** RECOMMENDED APPROVAL 7-0  
w/amendments

**OTHER BUSINESS**

11. Consideration of the minutes of the February 7, 2012 Planning Commission meeting.

**ACTION:** APPROVED WITHOUT OBJECTION

12. Urban Planner Pat Mann gave a presentation on the 2010 Alexandria Census Data Profile.

13. The Planning Commission discussed the proposed changes to the Waterfront Commission.

**ADJOURNMENT**

The Planning Commission meeting adjourned at 9:15 p.m.

**INFORMATION ITEMS**

SUP #2011-0085

300 Montgomery Street - Montgomery Center

Request for an amendment to an existing umbrella SUP to increase the allowable square footage for retail and commercial and reduce the square footage for office space and personal services.

Bruce Machanic

SUP #2012-0003

814 N. Fairfax Street

Request for a minor amendment to expand hours of operation for a restaurant. Mikhael Copty

SUP #2012-0004

4110 Mount Vernon Avenue - Wing Zone

Request for a change of ownership to operate a restaurant. NZK Wings, LLC DBA Wing Zone

SUP #2011-0066

3000 Duke Street - Restaurant

Request for a change of ownership and minor amendment to expand hours of operation at a restaurant. Ginny's Restaurant LLC