



City of Alexandria

Planning Commission

ACTION DOCKET

**Regular Public Hearing
September 8, 2011 7:00PM
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.

Watch the Planning Commission meetings on Alexandria Comcast Channel 70.

Live and recorded webcasts and podcasts are available on the web at:
http://alexandria.granicus.com/ViewPublisher.php?view_id=29

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

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Mike Hatfield, Office of Human Rights, at 703.746.3140 or 711 Virginia Relay as soon as possible but no later than 48 hours before the scheduled event.

Planning Commission Action Docket – September 8, 2011

1. Call to Order.

The Planning Commission public hearing was called to order at 7:10pm.

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.

The consent calendar was considered after #12 A&B.

2. [SPECIAL USE PERMIT #2011-0024](#)

420 HUME AVENUE

LEGENDS MOTORWORKS

Public hearing and consideration of a request to expand a noncomplying general automobile repair facility; zoned CSL/Commercial Service Low.

Applicant: Gregory Ramsey

3. [SPECIAL USE PERMIT #2011-0040](#)

311 NORTH HENRY STREET

PRIME AUTO CARE

Public hearing and consideration of a request to continue operation of a noncomplying general auto repair facility zoned CL/Commercial Low. Applicant: Prime Auto Care, Inc. represented by Robert Byrnes

4. [SPECIAL USE PERMIT #2011-0041](#)

417 and 419 CLIFFORD AVENUE

WHOLESALE BUSINESS

Public hearing and consideration of a request to operate a wholesale business; zoned CSL/Commercial Service Low. Applicant: Plaza Izalco, Inc., a Virginia Corporation represented by Duncan Blair, Attorney

5. [SPECIAL USE PERMIT #2011-0045](#)

212 WEST GLEBE ROAD (Parcel Addresses: 206 W Glebe Rd & 3699 Russell Rd)

THE BLEND

Public hearing and consideration of a request to operate a restaurant; zoned NR/Neighborhood Retail. Applicant: Marcus Williams, represented by M.Catharine Puskar, attorney

6. [SUBDIVISION #2011-0005](#)

121 SOUTH COLUMBUS STREET AND 803 PRINCE STREET

SUBDIVISION

Public hearing and consideration of a subdivision request to resubdivide two parcels; zoned CD/Commercial Downtown and RM/Townhouse. Applicant: MP Realty, LLC and Prestige Investors Unltd, represented by Robert Calhoun

Planning Commission Action Docket – September 8, 2011

7. **ENCROACHMENT #2011-0003**

608 MONTGOMERY STREET

TJ STONE'S OUTDOOR DINING

Public hearing and consideration of a request for approval of an encroachment into the public right-of-way for outdoor dining, zoned CD-X/Commercial Downtown Zone. Applicant: TJ Stone's represented by Stephen Mann

By unanimous consent, the Planning Commission recommended approval of items #2-5 and 7 and approved item #6.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

This item was heard after the consent calendar.

8. **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

ACTION: RECOMMENDED APPROVAL 7-0

NEW BUSINESS:

This item was heard first on the docket.

9. **SPECIAL USE PERMIT #2011-0042**

834 NORTH WASHINGTON STREET

GOURMET MARKET

Public hearing and consideration of a request to expand a noncomplying automobile service station use by adding a gourmet/ethnic market; zoned CDX/Commercial Downtown. Applicant: AL & TY, Inc represented by Mary Catherine Gibbs, Attorney

ACTION: RECOMMENDED APPROVAL 7-0

Planning Commission Action Docket – September 8, 2011

This item was heard after #8.

13. **DEVELOPMENT SPECIAL USE PERMIT #2008-0022**

1000, 1400, 1800, 1801, 2000, 2200, 2400, AND 2500 MAIN LINE BOULEVARD
POTOMAC YARD LANDBAY I, J & L WEST

Public hearing and consideration of a request for a development special use permit, with site plan and subdivision, to construct a residential development with more than eight townhouses on a row on a portion of the Potomac Yard Landbays I, J, & L; zoned CDD#10/Coordinated Development District. Applicant: Potomac Yard, LLC represented by Duncan Blair, attorney

ACTION: RECOMMENDED APPROVAL 7-0

14. Consideration of approval of the Planning Commission minutes of the regular public hearing of July 7, 2011.

ACTION: APPROVED WITHOUT OBJECTION

15. Other Business.

The Commissioners discussed the meetings and activities of other groups for which they are members.

16. Adjournment.

The Planning Commission meeting was adjourned at 11:20pm.

INFORMATION ITEMS

Administrative approvals: The following special use permits have been administratively approved by the Department of Planning and Zoning:

SUP#2011-0037

Location: 100 East Windsor Avenue

Applicant: J. Page Turney and Sarah Fondriest

Request: Special Use Permit to operate a child day care center

SUP#2011-0038

Location: 817-A King Street

Applicant: Jianmin Wang

Request: Special Use Permit to operate a massage establishment