City of Alexandria

Action Docket
Planning Commission

Thursday, September 6, 2012
7:30 PM
City Hall Council Chambers

1

Call to order.

The meeting was called to order at 7:30pm.

Consent Calendar

2

Development Special Use Permit #2012-0009
3750 Jefferson Davis Highway - Alexandria Toyota Extension
Public hearing and consideration of an extension of a previously approved (DSUP#2007-0034) development special use permit, with site plan, to construct an auto detailing building and to install auto lifts; zoned CDD#7/Coordinated Development District #7. Applicant: Alexandria Toyota represented by Mary Catherine Gibbs, attorney

Attachments: DSUP12-009 Staff Report

Recommended approval by unanimous consent.

3

Development Special Use Permit #2012-0010
2903 Mount Vernon Avenue - Anthony's Auto (Del Ray Greens) Extension
Public hearing and consideration of an extension of a previously approved (DSUP#2007-0035) development special use permit, with site plan, to construct an office and retail building; zoned CL/Commercial Low.
Applicant: Julie K. Wadler

Attachments: DSUP12-010 Staff Report

Recommended approval by unanimous consent.

4

Development Special Use Permit #2012-0016
521 East Monroe Avenue - Dominion Virginia Power Substation Extension
Public hearing and consideration of an extension of a previously approved (DSUP#2007-0009) development special use permit, with site plan, to construct an electric power substation and screen wall; zoned CSL/Commercial Service Low. Applicant: Virginia Electric and Power Company d/b/a Dominion Virginia Power represented by Courtney Fisher
Recommended approval by unanimous consent.

5
Special Use Permit #2012-0045
134 Jasper Place - Child Care Home
Public hearing and consideration of a request to operate a child care home; zoned R-2-5/Single- and Two-Family.
Applicant: Carmen Silvia Alvarado

Recommended approval by unanimous consent.

6
Special Use Permit #2012-0049
4370 King Street (Parcel address: 4368 King Street) - Restaurant
Public hearing and consideration of a request to operate a restaurant; zoned OCM(100)/Office Commercial Medium (100).
Applicant: Abass Abutaa

Recommended approval by unanimous consent.

New Business

7
Special Use Permit #2012-0048
5100 Talbot Place - Child Care Home
Public hearing and consideration of a request to operate a child care home; zoned R-8/Single-Family.
Applicant: Ana Lucia Benavides

A motion was made by Commissioner Wagner, seconded by Commissioner Lyman, to recommend approval with amendments. The motion carried on a vote of 5-0.

8
Special Use Permit #2012-0047
628 S. Pickett Street - Mercedes-Benz of Alexandria
Public hearing and consideration of a request to operate a general automotive repair facility, motor vehicle storage, and/or automobile sales; zoned I/Industrial.
Applicant: American Service Center Associates of Alexandria LLC

A motion was made by Commissioner Wagner, seconded by Commissioner Fossum, to recommend approval with amendments. The motion carried on a vote of 5-0.

9
Development Special Use Permit #2012-0007
4700 Eisenhower Avenue - Enterprise Rent-A-Car
Public hearing and consideration of a request for a development special use permit, with site plan, for motor vehicle storage of 20 or more vehicles and light automobile repair facility; zoned OCM (100)/Office Commercial Medium (100). Applicant: Enterprise RAC Company of Maryland, LLC represented by Mary Catherine Gibbs, attorney

**Attachments:**  
[DSUP12-07 Staff Report](#)

A motion was made by Commissioner Lyman, seconded by Commissioner Fossum, to recommend approval with amendments. The motion carried on a vote of 5-0.

### Minutes

**10** Consideration of the minutes of the June 5, 2012 Planning Commission meeting.  
**Attachments:**  
[June 5, 2012 Planning Comm. Minutes.pdf](#)

The minutes were approved without objection.

### Other Business

**11** Staff presentation and discussion on civic engagement. [This is not a public hearing item.]

**Attachments:**  
[Civic Engagement Presentation.pdf](#)

Planning and Zoning Director Faroll Hamer, Deputy Director Karl Mortiz and Deputy City Manager Tom Gates gave a presentation on the upcoming civic engagement project and the proposed process. The Planning Commission shared its ideas about civic engagement and about the proposed process.

**12** Chairman Komoroske announced Commissioner Donna Fossum’s appointment to the Beauregard Rezoning Advisory Group. Chairman Komoroske also announced that he will replace Commissioner Jesse Jennings on the Transportation Commission.

**13** Adjournment.

The Planning Commission meeting was adjourned at 9:30pm.

### Information

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.  
SPECIAL USE PERMIT #2011-0075
25 South Quaker Lane
Request for outdoor seating at a restaurant. Samuel Ford Inc d/b/a Rocklands Barbeque & Grilling Co.

SPECIAL USE PERMIT #2012-0020

2320 Jefferson Davis Highway
Request for a change of ownership to operate an automobile service station with convenience store and restaurant. Fannon Mart Inc. and Mount Vernon Petroleum Reality LLC

SPECIAL USE PERMIT #2012-0021

442 North Henry Street
Request for a change of ownership to operate a service station. Shuber LLC

SPECIAL USE PERMIT #2012-0022

1504 King Street
Request for a change of ownership and a minor amendment to expand the hours of operation for a restaurant. Kasba, Inc. DBA Casablanca Restaurant

SPECIAL USE PERMIT #2012-0032

823 King Street
(parcel address is 821 King Street)
Request for a minor amendment to increase seating and hours of operation and remove a condition related to alcohol. Serendipitous, Inc.

SPECIAL USE PERMIT #2012-0035

619 Burnside Place
Request for a change of ownership to operate an automobile repair shop. K & N Automotive Group, LLC DBA Professional Auto Body

SPECIAL USE PERMIT #2012-0038

501 South Washington Street
Request for a change of ownership of a service station with a convenience store. Mount Vernon Petroleum Realty

SPECIAL USE PERMIT #2012-0039

535 East Braddock Road
Request for a change of ownership and a request for a minor amendment to increase the hours and offer full service at a restaurant. Dos Amigos Tex-Mex

SPECIAL USE PERMIT #2012-0040
701 South Washington Street
Request for a change of ownership to operate a restaurant. Chicken Out The Door, Inc.

SPECIAL USE PERMIT #2012-0041
4948-B Eisenhower Avenue
Request for a change of ownership for a light automotive repair business. Jose Velasquez

SPECIAL USE PERMIT #2012-0042
2300 Mount Vernon Avenue
Request for a change of ownership and a minor amendment to allow the previously approved number of seats at a restaurant to be located either inside or outside. Nora Partlow

SPECIAL USE PERMIT #2012-0043
2908 Valley Drive
(Parcel address is 1306 Kenwood Avenue)
Request for a new Administrative Special Use Permit to allow an increase in the number of students at an existing child day care center/preschool. Agudas Achim Congregation

SPECIAL USE PERMIT #2012-0046
501 South Van Dorn Street
Request for a change of ownership to operate a service station. Mount Vernon Petroleum Realty, LLC