



Action Docket  
Planning Commission

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Thursday, September 6, 2012

7:30 PM

City Hall Council Chambers

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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

**Attachments:**     [DSUP12-016 Staff Report](#)

**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

**Attachments:**     SUP12-045 Staff Report

**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

**Attachments:**     SUP12-049 Staff Report

**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

**Attachments:**     [SUP12-048 Staff Report](#)

**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

**Attachments:**     [SUP12-047 Staff Report](#)

**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