



City of Alexandria

Planning Commission

Docket

Public Hearing
THURSDAY SEPTEMBER 6, 2012 7:30 PM
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 can be submitted online in advance of the meeting on the City's [website](#). 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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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. 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

1. **Call to Order**

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.

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
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
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
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
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

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

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
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
10. Consideration of the [minutes](#) of the June 5, 2012 Planning Commission meeting

OTHER BUSINESS

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

ADJOURNMENT

INFORMATION ITEMS

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