

EXHIBIT NO. 1

11  
12-14-02

Docket Item # 8-A  
MASTER PLAN AMENDMENT #2002-0004  
REZONING #2002-0003  
SAMUEL MADDEN HOMES

Planning Commission Meeting  
December 3, 2002

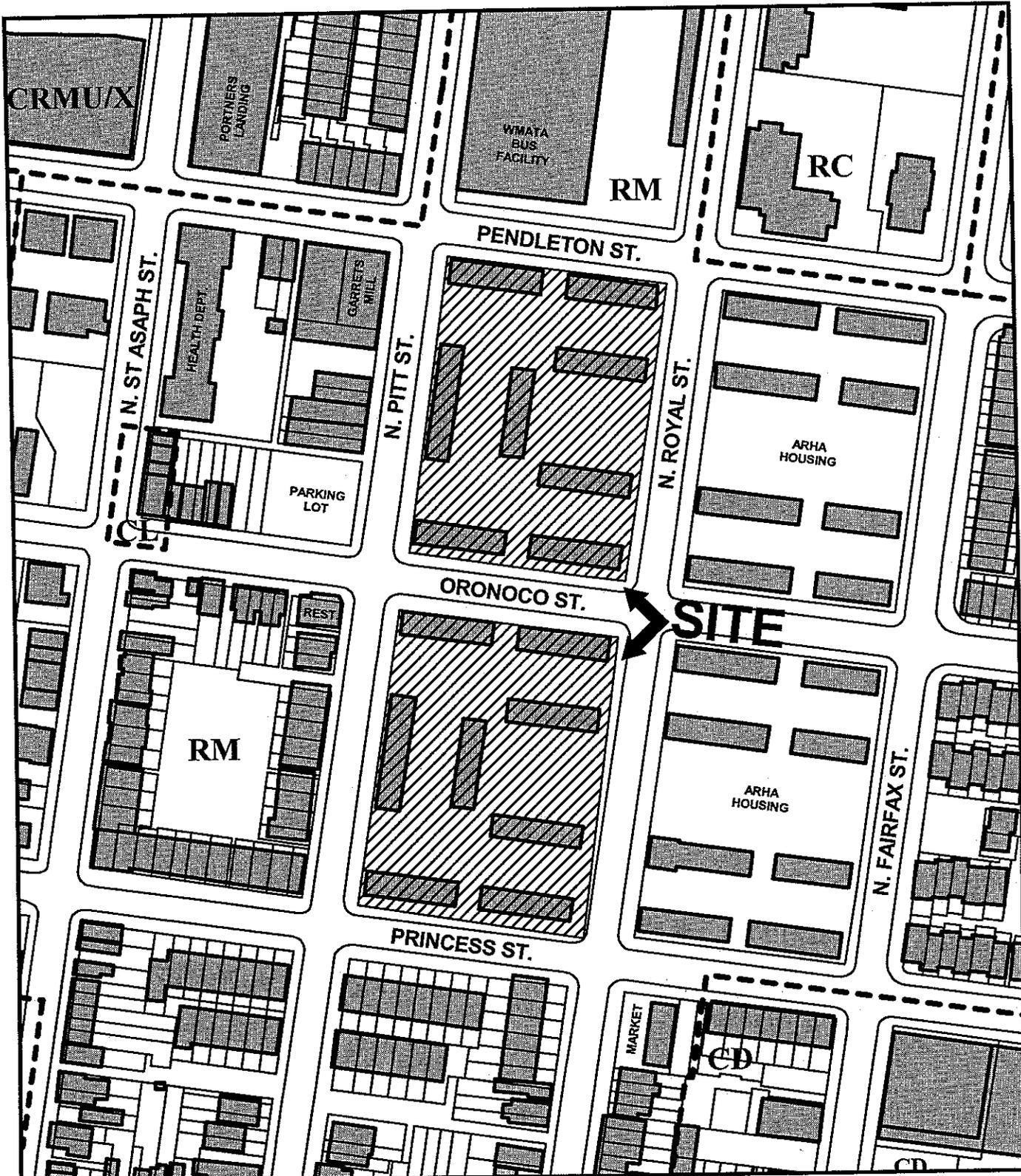
**ISSUE:** Consideration of a request for amendment to the Old Town and Old Town North Small Area Plan Chapter of the 1992 Master Plan and the Zoning Map to change the land use designation of the subject property from RM/Residential to CRMU-X/Commercial Residential Mixed Use.

**APPLICANT:** Applicant: Eakin/Youngentob Associates Inc.  
by Jonathan P. Rak, attorney

**LOCATION:** 409 North Pitt Street  
(Block bounded by North Pitt Street, North Royal Street,  
Princess Street, and Pendleton Street)

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Refer to docket item # DSUP 2002-0029



**MPA #2002-0004**  
**REZ #2002-0003**

**12/03/02**



MPA #2002-0004  
REZ #2002-0003  
SAMUEL MADDEN HOMES

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Jeffrey Farnier, Urban Planner.

RESOLUTION NO. MPA 2002-0004

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Old Town Small Area Plan and the Old Town North Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on September 18, 2002 for changes in the land use designations to the parcels at 409 North Pitt Street, block bounded by North Pitt, North Royal, Princess and Pendleton Streets; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on December 3, 2002 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Old Town Small Area Plan and Old Town North Small Area Plan sections of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Old Town Small Area Plan and the Old Town North Small Area Plan sections of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Old Town Small Area Plan and the Old Town North Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Old Town Small Area Plan and the Old Town North Small Area Plan sections of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

Page 2  
RESOLUTION NO. MPA 2002-0004

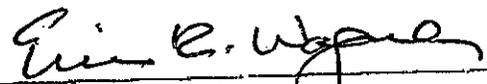
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Old Town Small Area Plan and the Old Town North Small Area Plan sections of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

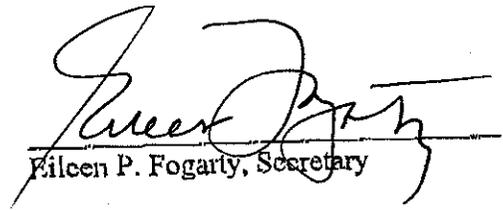
Change the designation of parcels at 409 North Pitt Street, block bounded by North Pitt Street, North Royal Street, Princess Street and Pendleton Street from RM/Residential to CRMU-X/Residential.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 3rd day of December, 2002.

  
Eric Wagner, Chairman  
Alexandria Planning Commission

ATTEST:

  
Eileen P. Fogarty, Secretary



MPA # 2002-0004

REZ # 2002-0003

**SUBJECT PROPERTY:**

Provide the following information for each property for which an amendment is being requested.  
(attach separate sheets if needed)

Address Tax Map-Blk-Lot	Land Use		Master Plan Designation		Zoning Designation		Front- age (feet)	Land Area (acres)
	Existing	Proposed	Existing	Proposed	Existing	Proposed		
1 <u>064.02-10-44</u>	<u>RM</u>	<u>CRMU-X</u>	<u>RM</u>	<u>CRMU-X</u>	<u>RM</u>	<u>CRMU-X</u>	<u>0</u>	<u>2.08</u>
2 <u>065.01-01-05</u>	<u>RM</u>	<u>CRMU-X</u>	<u>RM</u>	<u>CRMU-X</u>	<u>RM</u>	<u>CRMU-X</u>	<u>0</u>	<u>2.08</u>
3 _____	_____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____	_____

**PROPERTY OWNERSHIP:**

Individual Owner

Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1 Name: (Contract Purchaser)  
Robert Youngentob Extent of Interest: 50%  
Address: 1000 Wilson Boulevard, Suite 2720  
Arlington, Virginia 22209

2 Name: LeRoy Eakin Extent of Interest: 50%  
Address: 1000 Wilson Boulevard, Suite 2720  
Arlington, Virginia 22209

3 Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_

4 Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_

MPA # 2002-0004

REZ # 2002-0003

**JUSTIFICATION FOR AMENDMENT:**  
(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The proposed amendment allows for the redevelopment of the Samuel Madden Homes,  
consistent with City Council and ARHA resolutions. The proposed development  
will be a lower density than what was allowed by resolution.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The proposed amendment to the zoning map is in the same land use category as  
the existing zoning.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The proposed development with attendant improvements will not adversely impact  
the existing services and facilities.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

(1) applicant will proffer to prohibit commercial use of the property.

(2) applicant will proffer to the proposed development plan.

Samuel Madden Homes

DSUP 2002-0029

MPA 2002-0004

BEZ 2002-0003

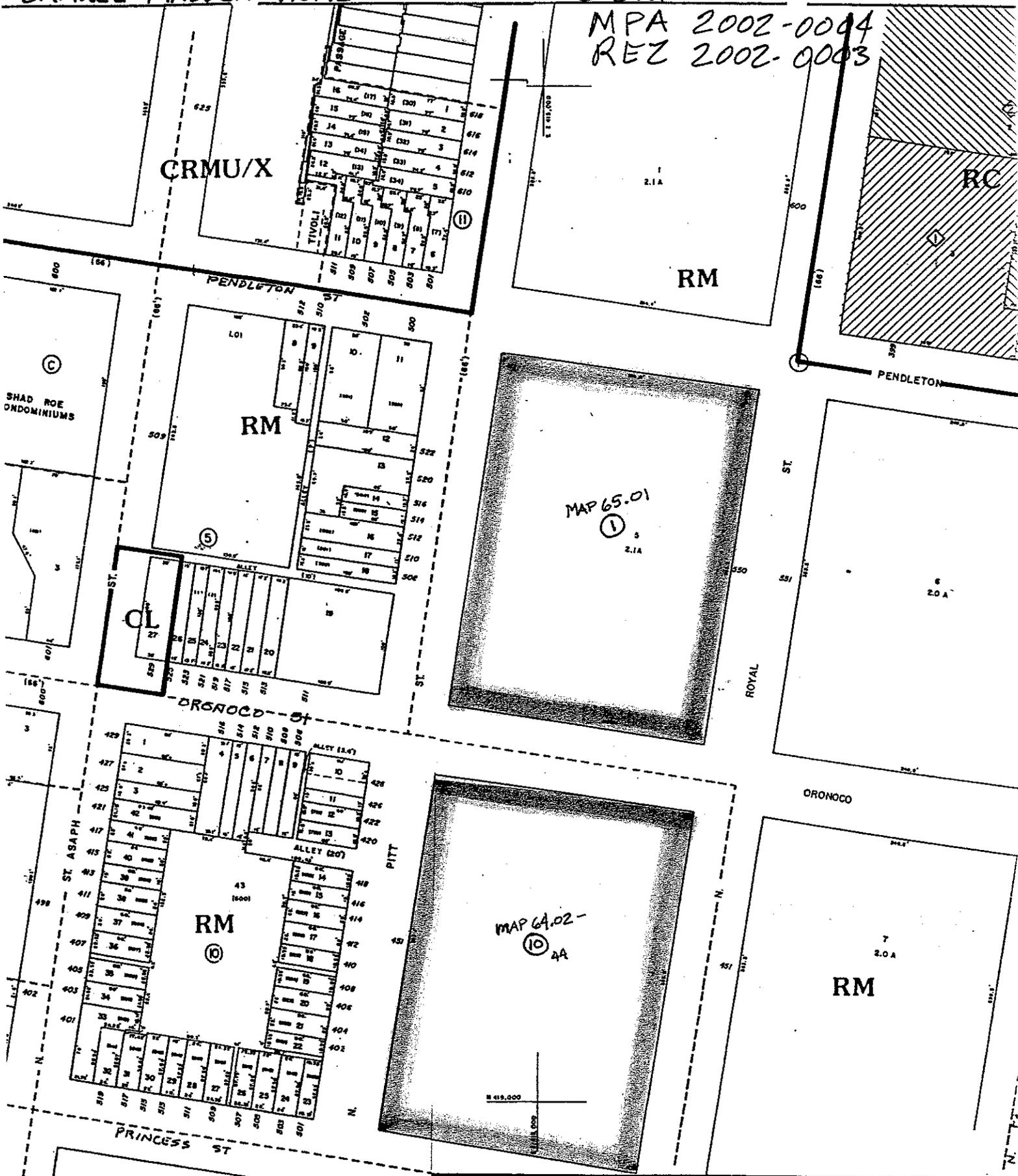
64.02-10-44: 400-410 Aronoco St  
401-407 Aronoco St  
408-442 N. Royal St.  
409-425 Princess St  
→ 409-451 N. Pitt St

65.01-01-05: 400-424 Pendleton St  
401-425 Aronoco St  
500-550 N. Royal St  
509-523 N. Pitt St.

SAMUEL MADDEN HOMES

DSUP 2002-0029

MPA 2002-0044  
 REZ 2002-0003



ALEXANDRIA, VIRGINIA  
 ASSESSMENT MAP

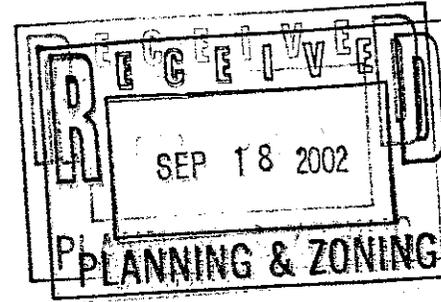
ZONE MAP  
 3-21-1996

10

Zoning Re.
Ord. 3790, 4-22-95
This area is included in the Old & Historic Alexandria District and Urban Overlay District

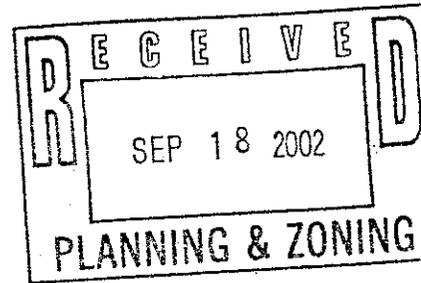
September 17, 2002

**DESCRIPTION OF THE  
BLOCK BOUNDED BY  
NORTH PITT STREET, ORONOCO STREET,  
NORTH ROYAL STREET AND PRINCESS STREET  
CITY OF ALEXANDRIA, VIRGINIA**



Beginning at the point of intersection of the easterly right-of-way line of North Pitt Street, 66.00 feet wide, with the northerly right-of-way line of Princess Street, 66.08 feet wide; thence running with the easterly right-of-way line of North Pitt Street, N09°30'00"E 353.17 feet to the point of intersection of the easterly right-of-way line of North Pitt Street with the southerly right-of-way line of Oronoco Street, 66.08 feet wide; thence running with the southerly right-of-way line of Oronoco Street, S80°50'00"E 256.42 feet to the point of intersection of the southerly right-of-way line of Oronoco Street with the westerly right-of-way line of North Royal Street, 66.00 feet wide; thence running with the westerly right-of-way line of North Royal Street, S09°30'00"W 353.17 feet to the point of intersection of the westerly right-of-way line of North Royal Street with the northerly right-of-way line of Princess Street; thence running with the northerly right-of-way line of Princess Street, N80°50'00"W 256.42 feet to the point of beginning, containing 90,558 square feet or 2.07893 acres.

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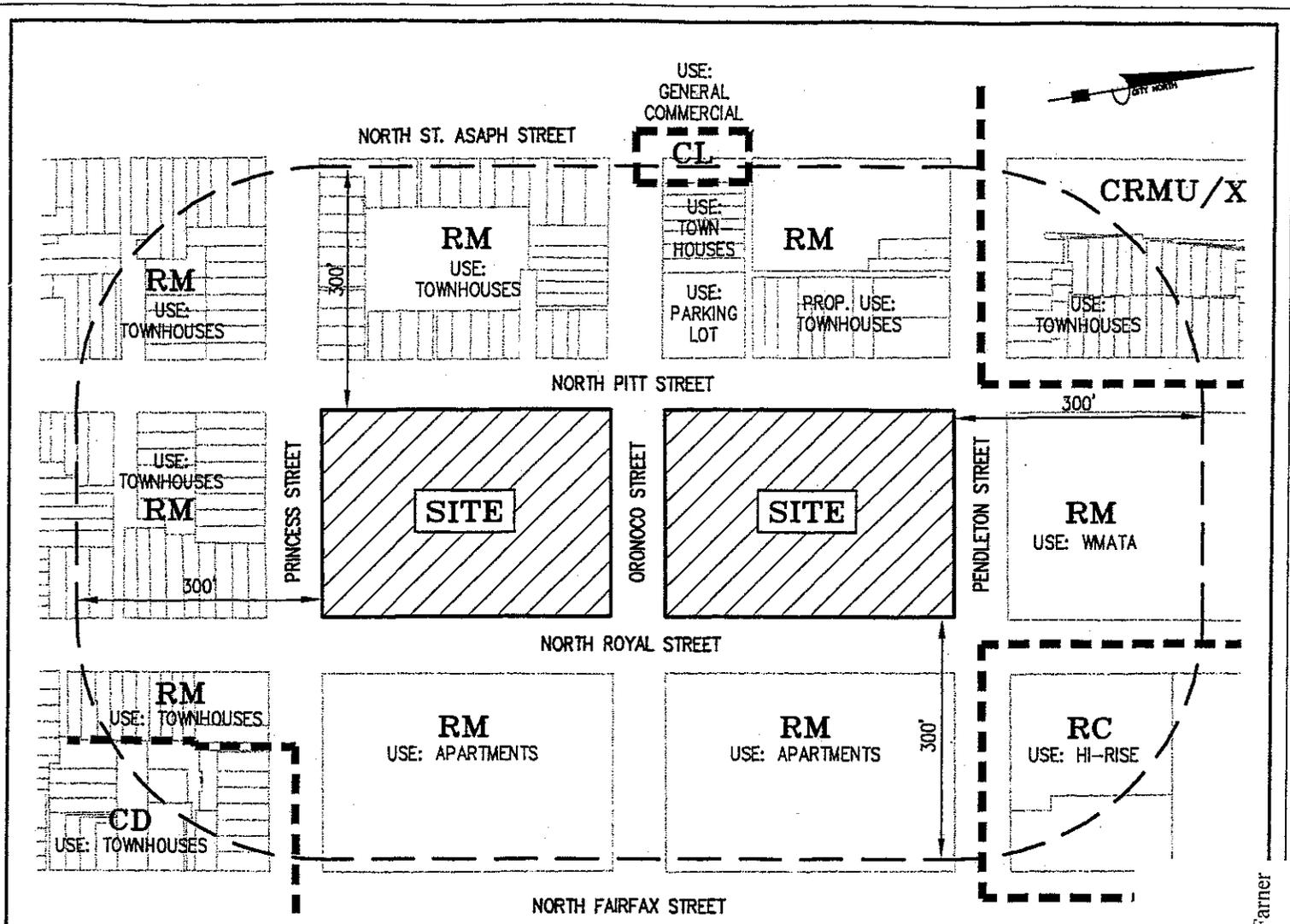


September 17, 2002

**DESCRIPTION OF THE  
BLOCK BOUNDED BY  
NORTH PITT STREET, PENDLETON STREET,  
NORTH ROYAL STREET AND ORONOCO STREET  
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at the point of intersection of the easterly right-of-way line of North Pitt Street, 66.00 feet wide, with the northerly right-of-way line of Oronoco Street, 66.08 feet wide; thence running with the easterly right-of-way line of North Pitt Street, N09°30'00"E 353.17 feet to the point of intersection of the easterly right-of-way line of North Pitt Street with the southerly right-of-way line of Pendleton Street, 66.08 feet wide; thence running with the southerly right-of-way line of Pendleton Street, S80°49'00"E 256.42 feet to the point of intersection of the southerly right-of-way line of Pendleton Street with the westerly right-of-way line of North Royal Street, 66.00 feet wide; thence running with the westerly right-of-way line of North Royal Street, S09°30'00"W 353.17 feet to the point of intersection of the westerly right-of-way line of North Royal Street with the northerly right-of-way line of Oronoco Street; thence running with the northerly right-of-way line of Oronoco Street, N80°49'00"W 256.42 feet to the point of beginning, containing 90,558 square feet or 2.07893 acres.

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VICINITY MAP

SAMUEL MADDEN HOMES  
CITY OF ALEXANDRIA, VIRGINIA

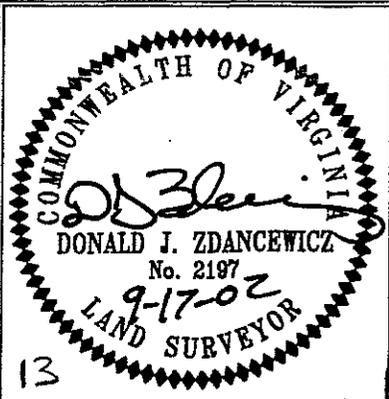
SCALE: 1" = 200'

DATE: SEPTEMBER 17, 2002

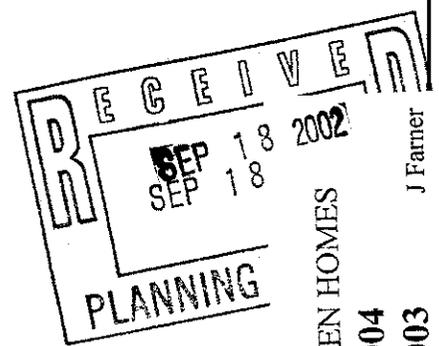
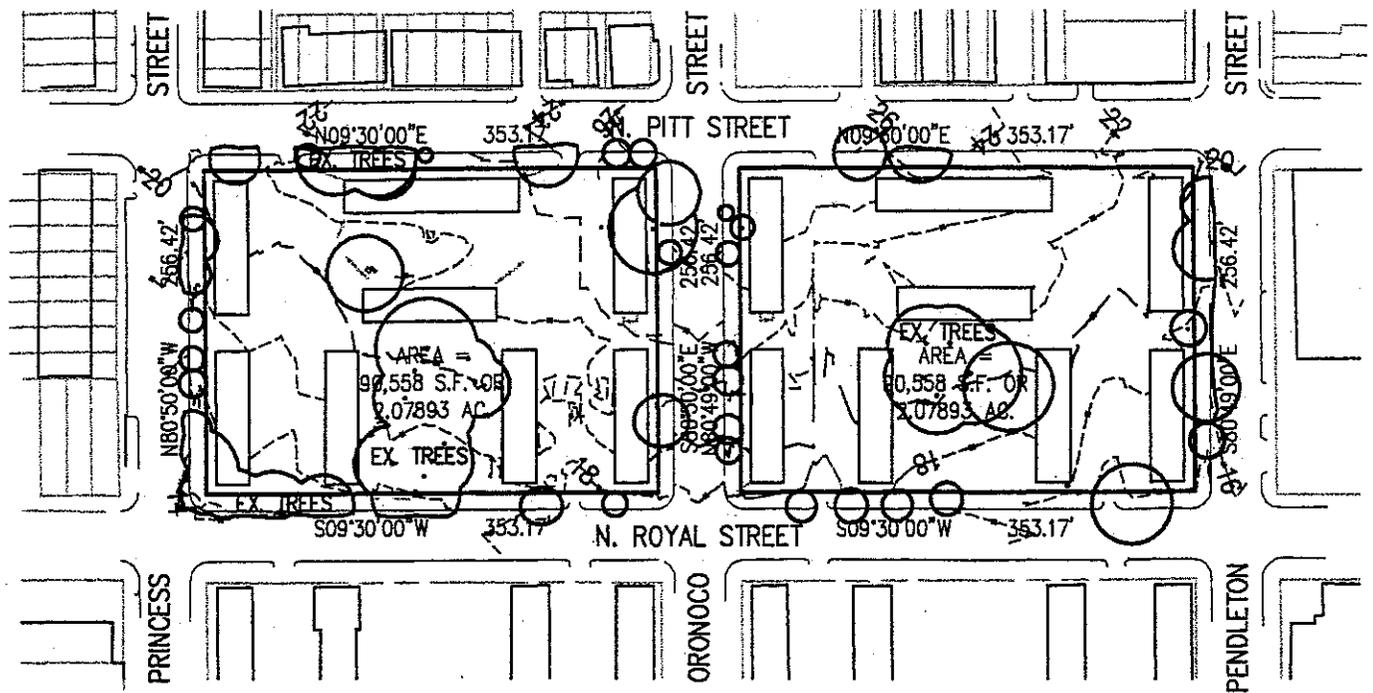
SAMUEL MADDEN HOMES  
MPA #2002-0004  
REZ #2002-0003

J. Farner

DWG: P:\1970\1970-01-004\Survey\Plats\1970-01-VICMAP.dwg		SHEET 1 OF 1	
COUNTY REF NO: N/A			
SCALE: 1" = 200'			
BCG PROJ NO: 1970-01-003			
PHASE: N/A			
BY: RJS			
CHK: DZ	Bowman Consulting Group, Ltd. Phone: (703) 548-2188 2121 Eisenhower Avenue, Suite 302 Fax: (703) 683-5781 Alexandria, Virginia 22314 www.bowmanconsulting.com		
DATE: 9-17-02	© Bowman Consulting Group, Ltd.		



13



METES AND BOUNDS MAP  
**SAMUEL MADDEN HOMES**  
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 150'      DATE: SEPTEMBER 17, 2002

SAMUEL MADDEN HOMES  
 MPA #2002-0004  
 REZ #2002-0003

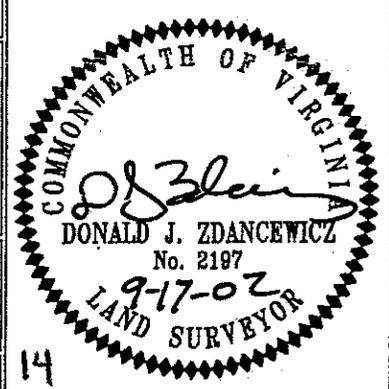
DWG: P:\1970\1970-01-004\Survey\Plats\1970-01-M&B-MAP.dwg      SHEET 1 OF 1

COUNTY REF NO: N/A
SCALE: 1" = 150'
BCG PROJ NO: 1970-01-003
PHASE: N/A
BY: RJS
CHK: DZ
DATE: 9-17-02



Bowman Consulting Group, Ltd.      Phone: (703) 548-2188  
 2121 Eisenhower Avenue, Suite 302      Fax: (703) 683-5781  
 Alexandria, Virginia 22314      www.bowmanconsulting.com

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#8-A

MPA 2002-0004

REZ 2002-0003

"SAMUEL MADDEN"

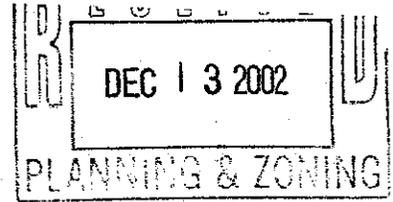
11  
12-14-02

PROFFER STATEMENT

Rezoning RZ 2002-03

Samuel Madden Homes (Downtown) Redevelopment

December 10, 2002



E  
B  
K  
J  
V

Pursuant to Section 11-804 of the Zoning Ordinance of the City of Alexandria, the undersigned proffer the following conditions provided the Alexandria City Council approves the requested rezoning to the CRMU-X District:

1. The development of the subject property shall occur in substantial conformance with the final approved Development Plan proposed as Special Use Permit # 2002-29, as such Development Plan may be amended by City Council.
2. The subject property shall be used only for residential purposes.

Alexandria Redevelopment and Housing Authority

By: William Dearman

William Dearman,  
Executive Director

# Samuel Madden Redevelopment



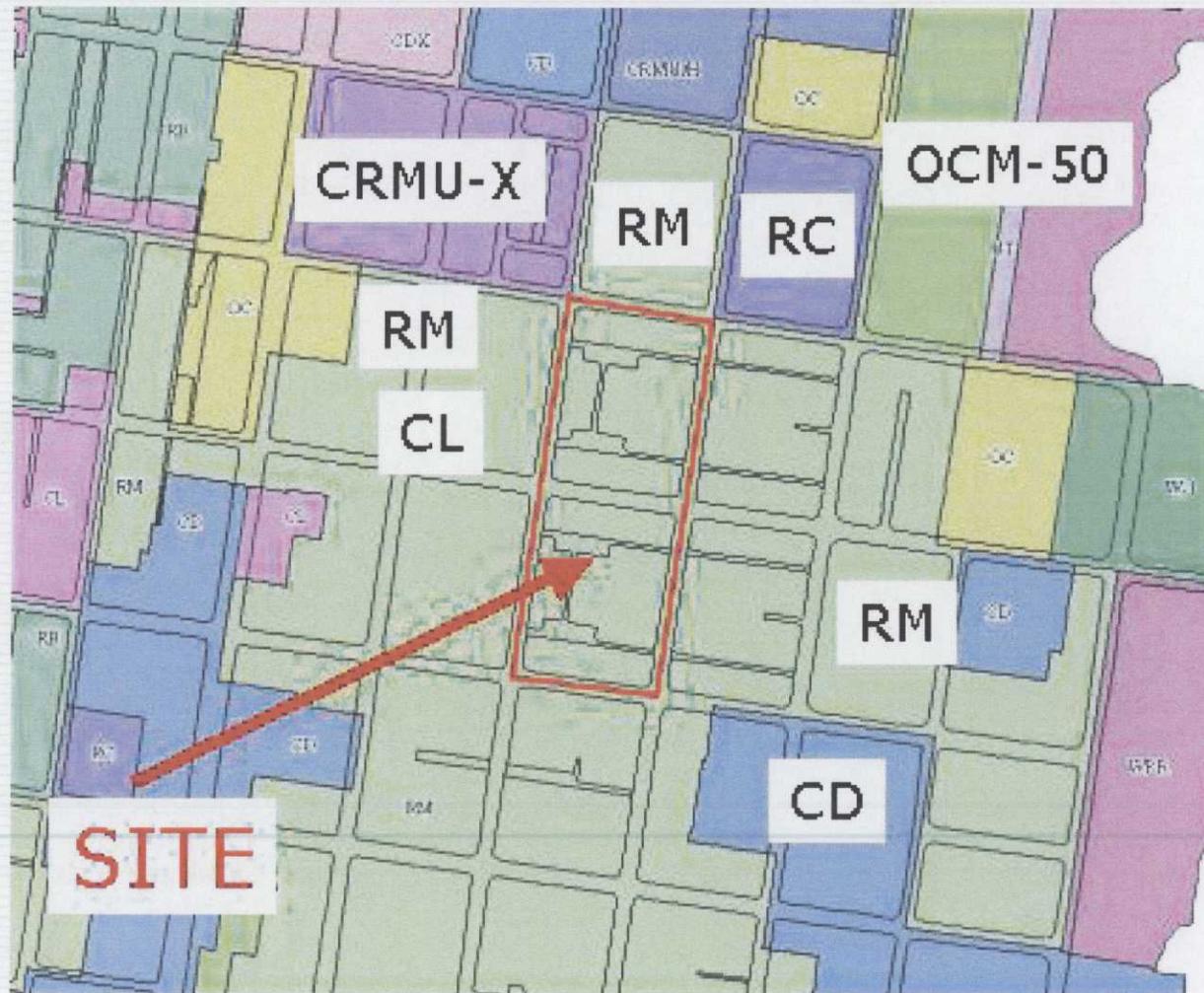
**DSUP # 2002 -0029 REZ #  
2002-0003, MPA # 2002-0004**



EXHIBIT NO. 3  
11 & 12  
12-14-02

# Samuel Madden Redevelopment

## REZONING ON-SITE



Existing  
RM

Proposed  
CRMU-X

Zoning  
Proffer

# Samuel Madden Redevelopment

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## REZONING

- ❖ Current Zoning RM-Residential  
Townhouse  
*F.A.R.* 1.5  
*Density* 130
- ❖ Proposed Zoning CRMU-X  
*F.A.R.* 2.5  
*Density* 152
- ❖ Old Town North Small Area Plan
- ❖ Old Town North Urban Design Guidelines

# Samuel Madden Redevelopment

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## PLANNING COMMISSION ISSUES

- ❖ High Quality Building Materials/Design.
- ❖ Parking –Residential Parking Permits.
- ❖ Quality Open Space – Trees.
- ❖ Building Articulation.

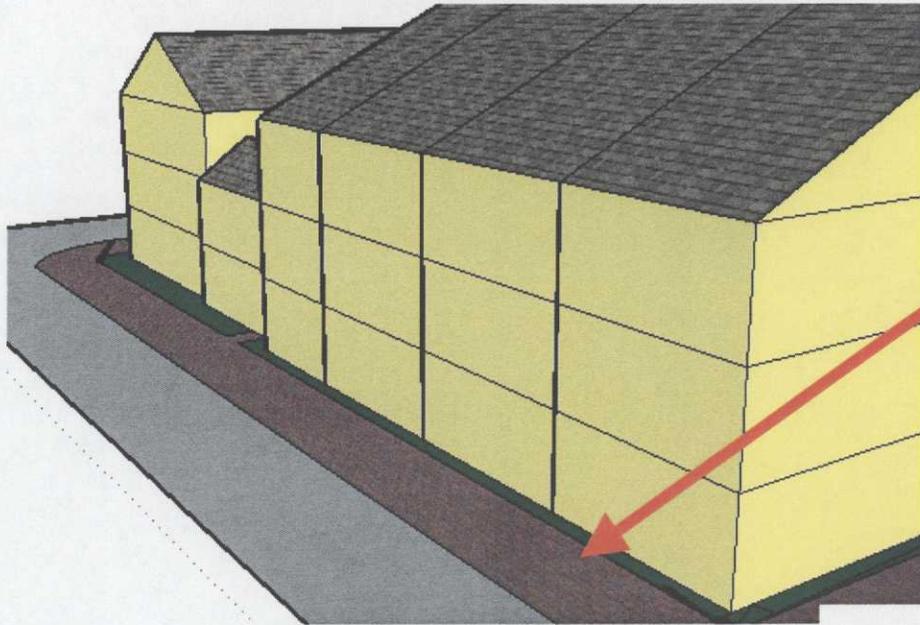
# Samuel Madden Redevelopment

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## Building Articulation



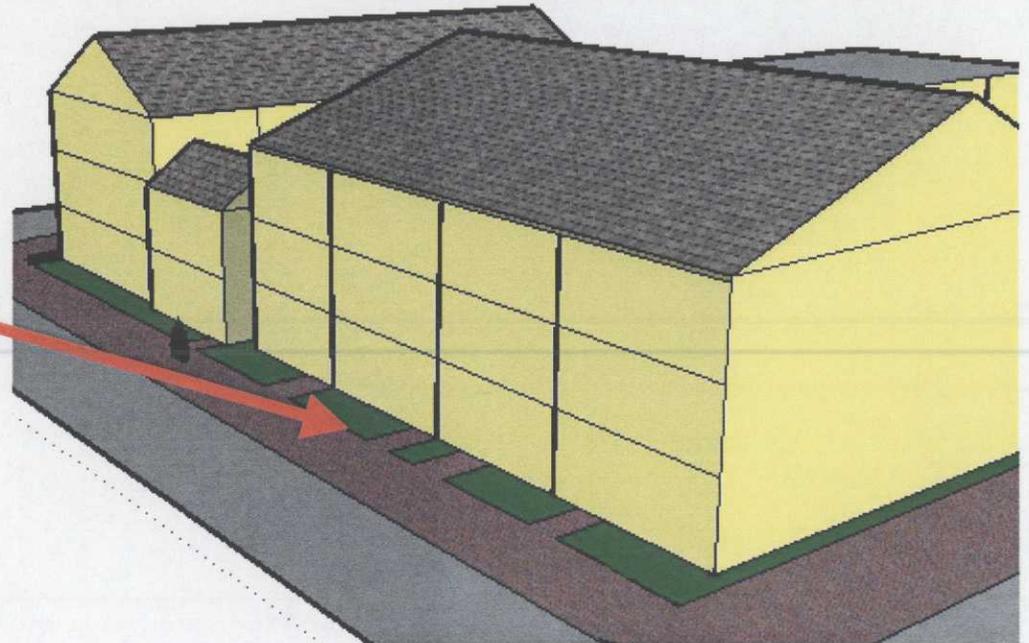
## PROPOSED BY APPLICANT



4 ft landscape area and  
no building variation from the  
adjoining townhomes

## PROPOSED BY STAFF

7 ft. landscape area  
adjacent to the street  
and 3 ft. building  
articulation from the adjoining  
townhomes



# Samuel Madden Redevelopment

## Building Articulation Proposed By Applicant



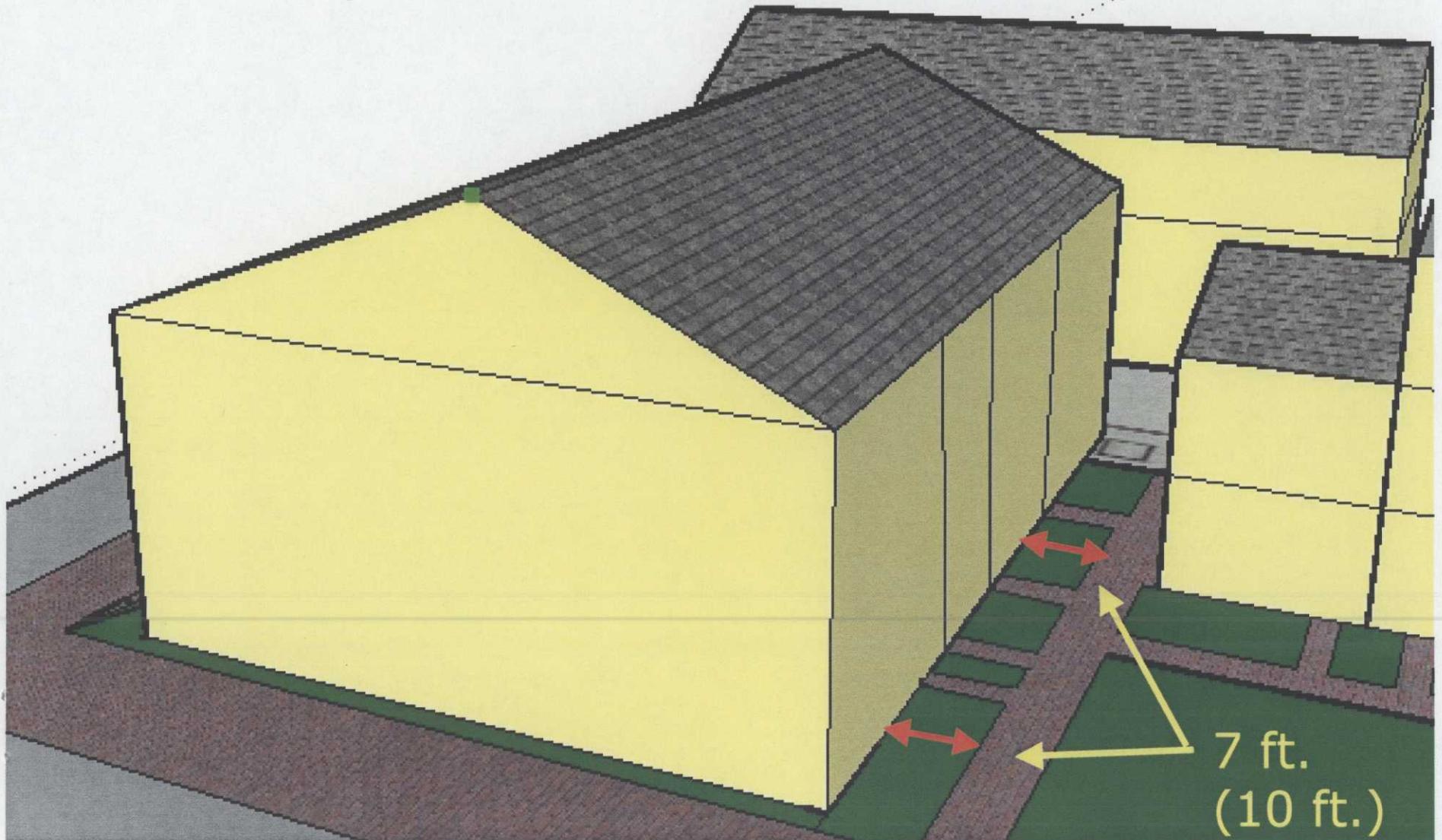
## Proposed By Staff

### Building Articulation



# Samuel Madden Redevelopment

## Interior Courtyard



# Samuel Madden Redevelopment

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## SUMMARY

- ❖ Project is potentially a quality redevelopment of the two blocks, which has been a goal of the City, AHRA, and the neighborhood.
- ❖ The issue of building articulation and the issues with the staff recommendations are necessary to ensure compatibility with the adjoining developments and to enable the development to serve as model for redevelopment of public housing as part of a market rate proposal.

11 + 12  
-----  
12-14-02

**SALLY ANN GREER, Ph.D.**  
3801 N. Fairfax Dr., Suite 61  
Arlington, VA 22203  
Phone: 703 528 4388  
FAX: 703 528 8556  
E-Mail: SallyAnnGreer@msn.com

**December 14, 2002**  
**City Council Meeting**

**Mayor Kerry Donley**  
**Members of City Council**

**Docket Items: 11 and 12**  
**Redevelopment of Samuel Madden Homes**

**The members of NOTICe, North Old Town Independent Citizens Civic Association, endorse**  
**And thank the City Planning Office for their recommendations concerning the redevelopment**  
**Of the Samuel Madden Homes.**

**We request an additional segment of data.**

**We request that a written inventory of the trees on the property be prepared by the city arborist.**

**The existing trees on the perimeter of the property, especially the southern most block, appear to be**  
**Healthy and if left standing would continue to soften and enhance the overall value and appearance**  
**of this extremely dense development.**

**Thank you,**



**Sally Ann Greer, President**  
**NOTICe**

DRAFT

CITY COUNCIL OF ALEXANDRIA, VIRGINIA  
Regular Meeting – December 14, 2002

Partial Verbatim

\* \* \* \* \*

11. **Master Plan Amendment #2002-0004 – Rezoning #2002-0003 – 409 North Pitt Street – Block bounded by North Pitt, North Royal, Princess, Pendleton Streets – Samuel Madden Homes, and**
12. **Development Special Use Permit #23002-0029 409 North Pitt Street – Block bounded by North Pitt, North Royal, Princess, Pendleton Streets – Samuel Madden Homes.**

\* \* \* \* \*

- Euille: So I would like to, at this point and time, offer a motion, offer a motion—can we combine both docket items?
- Mayor: No, actually we need to take separate votes on them so, first would be the Master Plan amendment.
- Euille: So, I move the Planning Commission's recommendation for approval subject to the following changes: First of all would be the deletion of condition #5 –
- Mayor: Well, let's do the master plan first and then we'll do the special use permit.
- Euille: All right. I'm sorry. Move approval of the special use permit for the master plan.
- Pepper: Second.
- Mayor: Motion by Mr. Euille, seconded by Mrs. Pepper to approve the Planning Commission recommendation on item #11 which is a master plan amendment and a rezoning. Is there any further discussion? All those in favor say aye; those opposed, no. That passes unanimously. Item 12 has been read. Mr. Euille.
- Euille: This is the SUP for, well, let's see, first of all, I would like to move the Planning Commission recommendation for item 12 with the deletion of #5 and to amend items 13, 15, 66 and 68 which the staff has already agreed to.

Mayor: You have agreed to those amendments to 13, 15, 66 and 68 which were acknowledged in a letter from the attorney representing the applicant.

?? That's correct.

Mayor: And then your motion is also to delete condition #5 which relates to the articulation which would permit the –

Euille: The developer's plan.

Mayor: The developer to come in with a plan that he suggested. Is there a second to that motion?

Speck: Second.

Mayor: Seconded by Mr. Speck. Any discussion?

Speck: I want to be clear on what we had done regarding articulation, and the developer, I think had presented a compromise that was not all up at the property line versus the staff's all back. That's what we are adding. So,

Mayor: Actually, he is deleting condition 5 which would leave the original submission.

Speck: Which is what the, is that the developer's –

Mayor: No. That's of course the original.

Speck: Original recommendation which was all the –

Mayor: The developer's. That's what Mr. Euille has put on the table.

Rak: Mr. Mayor, just to clarify in my letter I put forth an option A and an option B. Option A would keep the buildings where they are without even moving them forward or moving them back.

Mayor: That's right.

Rak: And the other is the Option B which described, which brought some of the facades forward, and I think what Mr. Euille has made the motion on is option A as I understand it.

Mayor: That's correct. All right. So we have a motion and a second on that. Any other discussion?

Speck: I withdraw my second.

Mayor: Okay. Mr. Speck is withdrawing his second. Is there another second to the motion? It's been seconded by Mr. Cleveland. Now, is there discussion? Ms. Eberwein?

\* \* \*

Speck: I thought B gets closer to that although not perfect. And I'm going to offer an amendment to do B and if it passes then it's part of the main motion. If it fails, we're back to Mr. Euille's motion with the A option. I would certainly, would have preferred that if that's what we end up. So,

Mayor: Okay. I motion by Mr. Speck to amend condition #5 to substitute language described as option B in the attorney's letter to the Council. Is there a second to the motion to amend?

Pepper: Second.

Mayor: It's been seconded by Mrs. Pepper. Is there any further discussion on the motion to amend?

Woodson: I'm not sure exactly what the language change is.

Mayor: The widths of the townhouses on lots 1, 12, 44, 56, 57, 68 –

Woodson: I've go that.

Mayor: Well, yeah?

Woodson: I got that. So perhaps I misunderstood what Mr. Speck was saying because he was – I thought he was amending condition B, I mean not condition B –

Pepper: He's recommending.

Mayor: No, he is offering an amendment to the motion which is on the floor replacing a new condition 5. The motion on the floor deletes condition 5. This is a new condition 5.

Woodson: I'm clear. Okay. I misunderstood what he had said.

Mayor: Okay. Is there any further discussion on the motion to amend? You're not allowed. Staff's not allowed to discuss.

Woodson: Yes, they are.

Mayor: All right. Thirty seconds.

Fogarty: Thirty seconds. I would only say publicly between the A and B, even though B provides greater articulation, it comes out of a little bit of open space. If you asked between A and B, we would probably go with A.

Mayor: Is there any further? This was a motion that was made by Mr. Speck, obviously seconded and endorsed by Mrs. Pepper. Is there any further discussion? All those in favor of the motion to amend say aye. Now we've all reached great moments in Council history. We have a motion and a second on the floor that fails 7-to-0.

Eberwein: Mr. Mayor, I mean staff has to explain that because I have to tell you after going through all this, I'm a little irritated with that explanation. I mean here we argue for articulation and put something in there that is a compromise that is promoted by the developer or proposed by the developer, something they can live with. Supposedly it's a compromise that deals with the concerns of the citizen association and still deals with the concerns of the amount of open space in the inside and staff turns around and does a 180. So, you know, yeah, that's a little irritating.

Mayor: All right. Go ahead and respond. Then we'll revote.

Fogarty: I should have said nothing. What it is, is the issue, our real concern also is the open space. This does increase the articulation. What it does is you have very little greenery and this takes the greenery out of the public space so instead of a couple feet of greenery now you'll have 18 inches.

Speck: But A does that for all of them. Well not –

Mayor: No. No. Not for all of them.

Speck: But it takes away more open greenery in A than B.

Mayor: Hold on Bob. They've dug this trench, let them step in it.

Fogarty: In talking to the applicant we asked for articulation and the applicant. Bob Youngentob had said to us, what do you think if we come a bit into the sidewalk, and I said if you come a little bit into the sidewalk and then adjust it where you're coming back a little so you make up that open space that you're taking out of the public area, fine. But, so what you have in, on balance you have greater articulation with what the applicant presented but it takes out the little bit of green

space that did exist in the original plan. It is basically bringing the units forward, taking out, there was I think --

Pepper: It takes out 18 inches.

Fogarty: Yeah. It takes out part of that. So,

Speck: Can we hear on the applicant on this?

Youngentob: I think to clarify the proposal B, it starts with four feet and reduces it by one foot, so you still have three feet of green which, as opposed to four feet on those two places we're projecting out. So, it's four versus three.

Eberwein: You need to say whether it's A or B you're talking about because I don't know.

Youngentob: A, option A would be to leave the buildings all in a continuous line and that provided four feet of green either against the side yard of the house on the corner or the front yards of the five houses that we're talking about in that strip. Option B takes the side yard of the corner house and, maybe having the example on the drawing, but slides it forward one foot so then you have three feet next to that house, four feet in front of the house next to it, then three feet on the next one and then four feet on the last three in the line. That's option B.

Pepper: That sounds like a compromise to me.

Manager: Well, can I,

Pepper: Can ARHA live with that?

Manager: Just as somebody who --

Pepper: Mr. Mayor the question that I've had throughout all of this and that's concerned me was something they said in their presentation and that had to do if you move anything back you're going to make it a problem between the buildings. That the light issue is big issue throughout Old Town. So if you don't have enough space between the buildings, now do I understand that this does not take away any back yard space or side yard space so that the light spacing is just fine and dandy? Well, that sounds like a winner to me. And when you say in your discussion here about B and you talk about a maximum of 18 inches that doesn't necessarily mean the full 18 inches. You're talking now about 12 inches. One foot.

Youngentob: That's correct.

Mayor: Very quickly.

Youngentob: Very quickly. This is repeated basically again against on the other side of the private street and what we propose was taking this unit and moving it one foot, and again we weren't on the property lines so –

Mayor: Right.

Youngentob: So we would get closer to the property line, still not on the property line, closer to the street so you would have a 13-foot setback from the curb versus 14 feet and 3 feet of green. This unit would stay where it is. Would appear to be jogged back. It would have four feet of green in front in front on it. This one unit would project forward again having three feet of green in front of it and then these would have four feet of green in front of these. That was the compromise to achieve the building articulation without moving the ARHA units closer into the court.

Fogarty: I think the issue for the city is simply that taking it out of the public space, we did not think was a good direction to go. That's our simple issue. It comes out of the public sidewalk.

Mayor: Okay. All right. We do have a motion to amend and that we, I'm not sure we voted on it or not the previous time, but anyway I'm going, since we did get some added information and explanation, I'm going to ask for a revote. All in favor of the motion to amend say aye; those opposed no. I'm going to ask for a show of hands. All those in favor of the motion to amend raise your hands. Okay. All right. Then it carries on a vote of 4-to-3 and it's incorporated into the main motion. All right. So, does everybody understand? Option B prevails. You guys got it? Okay option B; you guys got it, option B. All right now we'll now move to any further discussion on the main motion. Is there any? All those in favor of the main motion which is to approve the Planning Commission recommendation with the change now to condition #5 as amended and also conditions 13, 15, 66 and 68 as agreed to by the applicant and staff. Is there any further discussion? All those in favor say aye; those opposed, no. That passes unanimously.

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