

EXHIBIT NO. 1

3
6-12-04

Docket Item #2
DEVELOPMENT SPECIAL USE PERMIT #2004-0014
JAMESTOWNE VILLAGE - Extension

Planning Commission Meeting
June 1, 2004

ISSUE: Consideration of a request for an extension of a development special use permit, with site plan, for construction of a community center and parking lots.

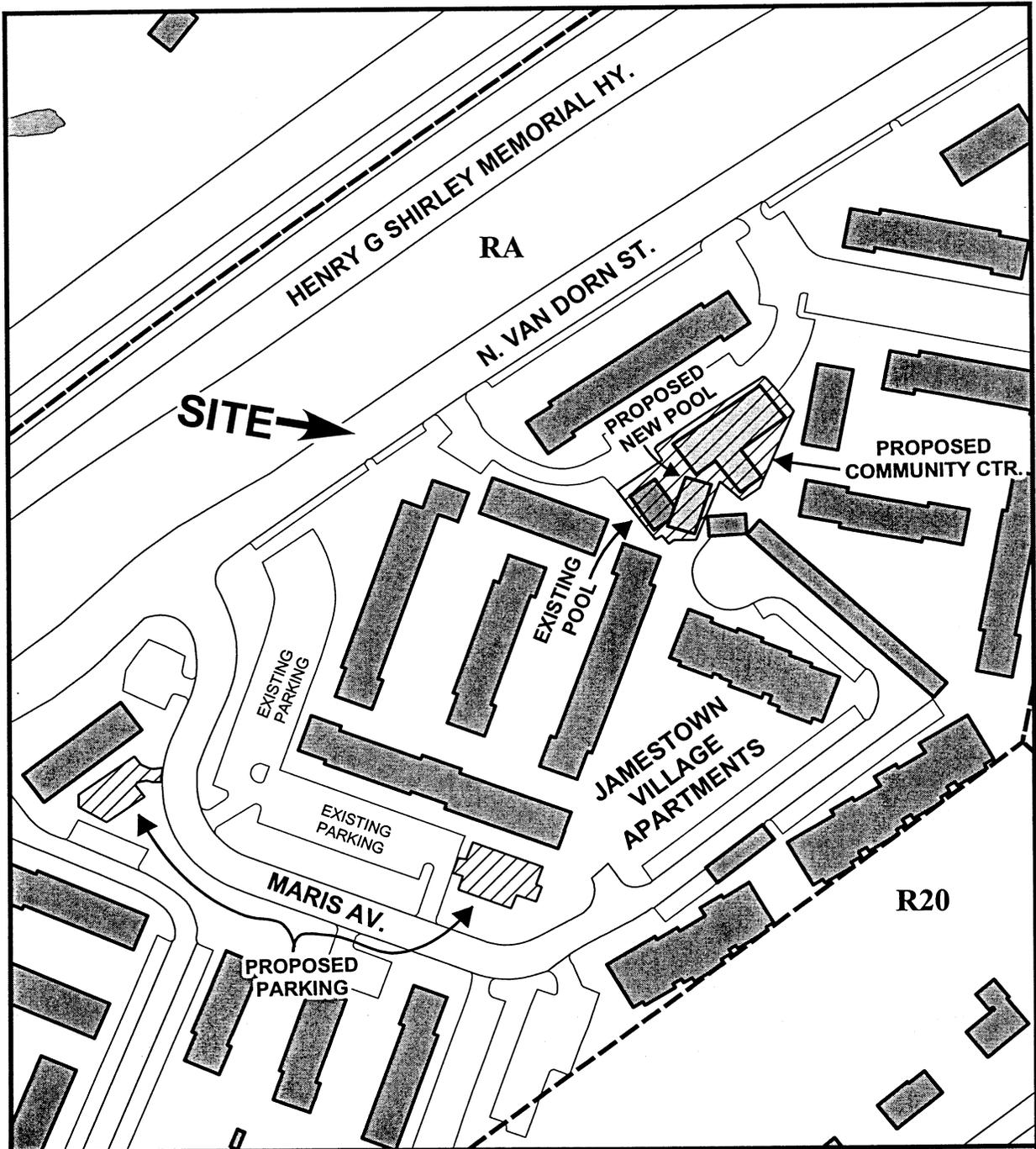
APPLICANT: Jamestowne Village, LLC

LOCATION: 1300 North Van Dorn Street

ZONE: RA/Residential

PLANNING COMMISSION ACTION, JUNE 1, 2004: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



DSUP #2004-0014 06/01/04



I. SUMMARY:

The applicant, is requesting an 18-month extension of a development special use permit to construct a new 8,093 s.f. community center and two parking lots for the Jamestowne Village Apartments. The proposal was previously approved by City Council on September 14, 2002. The previous staff report is attached.

The applicant has been pursuing the completion of the final site plan. The final site plan was nearly finalized when the 18 month approval period elapsed. Staff does not generally support extensions for projects of this size, however, in this case because the applicant has prepared and completed the final site plan, staff is recommending a 6-month extension. This should be the maximum amount of time necessary for the applicant to finalize the final site plan and begin construction.

II. BACKGROUND - ANALYSIS:

On September 14, 2002, City Council granted a request for a development special use permit for construction of a new community center with a smaller pool, and construction of two new surface parking lots (parking lot "A" and parking lot "B") as depicted in Figure # 1. The parking lots are to be constructed in areas that are currently open space for the project.

A special use permit was approved for a parking reduction of 29 spaces required to support construction of the community building; and to provide 100 percent of required parking as compact and hybrid spaces. A modification was also approved to reduce the required side yard setback from 16 feet to 8 feet for construction of the community center and recreation building, and to locate necessary mechanical equipment.



Site Aerial

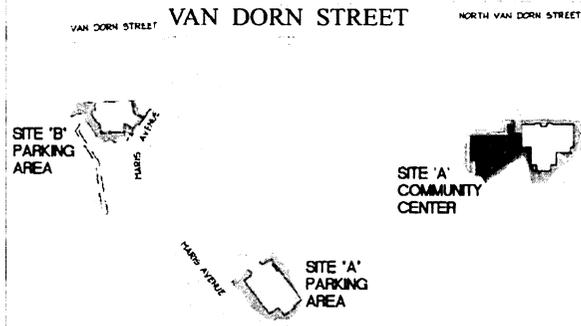


Figure # 1



Parking Lot B

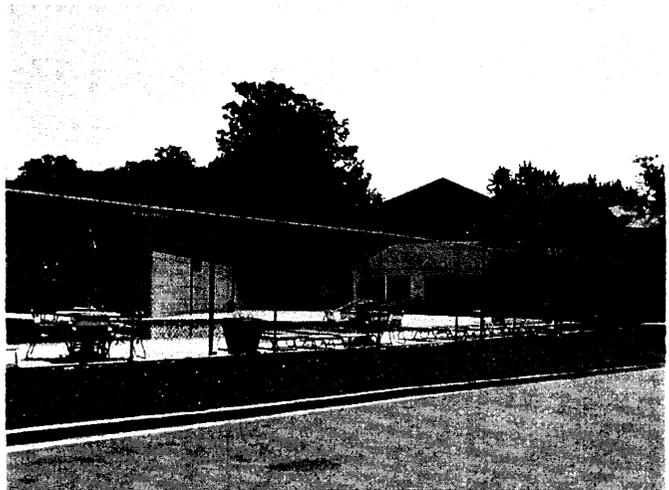
2. a

Staff recommended approval of this project in 2002, but was concerned about the loss of open space and existing trees that would occur with the additional parking lots. Therefore, approval was recommended for the community center and only one (parking lot "A") of the two parking lots. The project was approved as submitted by the applicant, including the smaller parking lot (parking lot "B").



Parking Lot A

Each development site plan or development special use permit is allotted 18 months from City Council approval to complete "substantial construction", after which the approval expires. In the case of Jamestowne Village, the final site plan review was delayed by the applicant while they considered other options for the development, including sale of the site. The final site plan was close to completion, but not ready for release and approval at the 18-month deadline for significant construction to be underway. The applicant assures staff that they will begin work as soon as the site plan is released.



Community Center/Pool

The applicant should be able to begin construction within several weeks from the release of the final site plan. Therefore, staff is recommending that the site plan extension be limited to 6 months, rather than the typical 18 month extension requested.

III. STAFF RECOMMENDATION:

Staff recommends approval of a six (6) month extension of the current development special use permit approval.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Chief, Development;
Stephen Milone, Urban Planner;
Laura Durham, Urban Planner.

IV. STAFF RECOMMENDATION

Staff recommends **approval** of the development special use permit six month extension for the proposed community center and parking lots subject to compliance with all applicable codes and ordinances:.

Conditions #1-41 are brought forward from DSUP#2001-0022. Conditions # 42 -50 are new conditions and conditions #8 and 30 have been revised.

1. Condition deleted. (City Council)
2. Install a minimum 4 foot wide sidewalk in front of the community building and provide a landscape strip between the sidewalk and the 22 foot wide drive aisle. The planting strip shall be sufficient in width to support large shade trees, at a maximum average separation of 35 feet to the satisfaction of the Director of Planning and Zoning and the City Arborist. (P&Z, RPCA)
3. Handicap entrance shall be the same as ambulatory entrance to structure. A side walk is required from the parking area to the main entrance of the structure. The sidewalk and main entrance shall conform to ADA standards.(Code)
4. All landscaping will be maintained in a flourishing and vigorously growing condition by the owner(s) and their successor(s). (P&Z)
5. The new community building and surrounding fencing shall be constructed of quality materials as represented in the elevations submitted with this special use permit with site plan application. (P&Z)
6. The applicant shall contribute \$1.00 per gross square foot of new development to the City's Affordable Housing Trust fund prior to the issuance of the certificate of occupancy for the new community building. (Housing)
7. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
8. **CONDITION REVISED BY STAFF** Confirm crown coverage calculations for the entire site and provide additional plantings as necessary to meet the city crown coverage requirement of 25% to the satisfaction of the Director of Planning and Zoning and the City Arborist. As an alternative to surveying the entire site and creating crown coverage calculations, the applicant may elect to provide 10 shade trees beyond those otherwise

required on this site by this SUP, to the satisfaction of the City Arborist and Director of P&Z. The 10 shade trees shall be located to the satisfaction of the City Arborist and the Director of P&Z. (P&Z)(RP&CA)

9. Mechanical units shall be screened to the satisfaction of the Director of Planning and Zoning. (P&Z)
10. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
11. In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City. (T&ES)
12. Provide lighting to the satisfaction of the Director of T&ES, in consultation with the Police. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES, P&Z)
13. All stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
14. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
15. Demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
16. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
17. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
18. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
19. Relocate the proposed private PVC storm sewer and all storm structures outside of the existing 10 feet sanitary sewer easement. (T&ES)

20. Relocate proposed landscape retaining wall outside of the existing 10 feet sanitary sewer easement, to the satisfaction of the Director of T&ES. (T&ES)
21. Provide construction detail and profile for retaining walls that exceed two foot height. (T&ES)
22. The foundation for the Community Building shall be outside of the load plane for the existing sanitary sewer. (T&ES)
23. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
24. The stormwater collection system is part of the Cameron / Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
25. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
26. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
27. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
28. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
29. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)

30. **CONDITION REVISED BY STAFF** A “Certified Land Disturber” must be named on the Erosion and Sediment Control sheets prior to land disturbance on the site. release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563-B. (T&ES)
31. Loudspeakers shall be prohibited from the exterior of the community building. (T&ES)
32. Provide typical pavement section for parking lots. Paving for Emergency Vehicle Easements shall be city standard. (T&ES)
33. Provide detail and show location of Emergency Vehicle Easement signage. (T&ES)
34. Sanitary lateral for community building shall be schedule 35 PVC and have a cleanout within 5 feet of building line. (T&ES)
35. An Alexandria Health Department Permit must be obtained prior to operation. (Health)
36. A qualified pool operator and lifeguard with CPR certification must be on duty during all hours of operation. (Health)
37. Five (5) sets of plans must be submitted to and approved by the Health Department prior to construction. Plans must comply with the Alexandria city Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools. (Health)
38. All trees to be limbed up a minimum of six feet. (Police)
39. Applicant shall contact the Police Department for a security survey when construction trailer is in place. (Police)
40. The applicant shall consult the Crime Prevention Unit regarding security hardware and alarms for the building or community center.(Police)
41. Fire and domestic services must be separate connections to the water main. (VAWC)
42. **NEW CONDITION** The southwest parking lot shall be limited to providing parking for not more than 13 vehicles as reflected on the site plan. (P&Z)
43. **NEW CONDITION** The Applicant shall submit a stormwater quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)

44. NEW CONDITION Handicap ramp from west side parking spaces shall be installed to accommodate proposed handicap parking. (Code Enforcement)
45. NEW CONDITION Fire Service Line and Domestic Service line shall be separate connections to water main. Fire hydrant connections shall be separate taps on water main and shall not tap off same connection. The proposed dead end main does not appear to be sufficient to support the proposed hydrants, fire line and domestic service. Validate fire flow requirements. (Code)
46. NEW CONDITION The graphical depiction of the canopy diameter of proposed ornamental, shade or evergreen vegetation should be consistent on all landscape plan sheets. (RP&CA)
47. NEW CONDITION Revise the landscape plan to provide the following:
- a. Label the existing 8" Flowering Dogwood shown on Community Center Plans to be saved or to be removed.
 - b. Provide tree protection for the tree located in the area southwest of the pool.
 - c. Relocate the light fixture shown on Sheet C6.00, adjacent to the northeast parking lot and shown in the middle of the proposed sidewalk.
 - d. Due to difficult maintenance, limit the use of Sarcococca on landscaping by the pool area on Sheet C12.00. Replace with additional ornamental plantings. (RP&CA)
48. NEW CONDITION In accordance with the City's Affordable Housing Policy, the applicant shall make a contribution to the City's Housing Trust Fund of \$1.00 per gross square foot of new development. The applicant shall pay the contribution to the City prior to the issuance of the certificate of occupancy. (Housing)
49. NEW CONDITION The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
50. NEW CONDITION The period for the site plan extension shall be limited to six (6) months from the date of City Council Approval. (P&Z)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Special use permit for a parking reduction of 29 spaces required to support construction of the community building; and to provide 100 percent of required parking as compact and hybrid, less than full size, parking spaces.
2. Modification to reduce required side yard setback from 16 feet to 8 feet for construction of the community center and recreation building, and to locate mechanical equipment.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation and Environmental Services

C-1 Provide site lighting plan to meet minimum city standards.

Code Enforcement

No new comments

Police

No new comments

Health

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are non-transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 A qualified pool operator and lifeguard with CPR certification must be on duty during all hours of operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.

CITY DEPARTMENT COMMENTS
(Brought forward from DSUP#2001-0022)

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-11 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-12 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-13 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-14 Proposed private storm sewer located within existing 10 feet sanitary sewer easement is not

Code Enforcement:

- C-1 Provide second Siamese connection located on the Northeast side of the structure. Fire hydrant serving second siamese connection shall be within 100 feet of connection.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-7 Fire prevention code permits are required for the proposed operation.
- C-8 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-9 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-10 Handicap entrance shall be the same as ambulatory entrance to structure. A side walk is required from the parking area to the main entrance of the structure. The sidewalk and main entrance shall conform to ADA standards.

Police Department:

[This condition is not being recommended by P&Z as it would result in the loss of existing mature shrubbery on the site.]

R-1 No shrubs to be higher than three feet in height within ten feet of walkways when they are mature.

[This condition is not being recommended by P&Z. Instead, staff is recommending that lighting be to the satisfaction of the Director of T&ES, who will apply the city's standards, in consultation with the police.]

R-2 Common areas and parking lots lighting to be a minimum of 2 foot candle power minimum maintained.

Historic Alexandria (Archaeology):

F-1 Low potential for discovery of archeological resources. No archeological action required.

Virginia American Water Company

F-1 Water service is available for domestic and fire protection.

F-2. There are no proposed water facilities shown to the new building, please show them. Show existing water mains and services also.

C-1 Fire and domestic services must be separate connections to the water main.

C-2 A double detector check backflow prevention device is required on all fire services. If located inside the premises, it must have a remote reading meter in a separate accessible room.

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN SM

DSUP # ~~2001-0022~~ 2004-0014

PROJECT NAME: Jamestowne Village Apartments

PROPERTY LOCATION: 1300 N. Van Dorn Street

TAX MAP REFERENCE: 29.00-02-01 & 29.04-06-01 ZONE: RA/Multi-Family Zone

APPLICANT Name: Jamestowne Village LLC

Address: 1300 N. Van Dorn Street

PROPERTY OWNER Name: Jamestowne Village LLC

Address: 1300 N. Van Dorn Street

SUMMARY OF PROPOSAL: Request for extension of previously approved Site Plan

MODIFICATIONS REQUESTED: _____

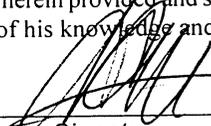
SUP's REQUESTED: Extension of previously approved SUP

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Anthony C. Morse
Print Name of Applicant or Agent


Signature

2121 Eisenhower Avenue Ste. 302
Mailing/Street Address

(703) 548-2188 (703) 683-5781
Telephone # Fax #

Alexandria, Virginia
City and State Zip Code

March 17, 2004
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

2004-0014
~~#2001-0022~~

Development Special Use Permit with Site Plan (DSUP)

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

- Owner Contract Purchaser
- Lessee Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Jamestowne LLC 100% _____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2004-0004

Development Special Use Permit with Site Plan (DSUP) #2001-0022

3. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

N/A

4. How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
N/A			

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise from patrons be controlled?

N/A

7. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

2004-0014

~~#2001-0022~~

Development Special Use Permit with Site Plan (DSUP)

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

N/A

B. How much trash and garbage will be generated by the use?

N/A

C. How often will trash be collected?

N/A

D. How will you prevent littering on the property, streets and nearby properties?

N/A

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

N/A

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

TM 29.00-02-.01 (412 Spaces): TM 29.04-06-01 (260 Spaces)

B. How many parking spaces of each type are provided for the proposed use:

2/0 Standard spaces

18/13 Compact spaces

0/4 Handicapped accessible spaces.

248/204 Other.

- C. Where is required parking located? (*check one*) on-site off-site.

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A_____

- B. How many loading spaces are available for the use? N/A_____

- C. Where are off-street loading facilities located? N/A_____

- D. During what hours of the day do you expect loading/unloading operations to occur?

N/A_____

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A_____

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate with 25' radii's on ingress/egress._____

DEVELOPMENT SPECIAL USE PERMIT #2001-0022
JAMESTOWNE VILLAGE COMMUNITY CENTER

Planning Commission Meeting
September 3, 2002

ISSUE: Consideration of a request for a development special use permit, with site plan, for construction of a community center.

APPLICANT: Jamestowne Village, LLC
by Kevin M. Washington, Christopher Consultants

LOCATION: 1300 N Van Dorn Street

ZONE: RA / R-20 Residential

CITY COUNCIL ACTION, SEPTEMBER 14, 2002: City Council approved the Planning Commission recommendation, with the deletion of condition #1, so that both parking lots A and B will be approved for the number of parking spaces that the applicant has requested, and requested some assurance from staff that the large tree, as depicted in the photograph, will be preserved.

Councilwoman Elberwein would like staff, for the future, to start looking at requiring some concrete parking pavers which are hollow, permit proper drainage, they allow grass to grow through, have the appearance of green space, and are pervious. She noted that particularly in areas where people are coming before Council and asking Council to increase the parking in private development, she would like to have from staff sort of an analysis of how much more expensive it would be for the applicant and what kind of benefits we get. She indicated that a lot of places moved to this way back in the 1970's and then got away from it because asphalt is cheaper, but she is concerned about the amount of imperviousness we keep adding to Alexandria.

PLANNING COMMISSION ACTION, SEPTEMBER 5, 2002: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the proposal subject to the staff recommendations and all applicable codes and ordinances. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Dwight Denton, president of the Jamestown Village management, asked that all of the parking be approved rather than the staff recommendation to eliminate one of the two proposed lots.

Paul Devoreaux, adjoining resident, spoke in support of the parking lots, noting that parking is critical in this neighborhood.

SUMMARY

The applicant is requesting approval of three basic elements: construction of a new community center with pool to replace a larger pool, and construction of two new parking lots in areas now providing open space for the project. Staff is supporting the approval of the new community center, with some conditions to assure that accessibility is maintained. Although the center will result in the loss of a larger pool, the smaller pool in combination with new basketball court and other facilities in the community center should provide more year-round recreational opportunities for the residents of the development.

As to the parking lots, staff supports the construction of the larger 20 space lot, but cannot support the second, 15 space lot. Construction of each lot results in the loss of open space along Maris Avenue, the public street that splits the community, and ideally both areas of open space would be retained for the use of residences and to provide green and landscaping along the public street.

Of the two proposed parking lots, the larger results in the loss of more land area of open space but its construction does not eliminate trees. Construction of the smaller, 15 space, lot results in not only the loss of 5,000 sq.ft. of open space, but also would eliminate approximately ten shade and evergreen trees which now provide significant tree coverage on the site. The smaller site also requires significant grading and retaining wall. Because parking is a significant issue in this community, staff is supporting the construction of the larger 20 space lot while recommending denial of the 15 space lot, in an attempt to balance the importance of open space against the need for parking.



Area to be paved for 15 space lot.

STAFF RECOMMENDATION:

Staff recommends approval of the proposal subject to all applicable codes and ordinances and the following staff recommendations:

1. Condition deleted. (City Council)
2. Install a minimum 4 foot wide sidewalk in front of the community building and provide a landscape strip between the sidewalk and the 22 foot wide drive aisle. The planting strip shall be sufficient in width to support large shade trees, at a maximum average separation of 35 feet to the satisfaction of the Director of Planning and Zoning and the City Arborist. (P&Z, RPCA)
3. Handicap entrance shall be the same as ambulatory entrance to structure. A side walk is required from the parking area to the main entrance of the structure. The sidewalk and main entrance shall conform to ADA standards.(Code)
4. All landscaping will be maintained in a flourishing and vigorously growing condition by the owner(s) and their successor(s). (P&Z)
5. The new community building and surrounding fencing shall be constructed of quality materials as represented in the elevations submitted with this special use permit with site plan application. (P&Z)
6. The applicant shall contribute \$1.00 per gross square foot of new development to the City's Affordable Housing Trust fund prior to the issuance of the certificate of occupancy for the new community building. (Housing)
7. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

DSUP #2001-0022
JAMESTOWNE VILLAGE COMMUNITY CENTER

8. Confirm crown coverage calculations for the entire site and provide additional plantings as necessary to meet the city crown coverage requirement of 25% to the satisfaction of the Director of Planning and Zoning and the City Arborist. As an alternative to surveying the entire site and creating crown coverage calculations, the applicant may elect to provide 10 shade trees beyond those otherwise required on this site by this SUP, to the satisfaction of the City Arborist and Director of P&Z. (P&Z)(RP&CA)
9. Mechanical units shall be screened to the satisfaction of the Director of Planning and Zoning. (P&Z)
10. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
11. In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City. (T&ES)
12. Provide lighting to the satisfaction of the Director of T&ES, in consultation with the Police. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES, P&Z)
13. All stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
14. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
15. Demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
16. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
17. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)

DSUP #2001-0022
JAMESTOWNE VILLAGE COMMUNITY CENTER

18. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
19. Relocate the proposed private PVC storm sewer and all storm structures outside of the existing 10 feet sanitary sewer easement. (T&ES)
20. Relocate proposed landscape retaining wall outside of the existing 10 feet sanitary sewer easement, to the satisfaction of the Director of T&ES. (T&ES)
21. Provide construction detail and profile for retaining walls that exceed two foot height. (T&ES)
22. The foundation for the Community Building shall be outside of the load plane for the existing sanitary sewer. (T&ES)
23. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
24. The stormwater collection system is part of the Cameron / Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
25. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
26. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
27. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
28. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

DSUP #2001-0022
JAMESTOWNE VILLAGE COMMUNITY CENTER

29. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
30. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B. (T&ES)
31. Loudspeakers shall be prohibited from the exterior of the community building. (T&ES)
32. Provide typical pavement section for parking lots. Paving for Emergency Vehicle Easements shall be city standard. (T&ES)
33. Provide detail and show location of Emergency Vehicle Easement signage. (T&ES)
34. Sanitary lateral for community building shall be schedule 35 PVC and have a cleanout within 5 feet of building line. (T&ES)
35. An Alexandria Health Department Permit must be obtained prior to operation. (Health)
36. A qualified pool operator and lifeguard with CPR certification must be on duty during all hours of operation. (Health)
37. Five (5) sets of plans must be submitted to and approved by the Health Department prior to construction. Plans must comply with the Alexandria city Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools. (Health)
38. All trees to be limbed up a minimum of six feet. (Police)
39. Applicant shall contact the Police Department for a security survey when construction trailer is in place. (Police)
40. The applicant shall consult the Crime Prevention Unit regarding security hardware and alarms for the building or community center.(Police)
41. Fire and domestic services must be separate connections to the water main. (VAWC)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Special use permit for a parking reduction of 29 spaces required to support construction of the community building; and to provide 100 percent of required parking as compact and hybrid, less than full size, parking spaces.
2. Modification to reduce required side yard setback from 16 feet to 8 feet for construction of the community center and recreation building, and to locate mechanical equipment.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

The applicant, Christopher Consultants, Inc., for Bonaventure Property Management, requests approval of a development special use permit, with a site plan, to construct indoor and outdoor recreational facilities, a community center building and two parking lots located on the parcels at 1200 and 1300 N. Van Dorn Street. The subject property is two lots of record with almost 1500 feet of frontage on N. Van Dorn Street, between 200 and 675 feet of depth and a total lot area of 6.75 and 9.79 acres respectively for each lot. Maris Avenue, a public street, separates the two lots and provides each lot with over 500 feet of frontage on Maris. The site is developed with a 153 multifamily dwelling units and 205 parking spaces on the parcel at 1200 N. Van Dorn Street; and 225 multifamily dwelling units and 248 parking spaces on the parcel at 1300 N. Van Dorn Street. Access to the property is from N. Van Dorn Street and Maris Avenue.

The subject property is located in the RA, Multifamily zone, with a small undeveloped portion of the southeast corner of the south parcel zoned R-20, Single family zone. This indoor and outdoor recreation and community center is permitted in the RA zone as an accessory use to the residential development on site. The proposed community center use is consistent with the Seminary Hill/Strawberry Hill chapter of the Master Plan which designates the property for RM, Residential Medium use.

DSUP #2001-0022
JAMESTOWNE VILLAGE COMMUNITY CENTER

PROJECT: SUMMARY OF PROPOSED DEVELOPMENT		
Property Address: 1200 and 1300 N. Van Dorn Street		
Total Site Area: 16.54 acres: 6.75 + 9.79		
Zone: RA - Multifamily residential zone, small unimproved portion R-20, Single Family		
Current Use: Multifamily residential		
Proposed Use: Multifamily residential and accessory, private community center, use		
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area		
<u>1200 N. Van Dorn</u>	220,498 sq ft	No change
<u>1300 N. Van Dorn</u>	319,856 sq ft	284,777 sq ft (including new 8,093 sq ft community ctr)
FAR		
<u>1200 N. Van Dorn</u>	0.75	0.64 (No change)
<u>1300 N. Van Dorn</u>	0.75	0.67
Yards		
Front	20'	40' (No change)
Side	1:2; 16'	8.0' for new community building, (modification requested)
Rear	N/A (Corner lot)	
Height	45'	36'
Open Space		
<u>1200 N. Van Dorn</u>	122,400 sq ft (800 sq ft x 153units)	169,677 sq ft (1,109 sq ft/unit)
<u>1300 N. Van Dorn</u>	180,000 sq ft (800 sq ft x 225units)	255,825 sq ft (1,137 sq ft/unit)
Parking		
<u>1200 N. Van Dorn</u>	260 spaces (205 existing)	220
<u>1300 N. Van Dorn</u>	412 spaces (248 existing)	268

STAFF ANALYSIS:

The applicant is requesting approval of three basic improvements:

1. Construction of a new community center building
2. Construction of a new 20 vehicle parking lot on the parcel at 1300 N. Van Dorn Street
3. Construction of a new 15 vehicle parking lot on the south side of Maris on the parcel at 1200 N. Van Dorn Street.

Staff has no objection to the proposed Community Center Building or the new 20 vehicle parking lot on the parcel at 1300 N. Van Dorn Street. However, staff cannot support the approval of the 15 space lot on Maris Avenue at 1200 N. Van Dorn Street.

Community Center

Staff accepts the applicant's claim that, by replacing the present large pool with a community center and smaller pool, the residents will be able to use the facility throughout the entire year, rather than only in the summer, swimming months. Census data shows that the population of children in this census block has doubled in the last twenty years. Though the smaller pool may not serve the children as well as the present pool, the new community center contains a basketball court and other facilities that will provide for the children and all residents all year long. Staff is recommending some changes to the configuration of the building and the site in front of the building, so that the entrance to the building is ADA accessible and does not empty directly onto a drive aisle but onto a sidewalk, and so that some trees are provided in the area.

Parking

Staff objects to the 15 vehicle parking lot on the south side of Maris Avenue on the parcel at 1200 N. Van Dorn Street, and is recommending denial of this portion of the application. Construction of this fifteen vehicle will necessitate removal of approximately ten shade and evergreen trees, and lawn to be replaced by approximately 5,000 square feet of impervious asphalt.

With construction of the other proposed twenty car parking lot, this green, landscaped area will remain as the last piece of open space along Maris Avenue. Because of the curve in Maris Avenue, this landscaped area is particularly visible from the street and sidewalk. Furthermore, this area acts as the front yard to six apartment units, whose doors and courtyards open to this area. In addition, because of the steep terrain at the south end of the proposed lot, a retaining wall up to nine feet high must be constructed only one foot from an existing drive aisle and parking area to accommodate the proposed lot. This retaining wall must then be topped with safety railing. . The narrow strip of land left alongside the retaining wall and railing is not wide enough to support landscaping sufficient to shield the new structure.

DSUP #2001-0022
JAMESTOWNE VILLAGE COMMUNITY CENTER

Staff understands that the Jamestowne Village complex has a great need for parking, but hopes to balance that need against the goal of the Seminary Hill/Strawberry Hill Small Area Plan to ensure the preservation of open space. However, if the Planning Commission and/or City Council determine that they wish to allow the additional parking lot, staff would recommend that it be reduced by at least 4 to 5 spaces in order to eliminate the need for a retaining wall, to save existing landscaping, and to provide sufficient area for further improvement to landscape screening.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Stephen Milone, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning and Zoning

- F-1 Current plan exceeds the 75% maximum allowable amount of compact spaces for this site pursuant to Section 8-200 (E)(1) of the zoning ordinance. Applicant to provide minimum of 25% of the total number of parking spaces as standard parking spaces each measuring 9' x 18.5'. Applicant to indicate the number of existing compact spaces lost in this conversion and amend their parking modification to reflect an increase of the proposed parking reduction.

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-11 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

DSUP #2001-0022
JAMESTOWNE VILLAGE COMMUNITY CENTER

- C-12 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-13 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-14 Proposed private storm sewer located within existing 10 feet sanitary sewer easement is not

Code Enforcement:

- C-1 Provide second Siamese connection located on the Northeast side of the structure. Fire hydrant serving second siamese connection shall be within 100 feet of connection.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-7 Fire prevention code permits are required for the proposed operation.
- C-8 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-9 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-10 Handicap entrance shall be the same as ambulatory entrance to structure. A side walk is required from the parking area to the main entrance of the structure. The sidewalk and main entrance shall conform to ADA standards.

Police Department:

[This condition is not being recommended by P&Z as it would result in the loss of existing mature shrubbery on the site.]

- R-1 No shrubs to be higher than three feet in height within ten feet of walkways when they are mature.

[This condition is not being recommended by P&Z. Instead, staff is recommending that lighting be to the satisfaction of the Director of T&ES, who will apply the city's standards, in consultation with the police.]

- R-2 Common areas and parking lots lighting to be a minimum of 2 foot candle power minimum maintained.

Historic Alexandria (Archaeology):

- F-1 Low potential for discovery of archeological resources. No archeological action required.

Virginia American Water Company

- F-1 Water service is available for domestic and fire protection.
- F-2 There are no proposed water facilities shown to the new building, please show them. Show existing water mains and services also.
- C-1 Fire and domestic services must be separate connections to the water main.
- C-2 A double detector check backflow prevention device is required on all fire services. If located inside the premises, it must have a remote reading meter in a separate accessible room.

3

6-12-04

5170 Maris Avenue N° 300
Alexandria
Virginia 22304-1965

Ms J. M. Henderson
City Clerk and Clerk of Council

8th June 2004

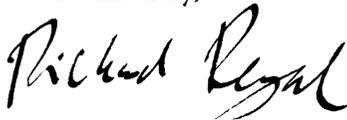
Dear Ms Henderson,

Public Meeting: June 12

I shall be attending the meeting and wish to speak before the City Council on a matter scheduled to be heard by the council. The matter is the application for the extension of the Development Special Use Permit 2004-014 for Jamestowne Village, 1300 North Van Dorn Street. I have a prepared statement and enclose a copy.

I apologize for our raising our objection at this late stage rather than at the Planning Commission. However, the notice of the application and the hearings was sent to the President of the condominium association and arrived while she was away from town during the week of May 22-29. We therefore did not have sufficient time to arrange attendance at the June 1 Planning Commission meeting.

Yours sincerely,



Richard Regal.

Treasurer—Alexandria Overlook Condominium Association.

Development Special Use Permit #2004-0014

JAMESTOWNE VILLAGE—EXTENSION

Alexandria Overlook condominiums have been on their present situation (which is immediately to the south-east of Jamestowne Village Apartments and the proposed developments) for some 30 years. During that time the condominium owners and the condominium association have established a particular and special quality of life. For the reasons indicated below, the proposed development may well affect that quality of life.

The original application was granted on the basis that the applicants would proceed to substantial construction within 18 months of approval. This indicates the proper regard that the city council has for ensuring that applications for special use permits are made only for constructions that the applicant actually intends and is able to carry out and are not made merely for the purposes of obtaining speculative planning gain. That extensions of this 18 month period are not ordinarily recommended or approved indicates how important the city council believes this 18 months rule to be.

The applicants have not acted diligently in pursuing their construction. Not only has there been no progress at all towards substantial construction, but in fact, the final site plan has not even been prepared. Furthermore, it now appears that, when applying for the original permit, far from being interested in developing the site the applicant was actively considering selling it.

In these circumstances we do not believe that if there should be an automatic extension of the special use permit. The council approved the original special use permit on the basis of circumstances that it was led to believe existed at that time. We believe that there should be a substantive re-examination of the proposals to ensure that these circumstances still apply and that they continue to justify a special use permit.

The Alexandria Overlook Condominium Association is concerned that some aspects of the proposed development will have an adverse affect on the quality of life of the condominium occupants. Residents of Jamestowne Village Apartments and their guests currently park their vehicles in a manner that frequently restricts access to the Alexandria Overlook condominiums. Furthermore, some of those residents and guests on occasion park in Alexandria Overlook condominium parking spaces. Many of these vehicles are full-size sedans and suvs. We believe that the reduction of 29 parking spaces available to Jamestowne Village residents and guests will exacerbate this problem as will the fact that the new parking lots will not be suitable for full-size sedans but only for compact vehicles.

Richard Regal

Treasurer—Alexandria Overlook Condominium Association

SM

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # ~~2001-0022~~ 2004-0014

PROJECT NAME: Jamestowne Village Apartments

PROPERTY LOCATION: 1300 N. Van Dorn Street

TAX MAP REFERENCE: 29.00-02-01 & 29.04-06-01 ZONE: RA/Multi-Family Zone

APPLICANT Name: Jamestowne Village LLC

Address: 1300 N. Van Dorn Street

PROPERTY OWNER Name: Jamestowne Village LLC

Address: 1300 N. Van Dorn Street

SUMMARY OF PROPOSAL: Request for extension of previously approved Site Plan

MODIFICATIONS REQUESTED: _____

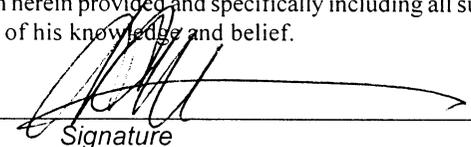
SUP's REQUESTED: Extension of previously approved SUP

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Anthony C. Morse
Print Name of Applicant or Agent


Signature

2121 Eisenhower Avenue Ste. 302
Mailing/Street Address

(703) 548-2188 (703) 683-5781
Telephone # Fax #

Alexandria, Virginia
City and State Zip Code

March 17, 2004
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: 06/01/04 **RECOMMENDED APPROVAL** UC

ACTION - CITY COUNCIL: 6/12/04 Approved 6-0