

Docket Item #10

Planning Commission Meeting
December 6, 2011

Consideration of approval of the Planning Commission minutes of the public hearing meeting of November 1, 2011.

*** * * M I N U T E S * * ***

ALEXANDRIA PLANNING COMMISSION

November 1, 2011

7:30 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Stewart Dunn, Vice Chair

Donna Fossum

Jesse Jennings

Mary Lyman

Lawrence Robinson

Eric Wagner

Members Absent:

John Komoroske, Chair

Staff Present:

Faroll Hamer

Barbara Ross

Kendra Jacobs

Gwen Wright

Nathan Randall

Colleen Willger

Garry Meus

Pat Escher

Joanna Anderson

Matt Melkerson

Department of Planning & Zoning

City Attorney

Transportation and Environmental Services

1. Call to Order.

The Planning Commission public hearing was called to order at 7:30 p.m.

New Business

2. SPECIAL USE PERMIT #2011-0064
109 EAST WALNUT STREET - SINGLE FAMILY
Public hearing and consideration of a request to construct a single family dwelling on a substandard lot; zoned R-2-5/Single and Two-Family. Applicant East Walnut Street, LLC represented by Stephen Kulinski

Urban Planner Nathan Randall gave a presentation.

Speakers:

Stephen Kulinski, representing the applicant, spoke in support of the request.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wagner, seconded by Commissioner Robinson, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 6 to 0. Chairman Komoroske was absent.

Reason: The Planning Commission agreed with the staff analysis.

- 3A-D. CDD CONCEPT PLAN #2011-0005
DEVELOPMENT SPECIAL USE PERMIT #2009-0016
TMP SPECIAL USE PERMIT #2011-0058
COORDINATED SIGN SPECIAL USE PERMIT #2011-0070
3809-3839 MOUNT VERNON AVENUE, 3907 BRUCE STREET
MOUNT VERNON VILLAGE CENTER
Public hearing and consideration of a request for: a CDD concept plan approval; a development special use permit, with site plan, to construct a mixed use project with residential and ground floor retail with modifications and SUP approval for a building height increase in exchange for affordable housing units per Section 7-700, a transportation management plan, a coordinated sign program and a free standing sign; zoned CDD #6/Coordinated Development District 6. Applicant: Arlandria Center, LLC represented by Duncan Blair, attorney

PLANNING COMMISSION ACTION: The Planning Commission noted the deferral. The applicant requested a deferral.

4A-D. MASTER PLAN AMENDMENT #2011-0007

REZONING #2011-0002

DEVELOPMENT SPECIAL USE PERMIT #2011-0015

TMP SPECIAL USE PERMIT #2011-0060

3526 KING STREET - SAFEWAY ON KING

Public hearing and consideration of requests for: an amendment to the Fairlington/Bradlee Small Area Plan to change the land use designation of the property from CG/Commercial General to OC/Office Commercial with a proffer; a rezoning from CG to OC with a proffer; a development special use permit, with site plan, to construct a grocery store and a retail building with modifications and SUP approval for a retail shopping facility greater than 20,000 sq ft., a parking reduction and a transportation management plan SUP; zoned CG/Commercial General. Applicant: Safeway Inc. represented by Duncan Blair, attorney

Urban Planners Colleen Willger and Garry Meus, Principal Planners Pat Escher, and Transportation Planner Matt Melkerson gave a presentation.

Speakers:

Duncan Blair, representing the applicant.

Rosiland Jordan, 4907 South 30th Street, #A2, Arlington, VA, President of Fairlington Civic Association (FCA), stated that FCA neither supports nor opposes the application. Ms. Jordan stated that there are concerns about the amount of community outreach conducted and the neighborhood has long running concerns about traffic at the King Street, Quaker Lane, and Braddock Road intersection.

Bill and Molly Pugh, 1200 Quaker Lane, spoke about their concerns regarding the pedestrian environment. They would like Braddock Road to have additional pedestrian improvements, incorporating wider sidewalks and plantings strips and believe the application is inconsistent with the Transportation Master Plan.

Nancy Jennings, 2115 Marlboro Drive, President of Seminary Hills Civic Association, stated concerns about the architecture fitting with the neighborhood and the location of the store on historic land. Ms. Jennings also stated concerns about the traffic at the King Street, Quaker Lane, and Braddock Road intersection. She also commented about not understanding why the truck traffic and loading need to be on Braddock Road.

Jack Sullivan, 4300 Ivanhoe Place, stated that underground parking is a City policy that is not being upheld with this application. Mr. Sullivan also believes that the proposal is inconsistent with the Small Area Plan. Mr. Sullivan requested that the proposal be denied.

Joanne Lepanto, 4009 North Garland Street, stated her main concerns included parking, traffic, the mass and scale of the building, and the financial feasibility of the proposal. Ms. Lepanto requested that the proposal be denied.

Cathy Puskar, 2200 Clarendon Boulevard, Suite 1300, Arlington, VA, representing WRIT, spoke in support of the revisions to condition #3c.

Virginia Chon, 200 Yoakum Parkway, Apt. 714, representing the King Drycleaners, stated her concerns that neighboring business owners were unaware of the proposal.

Vice Chairman Dunn closed the public hearing.

PLANNING COMMISSION ACTION: On a motion made by Commissioner Wagner, seconded by Commissioner Robinson, the Planning Commission voted to defer the all of the applications to the December 6, 2011 hearing date. The Planning Commission requested staff and the applicant to further investigate reducing the number of curb cuts and relocating the truck loading area, as well as to conduct additional community outreach. The Planning Commission noted that the public comment period was closed; however, they will reopen it in December for Mr. Brown, President of North Ridge Citizens' Association and Ms. Jordan, President of Fairlington Civic Association. The motion carried on a vote of 6 to 0. Chairman Komoroske was absent.

5. Consideration of approval of the Planning Commission minutes of the regular public hearing of October 4, 2011.

Vice Chairman Dunn suggested the following change to the minutes in regards to (shown in bold type) docket item #4A&B on the October 4 docket:

34. [CONDITION AMENDED BY PLANNING COMMISSION] Collaborate with the property owner to the north to implement the terraced deck, identified as Phase 4 on the preliminary plan. The applicant is responsible for construction of the portion on their property. Final design of the terraced deck shall be **eligible to be** approved by the Eisenhower East Design Review Board **after** included in development plans for the property to the north that are reviewed by the Planning Commission and City Council, or approved through a separate DSUP. Construction must be complete prior to issuance of a certificate of occupancy for the administration building. (P&Z)(PC)

Commissioner Fossum made a motion to approve the minutes with Vice Chairman Dunn's changes. The motion was seconded by Commissioner Wagner. The motion passed on a vote of 6 to 0. Chairman Komoroske was absent.

Other Business

6. Update on the North Potomac Yard Electric Terminal Station SUP.

On a motion by Commissioner Wagner, seconded by Commissioner Robinson, the Planning Commission deferred consideration of the SUP as recommended by staff. The motion passed on a vote of 6 to 0. Chairman Komoroske was absent.

7. Planning and Zoning Director Faroll Hamer gave an update on the 2012 Work Program. Mrs. Hamer discussed changes to the work program such as the Landmark/Van Dorn Corridor Small Area Plan implementation, City-wide public engagement and trends in non-residential development.

Adjournment

The Planning Commission meeting was adjourned at 9:50 pm.