

Docket Item #11
Planning Commission Public Hearing
June 4, 2025

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of
May 6, 2025.

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

ALEXANDRIA PLANNING COMMISSION

May 6, 2025 7:00 P.M.

Council Chamber

301 King Street, City Hall Alexandria, Virginia

Members Present:

Melissa McMahon, Chair
David Brown
Robert Dubé
Stephen Koenig, Vice Chair
Holly Lennihan
Jody Manor
Vivian Ramirez

Members Absent:

Staff Present:

Karl Moritz	Department of Planning & Zoning
Paul Stoddard	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
Rob Kerns	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Leon Vignes	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Mavis Stanfield	Department of Planning & Zoning
Luke Cowan	Department of Planning & Zoning
Ryan Freed	Office of Climate Action
Dustin Smith	Office of Climate Action

#1. CALL TO ORDER

The Planning Commission Public Hearing was called to order at 7:10 p.m. All members were present at the Call to Order.

Chair McMahon read the following instructions:

“If you wish to speak on a Docket Item and have not already signed up to do so, please fill out a Speaker Form online by following the “Sign Up to Speak” hyperlink present on the cover page of this evening’s Public Hearing Docket or in person by filling out a hardcopy speaker form, which can be found on either materials tables (located immediately outside the Chambers or at the back of the Chambers), and providing it to Ms. Jacobs, who has her hand raised.

Please note, comments from the public are limited to 3 minutes per speaker, with the exception of applicants and their representation. To make your public comment through the Zoom application, please click on the "Raise Hand" button located on the Zoom taskbar once you hear your name called upon to make your statement, in order to let staff know it is you who needs to be unmuted in order to make your public comment.

To make your public comment if you are dialing into tonight’s meeting via phone, please press *9 to execute the “Raise Hand” function once you hear your name called upon to make your statement, followed by *6 to toggle the unmute function. To make your public comment in person, please come up to either podium located at the front of the Chambers when you hear your name called upon to make your statement. Before starting your public comment, please first identify yourself by first and last name.

The City encourages and welcomes public comments from all residents on Planning Commission matters. In keeping with that principle, and with the principle of inclusiveness, this is a reminder of the shared expectation that the content and tenor of public comments always be civil and respectful. Thank you for honoring those principles. A reminder to all, including Commissioners, staff, and speakers in the Chambers to please speak clearly into the microphone to ensure all are able to hear in a clear manner.”

Chair McMahon asked if there were any changes to the Docket. Ms. Jacobs announced that the applicant requested the withdrawal of Docket Item #4 and Staff requested the withdrawal of Docket Item #9.

No items were pulled from the Consent Calendar.

CONSENT CALENDAR

- #2** Zoning Text Amendment #2025-00004
(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the RMF/Residential multi-unit zone to comply with updated Virginia Housing Development Authority lending policies related to long-term affordability.
Staff: City of Alexandria - Department of Planning and Zoning and Office of Housing

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to initiate and recommend approval of ZTA #2025-00004 on the Consent Calendar.

- #3** Subdivision #2025-00001
4018 Seminary Road
Public Hearing and consideration of a request for a Subdivision with variations to re-subdivide an existing lot into two lots; zoned R20/Residential.
Applicant: Windmill Hill LLC; represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to approve SUB #2025-00001 on the Consent Calendar.

- #4** Subdivision #2025-00002
1206 Orchard Street
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R8/Residential.
Applicant: 1206 Orchard, LLC; represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to accept the withdrawal of SUB #2025-00002. The motion carried on a vote of 7-0.

- #5** Special Use Permit #2024-00034
4700, 4704, 4708, 4714, 4718, 4722, 4728, 4732, 4736, 4740, 4744, 4750, 4754, 4758, 4800, 4804, 4808, 4814, 4818, 4820, 4824, 4826, 4832, 4836, 4842, 4846, 4850 and 4854 Kenmore Avenue (Parcel Address: 4800 Kenmore Avenue) - The Alante Apartments
Public Hearing and consideration of a Special Use Permit for a Parking Reduction associated with converting accessory space into apartments within existing multi-unit residential buildings, zoned CDD #22/Coordinated Development District #22.
Applicant: KMF XI Seminary Hill, LLC, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted unanimously to recommend approval of SUP #2024-00034 on the Consent Calendar.

- #6** Special Use Permit #2024-00035
2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258 and 2260 N
Beauregard Street (Parcel Address: 2240 N Beauregard Street) - The Oliver
Apartments
Public Hearing and consideration of a Special Use Permit for a Parking Reduction
associated with converting accessory space into apartments within existing multi-unit
residential buildings, zoned RA/Multi-unit.
Applicant: KMF XII Alexandria, LLC, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission
voted unanimously to recommend approval of SUP #2024-00035 on the Consent Calendar.

- #7** Special Use Permit #2024-00063
765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, and 789 John Carlyle Street and 1900
Eisenhower Avenue - Carlyle Block P
Public Hearing and consideration of a Special Use Permit for a three-year extension of the previously
approved SUP2020-00065 for Block P to construct a new multi-unit residential building (senior living)
and an office building; zoned CDD #1/Coordinated Development District #1. Applicant: Carlyle Plaza,
LLC; 765 John Carlyle MOB LLC; 765 John Carlyle Senior Living LLC

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission
voted unanimously to recommend approval of SUP #2024-00063 on the Consent Calendar.

- #8** Special Use Permit #2025-00009
1101 Finley Lane
Public Hearing and consideration of a Special Use Permit for a lot without frontage on a public
street; zoned R-20/ Residential. Applicant: Picketts Ridge 503 LLC represented by Duncan W.
Blair, attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission
voted unanimously to recommend approval of SUP #2025-00009 on the Consent Calendar.

New Business

- #9** Discussion Item: Implementation of Small Area Plan Developer Contribution Policies

PLANNING COMMISSION ACTION

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission
voted to accept the withdrawal of the Discussion Item. The motion carried on a vote of 7-0.

#10

Consideration of a motion to rescind the Planning Commission's April 1, 2025 action for REZ #2025-00001 and DSUP #2024-10010 for 126 Longview Drive and 2921 Nob Hill Court, Westridge Towns and to reconsider item.

SPEAKERS N/A

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to rescind the Commission's April 1, 2025 action and reconsider REZ #2025-00001 and DSUP #2024-10010 for 126 Longview Drive and 2921 Nob Hill Court. The motion carried on a vote of 6-1.

#11

Rezoning #2025-00001

Development Special Use Permit #2024-10010

126 Longview Drive & 2921 Nob Hill Court - Westridge Towns

Public Hearing and consideration of requests for (A) an amendment to the official Zoning Map to change the zoning designation for a portion of the site from R-8/Residential zone to the RA/Multi-unit zone, and (B) a Development Special Use Permit with a Site Plan and modifications to construct one single-unit dwelling and three multi-unit dwelling buildings, and Special Use Permit requests for additional density pursuant to Section 7-700 of the Zoning Ordinance and a parking reduction to allow compact parking spaces; zoned R-8/Residential. Applicant: Old Creek Homes LLC, represented by Duncan Blair, Attorney

SPEAKERS

Lori Cooper, neighbor, spoke against the project. She stated that a petition has also been created, signed by 30 out of 35 neighbors, expressing opposition. She shared concerns about the additional density and height proposed in the project, the reduced light and privacy from the reduced setbacks proposed, lack of off-street parking in the area, and traffic. She stated that she and her neighbors are not opposed to new development here, but ask for fewer, slightly smaller, and shorter units.

DISCUSSION

Commissioner Brown stated that he continues to have concerns about the project, particularly that it does not prioritize the use of the "Zoning for Housing" changes to the Zoning Ordinance, as outlined in a revised version of his previous memo that staff will forward for future City Council consideration. Despite these concerns, he acknowledged that it was unlikely that his fellow Planning Commissioners would change their vote from the previous one.

Chair McMahon stated that there has been no new information about the project since the April public hearing, and that the Commission has heard community members' concerns. She also noted that the project was discussed in greater depth at the previous hearing, as documented in that meeting's recording. She stated that she still supports the project, believing that it is consistent with the Small Area Plan and represents a proper transition from the Duke Street corridor up into existing neighborhood.

PLANNING COMMISSION ACTION

On a motion by Commissioner Ramirez, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of REZ#2025-00001. The motion carried on a

vote of 6 to 1, with Commissioner Brown voting against.

On a motion by Commissioner Ramirez, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of DSUP#2024-10010. The motion carried on a vote of 6 to 1, with Commissioner Brown voting against.

#12

Zoning Text Amendment #2025-00003

(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to: (1) correct technical errors and make clarifications in Articles IV, V, VII, and X; (2) amend Sections 3-606 and 3-706 to clarify open space requirements in the RA/Residential multi-unit and RB/Residential townhouse zones; (3) amend Articles III, IV, V, and VI to add churches as a permitted use in the RD/High density apartment, RS/Townhouse, RT/Townhouse, CD-X/Commercial downtown (Old Town North), CR/Commercial regional, I/Industrial, CRMU-L, M, H, and X (Commercial residential mixed use low, medium, high, and Old Town North), W-1/Waterfront mixed-use, and CDD/Coordinated development district zones; (4) amend Section 6-403 to remove height limitations for lighting permitted with a Special Use Permit approval for congregate recreational facilities and dog parks; (5) amend Section 7-202 to allow electric vehicle charging equipment in any required yard; (6) amend Section 7-203 related to accessory dwelling units to delete permit requirement and use limitations; (7) amend Section 8-200(F) to exempt churches from certain parking requirements; and (8) create provisions for a mural program in Article IX. Staff: City of Alexandria, Department of Planning & Zoning

Note: Due to a technical issue with the Zoom audio, the Planning Commission voted unanimously to hold the public hearing and consider items #12 and #13 after item #16.

SPEAKERS

Frank Putzu spoke in opposition to the deletion of the height limit for light poles. He stated that there should have been outreach prior to staff recommending this change.

Duncan Blair spoke in support of the light pole height limit deletion. In working with a consultant for the proposed lights at Episcopal High School, their team determined that shorter poles may create more light spillage impacts than taller poles.

DISCUSSION

Commissioner Manor asked staff to explain the circumstances under which accessory dwelling units (ADUs) are typically constructed. Staff replied that several ADUs have been constructed when the main dwelling is either under renovation or being redeveloped.

Commissioner Brown asked staff to clarify the proposed deletion of ADU occupancy limits. Staff explained that, with the recently adopted Zoning for Housing policies, occupancy limits for all housing types were eliminated for all other housing types except ADUs. Chair McMahon confirmed with staff that the building code still limits occupancy for all dwelling types based on life safety concerns.

Commissioner Dube asked staff about the type of electric vehicle (EV) chargers that were anticipated with the proposed change. Generally, staff found that residents wished to install typical residential style EV chargers and not the larger-scale chargers seen at grocery stores or

other places of business. Chargers like this would likely require additional approvals or would not be permitted on single-unit residential properties.

Vice Chair Koenig, Commissioner Lennihan, and Chair McMahon all generally discussed how the technology exists to rely more on a performance-based review of light poles instead of a broad height limit for light poles. They also encouraged staff to include examples of recent projects as part of the justification for the amendment. Staff cited examples of successful light spillage management at Patrick Henry Elementary, Francis Hammond and George Washington Middle, Jefferson-Houston, and Simpson Stadium. Chair McMahon ultimately felt comfortable with the proposal because all light poles would still require SUP approval and impacts could be addressed on a case-by-case basis regardless of light pole height.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to initiate ZTA #2025-00003. The motion carried on a vote of 7 to 0.

On motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of ZTA #2025-00003. The motion carried on a vote of 7 to 0.

#13

Special Use Permit #2025-00021

1200 N Quaker Lane and 4200 West Braddock Road - Episcopal High School Athletic Fields
Public Hearing and consideration of a Special Use Permit to add accessory lighting above 35 feet tall on athletic fields at a private school; zoned R-20/Residential.

Applicant: The Protestant Episcopal High School, represented by Duncan W. Blair, attorney

SPEAKERS

Bill Rosello, President of Seminary Hill Association, speaking on behalf of the Board, noted that the association and EHS have had an effective constructive relationship and recounted recent meetings and discussions regarding the plans. He reported that neighbors near the south of the campus became concerned upon subsequent submission of the SUP application, feeling that the scale of the application was far beyond what the focus of the community discussion had been, which was the 3 fields north of the campus along W. Braddock Rd. He also cited concerns that the 10-year implementation request would leave residents out of the process during the future installation of lighting for the smaller fields farther south and closer to residences. He reported that the board of the association voted to endorse the project with a recommendation of a condition that the SUP be limited to the three fields along W. Braddock Rd.

Duncan Blair, attorney for the applicant, noted that the applicant has engaged in continued dialogue with the residents Mr. Rosello noted upon hearing of their concerns. He introduced Ms. Smith.

Stefanie Sparks Smith, general counsel for EHS spoke at length about engagement with the immediate community and EHS cooperation and support on a variety of matters throughout the city. She noted the FIFA selection of EHS as a training site was exciting for the city not just the school. Responding to neighbor concerns of an escalation of activity, she noted that professional sports teams had trained on the site for years with little notice since the teams

value the closed-campus location for privacy. She summarized outreach activities starting last year, noting that while temporary lighting has been used for student activities the quality is no match for a permanent solution that is more reliable, cost-effective, and reduces neighborhood impacts of light spillage. She emphasized that the lighting would benefit student activities, and that while the three fields were emphasized during community discussions, the other site were identified as longer-term goals, thus the request for the SUP validity extension.

DISCUSSION

Chairman McMahon noted the large campus, topography, and vegetation of the property as beneficial, and was supportive of the applicant's approach to streamline the application by including a campus-wide lighting plan. She expressed her comfort with the proposed conditions.

Commissioner Dubé concurred with Smith's explanation of EHS's civic cooperation in association with nearby building projects he was professionally involved with in the past.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of SUP #2025-00021. The motion carried on a vote of 7-0.

#14

Special Use Permit #2025-00008

2525 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit for a reduction of required parking for retail/restaurant and multi-unit dwelling uses and modifications to the front and side yard setback requirements, open space requirements, and to permit a 6 ft fence within the secondary front yard to facilitate conversion of an existing non-residential building to a mixed-use, multi-unit residential building; zoned CL/Commercial Low.

Applicant: Ganges Property Group LLC; represented by M. Catharine Puskar, attorney

SPEAKERS

There were no speakers for this item.

DISCUSSION

Chair McMaohn asked staff to clarify the approval process for the day care's pick up and drop off operations. Staff explained that the day care is a permitted use in the CL zone. The CL zone's use limitations require an operator to submit a pick up and drop off plan for staff approval prior to issuance of the business license.

Commissioner Lennihan asked the applicant to provide more information about the nature of the proposed short-term rentals. The applicant's attorney, M. Catharine Puskar, stated the short-term residential rental concept would likely serve visitors with family nearby. Ms. Puskar also explained that, because the applicant requested relief from the multi-unit off-street parking requirement instead of the short-term rental requirement, there would be flexibility to convert the building to long-term leases if desired.

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning

Commission voted to recommend approval of SUP #2025-0008. The motion carried on a vote of 7 to 0.

#15

Special Use Permit #2025-00010

3111 Circle Hill Road

Public Hearing and consideration of a Special Use Permit to construct a new single-unit dwelling on a developed substandard lot; zoned R-8/ Residential.

Applicant: Character Holdings 7 LLC represented by Duncan W. Blair, attorney

SPEAKERS

There were no speakers for this item.

DISCUSSION

Chair McMahon asked staff about a letter sent by a nearby resident which identified a lot size discrepancy between the City's Real Estate Assessment records and the applicant's engineering firm. Staff explained that this is a common issue and that the City records for several properties in the immediate vicinity appeared to have similar discrepancies. Staff explained that the applicant's lot size was determined by a licensed surveyor and is the correct lot size. City records would be updated as part of the grading plan and building permit reviews.

Chair McMahon also asked staff about the proposed detached garage and whether there would be any effects on Monticello Park which is immediately adjacent to the subject property. Staff explained that the garage would be about 50 feet from the park's boundaries, well outside the identified Resource Protection Area. Any stormwater issues would be identified and accounted for in the subsequent grading plan review.

PLANNING COMMISSION ACTION

On a motion by Commissioner Dube, seconded by Vice Chair Koenig, the Planning Commission moved to recommend approval of SUP #2025-00010. The motion carried on a vote of 7 to 0.

#16

Development Special Use Permit #2025-10001

2601 Cameron Mills Road - George Mason Elementary School Reconstruction

Public Hearing and consideration of a request for a Development Special Use Permit with a Site Plan to partially demolish and reconstruct a public school building, including Special Use Permits for an indoor and outdoor recreation facility use and to exceed the maximum number of parking spaces permitted by the Zoning Ordinance; zoned: R-8/Residential. Applicant: Alexandria City Public Schools

SPEAKERS

Dr. Harry Wilmer, 404 Monticello Boulevard and a board member of the Northridge Citizens, spoke in opposition of the project. Dr. Wilmer feels that ACPS needs to better address traffic and parking, the public's access to the open space and for the space to be used in a manner similar to how it is being used today. He opposes the loss of trees and open space and asked that the fence be redrawn and at a smaller height.

Matt Heckel, 2503 Taylor Avenue, spoke in opposition of the project. Mr. Heckel read the

last paragraphs of the letter he had submitted to the Planning Commission. He raised issues with the design process, loss of open space, propose materials and design of the building, and the design not addressing existing issues regarding trash pick-up and delivers, as well as the hours of these activities.

Danielle Sims Vote, speaking virtually and as president of the George Mason PTA, spoke in favor of the project. Ms. Vote stated that the existing building is in poor condition and does not serve the needs of the students or staff. Ms. Vote noted that the fence would allow her children who are students at the school to play in the field that they currently cannot do today and would only impact the community during the school day and would be open outside of school hours.

Beth Aiken, speaking virtually and a parent of a George Mason student, spoke in favor of the project. Ms. Aiken echoed prior comments about the poor state of the school building and much needed renovation of the site. She believes the improvements will benefit the neighbors and residents across the City, including stormwater and sustainability.

Sophie Huemer, ACPS Director of Capital of Programs and speaking on behalf of the applicant, spoke about the need for the new school and responded to several issues raised during the meeting. They spoke about the need for increased capacity and improved facilities for students and teachers, and the efforts to preserve open space, new recreational facilities and sitewide addressment of sustainability and stormwater. Director Huemer acknowledged the need and want of ACPS to get solar panels on their roof and their procedure to open buildings to assess operational efficiency after one year, working the Office of Climate Action to move the buildings forward in their sustainability efforts. Regarding fencing, the ACPS safety and security team asked that a six foot fence be added to the site for added security and is a standard practice for ACPS, where it was also done at the newly constructed Douglas MacArthur Elementary site. Right now the students do not go beyond the existing playground, and the new fence would still allow the public access to the pathways that go around the site, as well as access the tennis court, during the day. ACPS worked with RPCA to design the fields for use of the area consistent with how it is being used today. The existing pathways are stone dust and worked with staff to address how the pathways could be improved for better accessibility by new concrete paths.

Carla Horne, speaking virtually, lives directly across from the school on Cameron Mills Road. Ms. Horne spoke about traffic concerns on Cameron Mills Road, which is a narrow road that is complicated to navigate. She also expressed concern with parking.

DISCUSSION

Chair McMahon spoke about fencing around open spaces and other school sites, and asked ACPS about the fencing design. Director Huemer clarified that it is a six-foot fence around the open space, and that a four-foot fence would be easily scalable and a six-foot fence similar to what is used at other school sites. Signage on the site would be similar to Douglas MacArthur Elementary, that is posted so people accessing the site know the hours of availability.

Commissioner Dubé asked for clarification for the number of gates. ACPS Assistant Director Arthur Carpenter-Holmes said all gates would be closed at the beginning of the school day at 7:30 am and then would be opened at the end of school at 2:30 pm and is all managed by the

school. He also clarified that there would be four gates at the four corners, whereas Douglas MacArthur has two gates.

Commissioner Koenig expressed appreciation for the ACPS process and his participation on the Supervisors Advisory Group. He spoke about the evolution of the Green Building policy and asked Staff to clarify how ACPS will be achieving net zero energy on the building and the budget process for installing solar panels on the site. Director Huemer agreed that the goal is to achieve net zero energy operation and spoke to the challenges of acquiring solar panels for the schools and complexity of budget for the schools. Commissioner Koenig discussed the advancement of ACPS building net zero, sustainable buildings and working with the Office of Climate Action.

Commissioner Lennihan commented that she lives near Naomi Brooks Elementary (formerly Matthew Maury Elementary) and that there is a six-foot wrought iron fencing surrounding the school that she doesn't notice, with gates and clear visibility and usage. She thinks that the proposed new fence for George Mason may not be as closed off or impactful as some have expressed.

Commissioner Brown stated his dissatisfaction of the installation of a fence around the open space and how the fence would destroy the openness of the area and with the loss of trees from the proposed construction and pathway improvements, which he stated do not need to be replaced if they result in the loss of trees.

Chair McMahon spoke about the complexity of school sites and shared open spaces with the neighborhood. She believes the design process can address the concerns raised regarding the loss of trees and fencing with gates and signage. Chair McMahon spoke about traffic, parking, programming of the site, and available street parking. Chair McMahon recommended striking the last sentence of condition #3 as more parking onsite would result in more paving, which is not needed as there is available parking in the neighborhood.

Commissioner Brown spoke in support of Chair McMahon's condition change. He noted that the project would achieve a B+ or A- by solving almost all the challenges raised and he's glad to see that the project will be recommended for approval to the City Council.

Commissioner Lennihan commented on the sophistication of the design, noting the geothermal design.

Commissioner Koenig agreed with Chair McMahon's comments and supported the Chair's amendment to condition #3. He spoke in favor of the operational performance of the building and the thoughtful design. While changes are to be expected, he believes that with time they will become part of the neighborhood and not destroy the accessibility that is enjoyed now.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, and seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10001, as amended. The motion carried on a vote of 6-1, with Commissioner Brown dissenting.

The Planning Commission agreed with the staff analysis, with the recommended change to DSUP Conditions #3, as shown below:

DSUP Condition #3

3. **CONDITION AMENDED BY PLANNING COMMISSION:** Pending approval of an agreement with the adjacent Westminster Presbyterian Church, no more than 60 parking spaces shall be provided on the school site. Any parking found not to be needed can be converted to open space, to the satisfaction of the Directors of T&ES and P&Z. ~~In the event that an agreement for shared parking cannot be reached with the church, staff may consider approving additional parking spaces on site through an administrative amendment.~~ (P&Z) (T&ES)

MINUTES

#17 Consideration of the minutes from the April 1, 2025 Public Hearing meeting.

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to approve the minutes of the April 1, 2025 Public Hearing. The motion carried on a vote of 7-0.

Other Business

Commissioners' Reports, Comments & Questions

#18 **Adjournment**

The Planning Commission meeting was adjourned at 11:30 pm.