

Docket Item #18

Planning Commission Meeting  
September 3, 2013

Consideration of approval of the Planning Commission minutes of the public hearing meeting of July 2, 2013.

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**\*\*\* MINUTES \*\*\***

**ALEXANDRIA PLANNING COMMISSION**

**JULY 2, 2013**

**7:30 P.M., Council Chambers**

**301 King Street, City Hall**

**Alexandria, Virginia**

**Members Present:**

Stewart Dunn, Vice Chair

Maria Wasowski

Nathan Macek

Mary Lyman

Derek Hyra

**Members Absent:**

John Komoroske, Chair

Eric Wagner

**Staff Present:**

Faroll Hamer

Joanna Anderson

Kendra Jacobs

Dirk Geratz

Al Cox

Jeffrey Farner

Stephanie Sample

Marti Reinfeld

Department of Planning & Zoning

Department of Planning & Zoning

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Department of 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. Route 1 Transitway Station Design

Jefferson Davis Highway between Potomac Avenue and East Glebe Road

Public hearing and recommendation for the design of the transitway stations on Route 1; zoned CSL / Commercial Service Low, POS / Public Open Space, CDD #10 / Coordinated Development District #10 and I / Industrial

Staff: Departments of Transportation and Environmental Services and Planning and Zoning

Transportation and Environmental Services Division Chief Marti Reinfeld and Planning and Zoning Deputy Directory Jeffrey Farner gave a presentation and answered questions from the Commission.

Speaker:

Jerry King, Chair of the Alexandria Bicycle and Pedestrian Advisory Group, recommended that Staff confirm the adequacy of facilities to get to the BRT stations as pedestrians and bicyclists. The plans overall should address bike parking for commuters. [Staff concurred on the importance of bicycle and pedestrian connections, working with Complete Streets and Bike/Ped coordinator to identify appropriate locations for bike parking close to the stations.]

Planning Commission noted a letter from Mr. Craul stating similar concerns.

Vice Chair Dunn closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to accept and endorse the station design and encouraged staff to examine opportunities to locate bicycle parking within the vicinity of the BRT stations. The motion passed on a vote of 5 to 0.

Reason:

The Planning Commission agreed with the staff analysis and presentation, and while no action is required by the Planning Commission, the Planning Commission deemed it would be appropriate to adopt a resolution of their views, and accepted and endorsed the station design accordingly.

3. Text Amendment #2013-0007

Amendments to the regulations of the Parker-Gray Historic District

A) Initiation of a text amendment; B) public hearing and consideration of a request for amendments to Zoning Ordinance section 10-200 related to regulations of the Parker-Gray Historic District and section 6-403(B)(3) to allow staff to waive required rooftop mechanical

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screening in the Parker-Gray Historic District; and change to the City Code Section 5-2-29 to allow certain encroaching fences and walls in the Parker-Gray Historic District.

Staff: Department of Planning and Zoning

Historic Preservation Manager Al Cox and Planner Stephanie Sample gave a presentation and answered questions from the Commission.

Speaker:

Paul Hertel of 1217 Michigan Court expressed concerns over the potential loss of the historic fabric.

Vice Chair Dunn closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyman, seconded by Commissioner Hyra, the Planning Commission voted to initiate the text amendment. The motion passed on a vote of 5 to 0.

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of TA #2013-0007. The motion carried on a vote of 5 to 0.

Reason: The Planning Commission agreed with the staff analysis.

4A&B. Subdivision #2013-0006

Development Site Plan #2012-0024

317, 319, 321, 323, 325, 327 and 329 North Columbus Street and 330 N Washington Street-Cromley Row

Public hearing and consideration of requests for approval of: A) a plat of subdivision to resubdivide the subject properties; and B) a development site plan with modifications to construct five townhomes; zoned CD/Commercial Downtown.

Applicant: Cromley Row LLC by Duncan Blair

Planner James Roberts gave a presentation and answered questions from the Commission.

Speakers:

Duncan Blair, attorney, representing the applicant, spoke in support of the application and answered questions from the Commission.

Richard Calderon of 334 N. Columbus St, spoke in opposition of the application on the grounds of incompatibility with the neighborhood and the setbacks for the proposal.

Maria Calderon of 334 N. Columbus St spoke in opposition of the application on the grounds of incompatibility, loss of green space in the parking lot and the limited tree screening proposed.

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Eli Bronstein of 330 N. Columbus St spoke in opposition of the application on the grounds of building scale incompatibility

Linda Bogaczyk of 328 N. Columbus of spoke in opposition of the application and hoped a compromise could be reached with neighbors.

Sandy Northrop of 312 N. Columbus St spoke in opposition of the application on the grounds of incompatibility and the strongly consistent façade treatment for the individual units.

Ivan Sindell of 200 N. Columbus St spoke in opposition of the application on the grounds of the building's impact on the character of the neighborhood and the loss of green space in the existing parking lot.

Patricia Braun of 206 N. Columbus St spoke in opposition of the application on the grounds of building scale incompatibility, architectural style and possible future commercial uses of the units.

Poul Hertel of 1217 Michigan Ct spoke in opposition of the application on the grounds of architectural style accentuating the mass and scale of the proposal.

Vice Chair Dunn closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyman, seconded by Commissioner Hyra, the Planning Commission voted to approve SUB #2013-0006 and DSP #2012-0024, with a strong recommendation to the Board of Architectural Review and the City Council that the concerns expressed by the neighbors be taken into consideration and, that staff and the applicant work with the neighbors to see if agreement on a design that will meet the applicant's objective but also address the neighbor's concerns regarding compatibility can be reached. The motion passed on a vote of 5 to 0.

Reason: The Planning Commission agreed with the staff analysis.

**OTHER BUSINESS:**

No other business was discussed.

5. Consideration of approval of the Planning Commission minutes of the hearing on June 4, 2013.

On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to approve the June 4, 2013 minutes. The motion carried on a vote of 5 to 0.

**ADJOURNMENT:**

The Planning Commission meeting was adjourned at 9:37 p.m.