

Docket Item #8

Planning Commission Meeting
March 5, 2013

Consideration of approval of the Planning Commission minutes of the public hearing meeting of February 5, 2013.

ALEXANDRIA PLANNING COMMISSION

February 5, 2013

7:30 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

John Komoroske, Chair
Stewart Dunn, Vice Chair
Donna Fossum
Mary Lyman
Lawrence Robinson
Eric Wagner

Members Absent:

Jesse Jennings

Staff Present:

Faroll Hamer	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Gwen Wright	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Joanna Anderson	City Attorney
Emily Baker	Department of Transportation and Environmental Services
Al Coleman	Department of General Services

The Planning Commission held a work session regarding the Beauregard Small Area Plan on February 5, 2013 at 6:30pm in the City Hall Council Workroom at 301 King Street, Alexandria Va 22314.

1. Call To Order

The Planning Commission meeting was called to order at 7:30pm.

Consent Calendar

2.

Subdivision #2013-0001
 521 East Monroe Avenue - Dominion Virginia Power Substation Extension
 Public hearing and consideration of a request for an extension of a previously approved (SUB2009-0005) subdivision; zoned CSL/Commercial Service Low.
 Applicant: Virginia Electric & Power Company represented by Courtney Fisher

By unanimous consent, the Planning Commission approved the subdivision.

3.

Street Name Case #2013-0001
 Washington Way - Alley between 100 blocks of North Pitt Street and North Saint Asaph Street
 Public hearing and consideration of a request to name an alley located between the 100 block of North Pitt Street and the 100 block of North Saint Asaph St.
 Applicant: City of Alexandria, Department of Planning and Zoning

By unanimous consent, the Planning Commission approved the street name.

Unfinished Business and Items Previously Deferred

4.

Master Plan Amendment #2012-0005
 Sanitary Sewer Master Plan
 (A) Initiation of a Master Plan Amendment (B) Public Hearing and Consideration of an amendment to the City’s Master Plan to include the Sanitary Sewer Master Plan as a City-wide chapter. Staff: Department of Transportation and Environmental Services

City Engineer Emily Baker (T&ES) gave a presentation and answered questions from the Commission.

Speakers:

Ms. Mary Catherine Gibbs, local land use attorney, does not think hotel units should be treated as multi-family when the size (per unit) is significantly less. For tax purposes, hotels are treated as commercial; she suggested that the same be done for the connection fees. Ms. Gibbs stated that the timeline for the proposed multi-family increases was too soon and does not allow for developers to plan appropriately, especially for those projects already in the pipeline.

Ken Wire, attorney at Maguire Woods and speaking on behalf of NAIOP (National Association for Industrial and Office Parks), supports the plan and believes that the teardown credit is equitable and should not be one-to-one based on when previous investment was made into the sewer system.

Katy Cannady, resident at 20 East Oak Street, stated she is in favor of having a sewer plan, but disagrees with the teardown credit provision. She stated that developers are being allowed to construct with more intense use and should not be further rewarded with a credit. Ms. Cannady supports a multi-family connection fee that would be equal to the single-family rate.

Poul Hertel, resident at 1217 Michigan Court, asked that on Page 9-14, “new” be added before development in reference to requirements in the combined sewer system. No objection to this change. Mr. Hertel supports the plan in that it provides solutions to growth and maintenance of infrastructure issues and supports the increase in the multi-family connection fee. He stated that believes that the 50% teardown credit is too high and will result in significant savings to developers in the Beauregard area.

Sharon Annear, resident of 1118 N. Howard Street, is concerned that the teardown fee will have a negative impact on affordable housing and will encourage teardowns instead of preservation. Ms. Annear used Foxchase as a specific example where units were added on instead of tearing down. Reason: The Planning Commission agreed with the staff analysis. Two text changes were incorporated into the Sanitary Sewer Master Plan. The changes are summarized below.

The following text from Page 9-13 (Section 9.6) was deleted,

“For instance, the City could charge separate rates for residential and commercial customers, while also adding additional fees to those properties located in the combined sewer area.”

and was replaced with the following:

“However, the City considers the needs associated with the combined sewer system to be a citywide issue. Because the anticipated improvements are

needed to meet environmental permit requirements that will benefit the entire City, it would not be reasonable for property owners in this area to be subject to a separate fee structure.”

In addition, the underlined text was inserted on the top of page 9-14 (Section 9.7):

“Require new development in the combined sewer service area to separate sanitary flows if there is a separate sewer system within 900 feet of the development. If there is no separate sanitary sewer within 900 feet, then the developer will be required to contribute \$300,000 per acre of the development parcel.”

Ms. Emily Baker, Civil Engineer, Transportation and Environmental Services answered questions from the Planning Commission related to the proposed multi-family connection fee increase from 50% to 90% of the single-family connection fee and the provision of a 50% teardown credit for new development. The issue of hotels being considered as a multi-family use with respect to the connection fees was discussed and the question was asked whether this was appropriate and if hotels used the same amount of water compared to a multi-family use. Ms. Baker said hotels specifically weren't considered in the Sanitary Sewer Master Plan, but would be examined prior to promulgating an ordinance change in terms of water usage and how hotels are treated by other jurisdictions. Commissioner Fossum also stated that the ordinance needed to be clarified so that hotels are treated as its own separate use, even if the connection fees are not changed compared to multi-family units.

Staff stated that the ordinance change would be initiated as part of the FY2014 budget and would impact the multi-family connection fee for final site plans on or after April 1, 2013. No grandfathering is recommended. The ordinance change will also address teardown credits, which are currently not applied. More specific criteria will be developed related to the teardown credits as part of the ordinance change, including the possibility of establishing a minimum connection fee of 50% of the existing use.

On a motion by Commissioner Dunn, seconded by Commissioner Wagner, the Planning Commission voted to initiate the Master Plan Amendment. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Dunn, seconded by Commissioner Wagner, the Planning Commission voted to adopt the Master Plan Amendment resolution with amendments. The motion carried on a vote of 6 to 0.

New Business

- 5. City Charter Section 9.06 Case #2013-0001
 200 North Royal Street
 Public Hearing and consideration of a request for Planning Commission to review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of General Services

Deputy Al Coleman (GS) gave a presentation. Mr. Coleman and Division Chief Gwen Wright (P&Z) gave answered questions from the Commission.

Speakers:

Philip Moffat, 534 N. Columbus Street, expressed dissatisfaction with the lack of information provided in the staff report. Mr. Moffat asked the Commission to remand the 9.06 back to City staff to better explain how the request is consistent with the Master Plan and the City Charter.

Chairman Komoroske closed the public hearing.

On a motion by Commissioner Dunn, seconded by Commissioner Fossum, the Planning Commission voted to find the sale and resulting use of the property consistent with the Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6 to 0.

- 6 A-C. Development Special Use Permit #2011-0034
 Encroachment #2012-0005
 Transportation Management Plan SUP #2012-0072
 1620 Prince Street and 200 and 206 Dangerfield Road - Prince Street Hotel
 Public Hearing and Consideration of requests for: (A) a development special use permit, with site plan, to construct a hotel with a restaurant and underground parking including special use permit requests for an increase of floor area ratio (FAR), a reduction of required parking and loading spaces, a valet parking program with off-site spaces, and an illuminated sign above 35 feet; and requests for modification to side yard setback, height and crown coverage requirements; (B) request for an encroachment into the public right-of-way for canopy, signage, and overhang; and (C) a special use permit for a transportation management plan; zoned OCH/Office Commercial High
 Applicant: Carr 1620 Prince Street, LLC represented by Mary Catherine Gibbs, attorney

Urban Planner Maya Contreras and Principal Planner Dirk Geratz gave a presentation and answered questions from the Commission.

Speakers:

Mary Catherine Gibbs, representing the applicant, spoke on behalf of the project.

Lonnie Rich, attorney for the 1600 Prince Street Condominiums, stated that, while his clients are generally supportive of the hotel, there are several concerns that they would like to work out with the applicant, as outlined in a letter provided to the Commission. The primary concern of the condo building is the availability of on-street parking, and, on behalf of the building residents, Mr. Rich requested that the City provide assistance with this issue.

Alice Fitzgerald, 1600 Prince St #500, property manager for the building and unit owner, stated that she is generally in favor of the project, but is concerned about parking. She requested that the parking meters be removed from the 18 on-street spaces on the north side of Prince Street.

Gerry Willis, 1600 Prince St #200, requested that the City address the need for more available on-street parking on Prince Street and Peyton Street.

Mark McNutt, 1600 Prince St #403, requested that additional on-street parking spaces be made available for residents.

Annette Avery, 210 S Fayette St, requested that the wing of the building fronting Prince Street be set back from the property line.

Poul Hertel, 1217 Michigan Court, requested the addition of condition 9f to address architectural quality.

Chairman Komoroske closed the public hearing.

On a motion made by Mr. Wagner, seconded by Ms. Lyman, the Planning Commission voted to recommend approval of ENC #2012-0005, TMP SUP #2012-0072 and DSUP #2011-0034, subject to compliance with all applicable codes, ordinances and staff recommendations, including a technical correction to the Section III Zoning Chart regarding height, and two amended conditions about final site plan architecture and approval of plats. The motion carried on a vote of 6-0, with Mr. Jennings absent.

Technical Correction to Section III Zoning Chart: The chart lists the height limit in the OCH Zone as a maximum of 150' with an SUP. While this is accurate for the OCH zone, within the King Street Metro Area Height District, height is limited to 77', or 82' with ground floor retail uses. The proposed project is 72' at the highest point, and so is within the permitted height limits.

The limits of the King Street Metro Area Height District have been noted in the chart.

9f. **CONDITION ADDED BY PLANNING COMMISSION:** The materials and detailing in the final site plan shall be commensurate with the quality of the approved design. (PC)

45. **CONDITION AMENDED BY PLANNING COMMISSION:** Submit the plat of consolidation prior to the final site plan submission. The plat(s) shall be reviewed and approved by the Directors of Planning & Zoning and Transportation & Environmental Services, and recorded prior to the release of the final site plan. (PC)

Reason: The Planning Commission agreed with staff recommendations. Additionally, the Commission requested that staff work with the residents at 1600 Prince Street Condominiums to determine if any changes could be made to the on-street metered parking spaces. Finally, Mr. Dunn requested that colors other than red be considered for the proposed building sign.

7. Consideration of the Planning Commission minutes of January 3, 2013.

On a motion by Mr. Dunn, seconded Mr. Robinson, the Planning Commission voted to approve the minutes of January 3, 2013. The motion carried on a vote of 6-0. Mr. Jennings was absent.

8. **Adjournment**

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