

Docket Item #15

Planning Commission Meeting
September 4, 2014

Consideration of approval of the Planning Commission minutes of the public hearing meeting of July 1, 2014.

***** MINUTES *****

ALEXANDRIA PLANNING COMMISSION

July 1, 2014

7:00 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

David Brown

Members Absent:

Eric Wagner, Chair

Staff Present:

Faroll Hamer

Karl Moritz

Alex Dambach

Kendra Jacobs

Nathan Randall

Jeffrey Farner

Joanna Anderson

Department of Planning & Zoning

Department of Planning & Zoning

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City Attorney

1. Call to Order.

The Planning Commission public hearing was called to order at 7:00 p.m.

NEW BUSINESS:

2. Subdivision #2014-0008
23 West Chapman Street
Public hearing and consideration of a request for a subdivision; zoned RB/Townhouse Zone and R-5/Single Family Zone.
Applicant: Colonial Restored Properties, LLC by Duncan Blair, attorney.

Nathan Randall, Urban Planner, and Alex Dambach, Division Chief, gave a presentation and answered questions from the Commission.

Speakers:

Duncan Blair, representing the applicant, spoke in favor of the request and answered questions from the Commission.

Terry Fife, West Masonic View Avenue, expressed concern about the obstruction of the view from his property and about stormwater run-off.

Marshall DeBerry, West Masonic View Avenue, noted that stormwater issues have gotten progressively worse in the neighborhood and stated that the stormwater inlet on another lot to the east of the subject site and within a drainage easement located on adjacent lots has become covered.

John T. Caulfield, West Masonic View Avenue, stated that stormwater flooding is a constant problem in the neighborhood and that the City was not maintaining an existing drainage easement.

Michael Sofocleous, West Chapman Street, believed that the proposal would not be consistent with the neighborhood because the future dwellings on the subject lots would be narrower than the typically 20-foot wide townhouses on the rest of the block.

Robin McKiel, West Chapman Street, expressed concern about parking generally during construction and about drainage.

Philip Hocker, 20 West Chapman Avenue, believed that the future dwellings on the lots would not be consistent with the character of the neighborhood.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to approve the request with the addition of Condition #4 regarding stormwater issues and subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 6 to 0 with Chairman Wagner absent.

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Reason: The Planning Commission agreed with the staff analysis and added a condition requiring the applicant to facilitate the resolution of stormwater issues in the neighborhood where applicable. The Commission also asked Planning and Zoning staff to coordinate with Transportation and Environmental Services staff to address stormwater issues and provide an update at the September hearing.

CONDITION ADDED BY PLANNING COMMISSION: The applicant shall cooperate with the City to address stormwater issues behind adjacent townhouses along West Chapman Street.

OTHER BUSINESS:

1. **Dominion Virginia Power Underground Transmission Line Project**

The Planning Commission received an update from Deputy Director Jeffery Farner on a proposal by Dominion Virginia Power to construct a 230-kilovolt, underground transmission line between Alexandria and Arlington County, near Jefferson Davis Highway and Potomac Yard. More information about the Transmission Line project can be found at <http://www.alexandriava.gov/DVP/default.aspx>.

2. **Old Dominion Boat Club**

The Planning Commission received an update from Assistant City Attorney Joanna Anderson on the recent activities involving the property exchange and settlement agreements between the City and the Old Dominion Boat Club. Ms. Anderson announced that the City executed contracts to acquire the parking lot properties at 204 and 208 Strand Street. The Planning Commission will consider a Section 9.06 Case and a subdivision request for these and other adjacent properties in September. More information about the Old Dominion Boat Club can be found at http://alexandriava.gov/news_display.aspx?id=78961.

3. **Update on Initiatives Identified During the August 2013 Planning Commission Retreat**

Deputy Director Karl Moritz provided a status update on Staff's efforts to address the Planning Commission's requests to receive information about upcoming projects and meetings, reformat the Commission's annual report, and other logistical changes related to Planning Commission meetings.

MINUTES:

3. Consideration of the Planning Commission minutes of June 3, 2014.

Without objection the Planning Commission voted to approve the meeting minutes of June 3, 2014 as amended.

4. Adjournment

The Planning Commission meeting was adjourned at 8:52 p.m.