

Docket Item #17
Planning Commission Meeting
September 1, 2015

Consideration of approval of the Planning Commission minutes of the public hearing meeting of July 7, 2015.

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

ALEXANDRIA PLANNING COMMISSION

JULY 7, 2015

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Mary Lyman, Chair
Stewart Dunn, Vice Chair
Maria Wasowski
Nathan Macek
David Brown
Stephen Koenig
Mindy Lyle

Members Absent:

None

Staff Present:

Karl Moritz	Department of Planning & Zoning
Alex Dambach	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Robert Kearns	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Jeffery Farner	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Eric Keeler	Office of Housing
Joanna Anderson	City Attorney

1. Call to Order.

The Planning Commission public hearing was called to order at 7:30 P.M. All members were present.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

2. Development Site Plan #2014-0025
1202 South Washington Street & 1204 South Washington Street (Parcel Address: 1150 South Washington Street) - Hunting Point Clubhouse
Public hearing and consideration of a request for a development site plan, with a modification, to construct an amenity building to serve two existing residential apartment buildings; zoned RC/High Density Apartment.
Applicant: Hunting Point Apartments LLC represented by Mary Catherine Gibbs, attorney

Principal Planner Dirk Geratz gave a presentation and answered questions from the Planning Commission.

Speakers:

Mary Catherine Gibbs, attorney, spoke on behalf of the applicant. In addition to a brief presentation about the proposal she responded to questions posed by the Planning Commission.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2015-0025 with amendments to the following three conditions. These amendments included:

#7: The applicant shall make a good faith effort to determine the feasibility of creating a 20 to 25-foot wide public access easement for a 10-foot wide pedestrian / bike trail to be generally located along the waterfront. Details of the potential for the trail, to be constructed by others, including location and design, ~~may~~ shall be discussed during the final site plan review, subject to the approval of the Directors of Planning & Zoning and Transportation & Environmental Services.

#16: A voluntary contribution of \$14,709 to the Housing Trust Fund would be consistent with the conclusions of the Developer's Housing Contribution Work Group accepted by The Alexandria City Council in December 2013.

#18: Provide 2 new bicycle parking spaces per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long- term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.

Reason: The Planning Commission agreed with the staff analysis regarding the desire for the text amendment. The Commission noted that this is a small project that creates enhanced amenities in the building as well as the immediate surrounding open space. Commissioners noted that a future bike/pedestrian trail along the waterfront would be a desirable open space enhancement for this project and agreed with staff's recommendation about creating an easement for a future trail. The Commissioners acknowledged receipt of letters from a few residents with concerns about the project and were satisfied with how staff addressed those concerns either through the staff report or in response to questions during the hearing.

NEW BUSINESS:

3. Subdivision #2015-0002
418 West Braddock Road
Public hearing and consideration of a request for a subdivision; zoned R-8/Residential Single-Family. Applicant: Richard and Elizabeth Tonner

Planner Nathan Randall gave a presentation and answered questions from the Planning Commission.

Speakers:

Margaret Miller, representing the applicant, spoke in favor of the request.

Abby Downs Wacek, Ruffner Road, opposed the request. She expressed concern about stormwater runoff in the neighborhood.

Dennis Hayden, Ruffner Road, spoke against the request. He also expressed concern that a future dwelling on the property would exacerbate existing stormwater issues in the area.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission approved the request, subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and noted its limited authority regarding stormwater concerns in the area.

4. Subdivision #2015-0003
200 & 212 Lloyd's Lane
Public hearing and consideration of a request for a subdivision; zoned R-12/Residential Single-Family. Applicant: David M. Phillips, Jr. and Nancy E. Phillips represented by Duncan Blair, attorney

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Planner Nathan Randall gave a presentation and answered questions from the Planning Commission.

Speakers:

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

PLANNING COMMISSION ACTION: On a motion by Vice Chair Dunn, seconded by Commissioner Brown, the Planning Commission approved the request, with an amendment to Condition #3 and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

3. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall submit a tree protection plan consistent with the Alexandria Landscape Guidelines to the satisfaction of the Director of Planning & Zoning within 60 days of approval. The plan shall include, and the applicant shall provide, implement and follow tree protection measures for: 1) the 38-inch, 45-inch, and 51-inch oak trees on proposed Lot 602, 2) trees on approximately the northern-most 20 feet of proposed Lot 602 and 3) trees on approximately the southern-most 40 feet of proposed Lot 602. Required tree protection areas shall be depicted on any future grading plan submission. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. Alternatively, The Director may waive the tree protection requirements for if any of the trees within the tree protection areas that are found to be diseased, are damaged, or destroyed due to natural causes, or their protection Alternatively, if protection of any of the designated trees is otherwise not feasible as determined by the Director, the Director may either: 1) designate an alternate tree or trees for protection or 2) allow the tree or trees to be replaced, on a one-for-one basis and with half of the replacement trees being at least four-caliper inches in size and half of the replacement trees being at least two-inch caliper in size. If approved tree protection methods have not been followed, replacement trees or a monetary fine commensurate with the value of replacement trees shall be required for each tree identified for protection that is destroyed. The replacement tree(s) shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit. (P&Z)(City Arborist)(PC)

Reason: The Planning Commission agreed with the staff analysis and with recommended changes to Condition #3 regarding tree protection measures.

MINUTES:

5. Consideration of the June 2, 2015 and June 4, 2015 Planning Commission minutes.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to approve the minutes of the June 2 and June 4 hearings as submitted. The motion carried on a vote of 7 to 0.

ORAL REPORTS BY MEMBERS OF THE PLANNING COMMISSION:

No oral reports were given.

OTHER BUSINESS:

Discussion Items:

Industrial Land Use Analysis: An update on the citywide industrial land use study and process to date.

Bonus Density Analysis: An update on the bonus analysis and process to date exploring a potential increase in Section 7-700 bonus density provision.

The Planning Commission received an update from Carrie Beach, Division Chief; Jeffrey Farner, Deputy Director; and Eric Keeler, Division Chief.

Discussion regarding recent U.S. Supreme Court Case law and Virginia State Code changes affecting the standards for development conditions imposed to mitigate the impacts of development.

The Planning Commission received a presentation from Joanna Anderson, City Attorney, gave a presentation.

6. Adjournment

The Planning Commission meeting was adjourned at 9:05 p.m.