

Docket Item #9
Planning Commission Meeting
March 1, 2016

Consideration of approval of the Planning Commission minutes of the public hearing meeting of February 2, 2016.

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

ALEXANDRIA PLANNING COMMISSION

FEBRUARY 2, 2016

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
Mindy Lyle
David Brown
Stephen Koenig

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
Ann Horowitz	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Chrishaun Smith	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Helen McIlvaine	Office of Housing
Eric Keeler	Office of Housing
Jack Browand	Department of Recreation Parks and Cultural Activities
Dana Wedeles	Department of Recreation Parks and Cultural Activities
Joanna Anderson	City Attorney

1. Call to Order.

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

CONSENT CALENDAR:

2. Special Use Permit #2015-0128
4800 Brenman Park Drive Dog Park
Public hearing and consideration of a request to add lights to and to expand the Ben Brenman Dog Park; zoned: CDD #9/Coordinated Development District #9. Applicant: Department of Recreation, Parks, and Cultural Affairs

Commissioner Lyles removed the item from the consent calendar.

Ann Horowitz (P&Z), Alex Dambach (P&Z), Jack Browand (RPCA) and Dana Wedeles (RPCA) gave a presentation and answered questions from the Planning Commission.

Speaker:

Omni Morris, resident, supported the applicant's request to provide safe access to the dog park in Fall and Winter months.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion made by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission voted to defer the request on a vote of 7 to 0.

Reason: The Planning Commission requested a resolution to issues related to lighting locations outside the fence line and public notification of change in hours. Commissioner Lyle expressed concern that the Ben Brenman hours are currently posted as sunrise to sunset except for permitted uses and that abutting residents should receive advertised public notice about a change of hours for the dog park. As the Ben Brenman dog park is located in an isolated area, Commissioner Lyle stated that the Duke Street dog park should be illuminated instead. RPCA staff responded that its director, with City Manager approval, is permitted to change park hours or could establish special use times in the dog park section of the park. Staff continued that the Police Department supports the illumination of the park for safety reasons. Commissioner Wasowski inquired about the RPCA schedule for the illumination and expansion of the dog park. RPCA answered that light fixtures were planned to be installed in June. Commissioner Macek proposed a condition stating that light poles and foundations should be situated outside the dog park fence for dog safety.

NEW BUSINESS:

3. Coordinated Development District Concept Plan #2015 0006
Development Special Use Permit #2015 0001
Transportation Management Plan SUP #2015 0100
Coordinated Sign Program SUP #2015 0101
2901 and 2775 Eisenhower Avenue
Public hearing and consideration of requests for: (A) Coordinated Development District Concept Plan; (B) Development Special Use Permit with site plan and subdivision with modifications to construct a mixed use project including special use permit requests for land without frontage, increase in number of penthouses, bonus density and height increase in exchange for the provision of affordable housing pursuant to Section 7 700 of the zoning ordinance, and parking reduction; (C) Special Use Permit for a coordinated sign program; and (D) Special Use Permit for a Transportation Management Plan (TMP); zoned CDD #3/Coordinated Development District #3. Applicant: Rushmark Eisenhower, LLC represented by M. Catharine Puskar, Attorney

Gary Wagner (P&Z), Chrishaun Smith (P&Z), Robert Kerns (P&Z), Helen McIlvaine (Housing) and Eric Keeler (Housing) gave a presentation and answered questions from the Planning Commission.

Speakers: Cathy Puskar, representing the applicant.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Wasowski, the Planning Commission recommended approval of the requests, subject to compliance with all applicable codes, ordinances, staff recommendations, and an additional condition 33j. The motion carried on a vote of 7 to 0.

33(j). Should the Applicant proceed with development of a hotel on the South Tower block, the Affordable Housing Plan shall be amended as part of the DSUP and require review by the Alexandria Housing Affordability Advisory Committee and Planning Commission, and approval by the City Council.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

4. Discussion to review the small area planning process, with particular attention to the recent experiences with the Eisenhower West and Oakville Triangle small area plans.

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Carrie Beach (P&Z), Radhika Mohan (P&Z), Jeffrey Farner (P&Z) and Karl Moritz (P&Z) gave a presentation and answered questions from the Planning Commission. Staff reviewed the lessons learned from the process of recent small area plans. The Planning Commission discussed the process and offered suggestions regarding notifying commercial land owners, providing orientation to advisory group members, the public hearing process and how information is delivered to the public.

5. Discussion of exclusions from the Floor Area Ratio (FAR) calculation.

Alex Dambach (P&Z) and Robert Kerns (P&Z) gave a presentation and answered questions from the Planning Commission. Staff gave the definition of FAR, discussed the process for calculating floor area ratio and gave examples of projects. The Planning Commission asked questions and shared their thoughts on the current policy and challenges for calculating FAR. Staff and the Planning Commission agreed that more discussion on this topic is needed. Mr. Moritz stated that Staff will present the Planning Commission with a proposal for next steps.

6. Discussion of subdivision and neighborhood characteristics.

Alex Dambach (P&Z) gave a presentation and answered questions from the Planning Commission. Mr. Dambach gave an overview of neighborhood or lot characteristics related to subdivisions. The Planning Commission discussed the challenges with applying the subdivision standards but overall indicated that the process is working as intended.

7. Commissioner's Reports, Comments & Questions

Commissioner Koenig reported on the Patrick Henry Advisory Group.

Commissioner Macek reported on the Ad Hoc Sign Work Group and the Transportation Commission.

Vice Chairman Dunn gave an update on the Fitzgerald Square Park improvement plans.

MINUTES:

8. Consideration of approval of the Planning Commission minutes of the regular public hearing of January 5, 2016 and January 7, 2016.

PLANNING COMMISSION ACTION: Without objection, the Planning Commission voted to approve the January 5 and January 7, 2016 minutes, with a correction to the spelling of Philip Matyas on page 4 of the January 5 minutes. The motion carried on a vote of 7 to 0.

9. Adjournment

The Planning Commission meeting was adjourned at 10:30 p.m.