

Docket Item #15
Planning Commission Meeting
September 8, 2016

Consideration of approval of the Planning Commission minutes of the public hearing meeting of July 7, 2016.

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

ALEXANDRIA PLANNING COMMISSION

JULY 7, 2016

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Mary Lyman, Chair

Nathan Macek, Vice Chair

Mindy Lyle

David Brown

Stephen Koenig

Melissa McMahon

Members Absent:

Maria Wasowski

Staff Present:

Karl Moritz

Kendra Jacobs

Robert Kerns

Maya Contreras

Jill Schaub

Department of Planning & Zoning

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City Attorney

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1. Call to Order.

The Planning Commission public hearing was called to order at 7:00 P.M. Chairwoman Lyman, Vice Chairman Macek, Commissioners Lyle, Koenig, Brown and McMahon were present. Commissioner Wasowski was excused.

CONSENT CALENDAR:

- 2 Development Site Plan #2016-0016
600, 600A, 601, 602, 603, 604, 606 President Ford Lane and 1416, 1418,
1422, 1426 Janneys Lane - Oak Grove Extension
Public hearing and consideration of a request for an extension of previously-approved Development Site Plan for eight single-family homes (DSP #2004-0005, Oak Grove) to allow construction of the remaining undeveloped Lot 9 and to update lot tabulations; zoned R-20/Residential Single-family.
Applicant: Oak Grove Estates, LC, represented by Jack Perkins

PLANNING COMMISSION ACTION: Without objection, the Planning Commission deferred Development Site Plan #2016-0016.

Reason: The applicant requested a deferral.

NEW BUSINESS:

- 3 Development Site Plan #2016-0018
Transportation Management Plan SUP #2016-0039
5001 Eisenhower Avenue - Victory Center
Public hearing and consideration of a request for: (A) an amendment to the previously-approved Development Site Plan (DSP2014-0030); and (B) a Transportation Management Plan Special Use Permit; zoned: OCM (100)/Office Commercial Medium (100).
Applicant: Eisenhower Real Estate Holdings, LLC, represented by Kenneth Wire, attorney

Maya Contreras and Rob Kerns gave a presentation and answered questions from the Planning Commission.

Speakers:

Ken Wire, attorney representing the applicant, spoke in favor of the request.

Chairwoman Lyman closed the public hearing.

Commissioner Brown expressed concern about the proposed water quality requirements, specifically in reference to Condition 80 and TES Finding C-10. Staff confirmed that the conditions are in agreement and the applicant stated their understanding that if the disturbed area exceeded 50% of the site, they would need to comply with updated water quality standards. Commissioner Brown also noted that a Preliminary Subdivision Plat was included in the planset on Sheet C-2C, but no subdivision was requested with the approval. Staff and the applicant confirmed that the inclusion was an oversight and agreed to remove the sheet from the planset.

Commissioners discussed whether the provision of on-site parking spaces directly serving the proposed retail and the associated curbcut should be provided and removed at a later date, not provided at all, or conditioned to be removed with redevelopment. The applicant amended their request as outlined in their July 7, 2016 letter to request that the curbcut and nineteen spaces be allowed now, and both be removed when the eastern lot redeveloped. Staff supported their request and Condition 8 was amended and condition 9c was removed.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chairman Macek, the Planning Commission voted to approve DSP2016-0018, with the changes as outlined in the staff memo and as noted below, and to recommend approval of TMP SUP#2016-0039. The motion carried on a vote of 6-0, with Commissioner Wasowski absent.

Reason: The Planning Commission agreed with the staff analysis and with the recommended changes to the conditions, as discussed in staff's July 7th memorandum.

Cover Sheet: under "Special Use Permits and Modifications, a Special Use Permit for a Transportation Management Plan should be listed.

- 1(b). If additional on-site parking is needed, it may be incorporated **on-site in existing parking lots**, into the proposed office building or placed below grade.
8. The retail parking spaces located directly south of the proposed retail space **and the proposed curbcut located to the immediate east side of the existing office building** shall be phased for removal once development is approved on the portion of the lot east of the shall be phased for removal once development is approved on the portion of the lot east of the proposed parking garage. The retail parking and drive aisle shall be converted into a plaza area with an EVE, to better conform to the Eisenhower West Small Area Plan design guidelines. This development shall accommodate those spaces or obtain approval of a parking reduction. (P&Z)(T&ES)
- 9(c).
 - c. Furnish no more than 3 curb cuts into the site:
 - i. One 30' existing curb cut on the southwestern-most corner of the site, facilitating ingress/egress access to the western parking lot;

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- ii. ~~One 28' proposed curb cut facilitating access to eastern side of the proposed retail center, proposed parking structure and eastern parking lot; and;~~
- iii. ~~One 33' existing curb cut on the southeastern most corner of the site to facilitate emergency vehicle access to the site.~~

40(b)(x). Work with staff to continue to refine the design of the parking structure(s) as part of the Final Site Plan process. Prior to release of the Final Site Plan, the applicant shall meet with the community and the Eisenhower Implementation Work Group to share the final design proposal.

ORAL REPORTS BY MEMBERS OF THE PLANNING COMMISSION:

Planning Director Karl Moritz gave an update on the progress of the redevelopment of the ARHA properties at 699 N. Patrick Street. He stated that City Council recommended an alternative design of the site that would increase open space, and that staff is reviewing the architecture based on comments received from the community, City Council and the Planning Commission. Mr. Moritz discussed the schedule for project, including the timing of upcoming work group and Parker-Gray BAR meetings. The Commission and Mr. Moritz also discussed the value of engaging all of the stakeholders in the design process and issues regarding roof top and ground level open space.

Commissioner Koenig gave an update on the Patrick Henry redevelopment and the North Potomac Yard Advisory Group.

OTHER BUSINESS:

No other business was discussed.

MINUTES:

- 8. Consideration of approval of the Planning Commission minutes of the regular public hearing of June 7, 2016.

PLANNING COMMISSION ACTION: Without objection, the Planning Commission voted to approve the minutes of the June 9, 2016 as submitted

Without objection, the Planning Commission voted to approve the minutes of the June 7, 2016 as amended.

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The minutes of June 7, 2016 are revised as follows:

- Pg 2 & 3; Item #3 –
He stated that, although the City should be open to making some refinements to the design concepts, it should be cautious about substituting for the professional judgment of Olin, ~~and allowing~~ causing the project to be designed by committee.
- Pg 7; Items #4, 5 and 6 –
Commissioner Koenig also summarized the costing strategy of the project, and confirmed with staff that the community and the City's elected leadership ~~would provide~~ will receive ~~an~~ updated cost estimates prior to finalization of the project.

9. Adjournment

The Planning Commission meeting was adjourned at 8:05 p.m.