

Docket Item # 11
Planning Commission Meeting
January 4, 2018

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of December 5, 2017.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – DECEMBER 5, 2017

***** MINUTES *****

ALEXANDRIA PLANNING COMMISSION

December 5, 2017

7:00 P.M.

City Hall Council Chambers

Alexandria, Virginia

Members Present:

Mary Lyman, Chairwoman
Nathan Macek, Vice Chairman
David Brown
Stephen Koenig
Mindy Lyle
Melissa McMahon
Maria Wasowski

Members Absent:

None

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Kristen Walentisch	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Stephanie Free	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Lisa Jaatinen	Department of Transportation & Environmental Services

Work Session: The Planning Commission held a Work Session prior to the Public Hearing to discuss the pending Route 1 South Housing Affordability Strategy proposal. The Work Session began at 6 p.m. and went until approximately 7 p.m. and was held in the City Hall Council Workroom, 2nd floor of City Hall, 301 King Street, Alexandria, Virginia 22314.

1. Call to Order.

The Planning Commission Public Hearing was called to order at 7:05 p.m. All Members were present.

NEW BUSINESS:

2. Coordinated Development District#2017-0003
Development Special Use Permit #2017-0005
Transportation Management Plan Special Use Permit #2017-0103
Encroachment #2017-0004
Encroachment #2017-0005
2200 Mill Road - Eisenhower East Block 20
Public Hearing and consideration of requests for: (A) a Coordinated Development District Concept Plan amendment to reflect a change in land use and an increase in the maximum allowed building height; (B) a Development Special Use Permit for development of a high-rise residential apartment building and associated site improvements; (C) a Transportation Management Plan Special Use Permit amendment to include all land uses and associated rates; (D) an Encroachment for residential balcony overhangs into the public right-of-way; and (E) an Encroachment for below-grade transformer vaults within the public right-of-way; zoned: CDD 2/Coordinated Development District #2.
Applicant: Paradigm Development Company, represented by Mary Catherine Gibbs, attorney

Stephanie Free, P&Z, presented the case and answered questions from the Planning Commission.

Speakers: Mary Catherine Gibbs, attorney representing the applicant, spoke in favor of the requested applications.

Chairwoman Lyman closed the Public Hearing.

PLANNING COMMISSION ACTION, DECEMBER 5, 2017: On a motion by Commissioner Lyle, seconded by Vice Chair Macek, the Planning Commission voted to recommend approval of Coordinated Development District #2017-0003, Development Special Use Permit #2017-0005, Transportation Management Plan Special Use Permit #2017-0103, Encroachment #2017-0004, and Encroachment #2017-0005 with amendments to Conditions #3(e)(i) and Condition #71. The motion carried on a vote of 7 to 0.

Reason: The Commission agreed with staff's analysis and recommendations.

The Planning Commission recommended amendments to the following conditions:

3(e)(i). **CONDITION AMENDED BY PLANNING COMMISSION:** Hybrid sidewalks on Port Street, unless the hybrid standard sidewalk is deemed unworkable for this block by the Director of Planning and Zoning, and then, brick sidewalks will be permitted. (PC)

71. **CONDITION AMENDED BY PLANNING COMMISSION:** The underground encroachment shall be limited from 5 feet below grade to the depth needed for installation of transformers and switch gears except access hatches, which must be flush with the sidewalk, subject to the approval of Dominion Energy. The 5 feet below grade depth may be used by the City for landscape or other infrastructure improvements. (PC)

The Planning Commission supported amendments to Conditions #3(e)(i) and #71 to allow flexibility in regard to the paving material used on the Port Street sidewalk in the event that the City's standard hybrid detail is to become unworkable. The Planning Commission also supported an amendment to Condition #71 in the event that Dominion Energy does not support a 5-foot minimum encroachment depth below finished grade.

OTHER BUSINESS:

3. Discussion item: Strategic Facilities Plan

This item was postponed from discussion.

4. Commissioners' Reports, Comments and Questions

Commissioner Koenig gave an update on the Environmental Policy Commission, underscoring his interest in a Joint Work Session between the Environmental Policy Commission (EPC) and the Planning Commission on the pending Environmental Action Plan (EAP). He suggested that the Joint Work Session occur after the EAP Community Café but before the draft EAP is docketed for Planning Commission review. He estimates a likely time for the Joint Work Session may be sometime between February and April. Staff indicated they would follow-up to determine the best time.

Commissioner McMahon suggested any Joint Work Session should be less formal than the Planning Commission's retreat in terms of room set up and other logistics. Staff made a note and will plan accordingly.

Chairwoman Lyman inquired as to whether a Joint Work Session between the Planning Commission and City Council had been scheduled, to which Planning Director Karl Moritz answered that he plans to speak to each Council Member during their upcoming briefings and will report back to the Planning Commission.

Vice Chairman Macek added another update regarding the Waterfront Commission, in that the Old Dominion Boat Club is in the process of moving from their old location to

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – DECEMBER 5, 2017

their new location and that demolition is coming soon for the Old Dominion Boat Club building at the base of King Street.

Chairwoman Lyman mentioned the possible need for two nights for the January Planning Commission docket. Staff confirmed they are looking into potential second dates.

Assistant Director Nancy Williams mentioned that staff might need to extend the January briefings with the Planning Commissioners given the anticipated large docket. She also said that she will have an update soon on the FY 2018 Planning Commission Work Session schedule.

Commissioner Koenig asked if the Planning Commission could be briefed on the Joint City-Schools Task Force work. Planning Director Karl Moritz said that he can organize a presentation update from staff for the Planning Commission potentially in February.

Commissioner McMahon gave an update on the Transportation Commission, noting that they are reviewing the revised Vision Zero Action Plan.

MINUTES:

5. Consideration of the minutes from the November 9, 2017 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes from the November 9, 2017 meeting as submitted. The motion carried on a vote 7 to 0.

6. Adjournment

The Planning Commission meeting was adjourned at 7:56 p.m.