

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 5, 2005

PRESENT: Michael Foster, Chair
Terry Savela, Vice Chair
Lisa Chávez
Eric Dobson
Peter Fallon
Eugene Hubbard
Nancy Hunt
Carrie Johnson
Inta Malis
Charles Monfort
Jim Pebley
Ted Weihe

STAFF: Thomas Miller, Planning Commission Coordinator
Gizele Johnson, Planning Commission Clerk
Lisa Maher, Planning, CPHD
James Brown, Planning, CPHD
Lorrie Pearson, Planning, CPHD
Sakura Namioka, Planning, CPHD
Dave Robinson, DES

Chair Foster called the meeting to order at 7:00 p.m. and welcomed two new Planning Commission members, Charles Monfort and Jim Pebley.

- 1. ZONING ORDINANCE AMENDMENT** to Section 33, Automobile Parking, Standing and Loading Space, Subsection A.8. to amend, reenact, and recodify the Zoning Ordinance, to permit by use permit secondary use of parking lots associated with churches or lodges in "R" or "RA" Districts by vehicles that are not associated with the main use of the primary sites.

Commissioner Savela made a motion to recommend that the Zoning Ordinance Amendment be deferred to the November 28, 2005, Planning Commission meeting and the December 10, 2005, County Board meeting. The motion was seconded by Commissioner Dobson. The Planning Commission voted 12-0 to support the motion. Commissioners Chávez, Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion.

-
- 2. VACATION:** An Ordinance to Vacate Portions of Easements for Public Purposes and for Public Street and Utilities Purposes, with Conditions, on Block 1, Wharton's

Addition to Fort Myer Heights, along Wilson Boulevard, North Pierce Street and Clarendon Boulevard, Arlington, Virginia.

Commissioner Johnson made a motion that the Planning Commission reaffirms that the proposed vacation is substantially in accord with the adopted Comprehensive Plan or applicable part thereof, and recommends County Board approval of the vacation. The motion was seconded by Commissioner Dobson. The Planning Commission voted 12-0 to support the motion. Commissioners Chávez, Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion.

3. **ORDINANCE TO VACATE** a Surface Easement for Common Carriers and Emergency Vehicles Over a Portion on 2530 Crystal Drive, Parcel B-6-A (RPC# 34020031), a Portion on 2461 South Clark Street, Parcel B-8-1 (RPC# 34020035), and a Portion on 2450 Crystal Drive, Parcel B-7-A-2 (RPC# 34020034), with Conditions.

Commissioner Savela made a motion that the Planning Commission determines that the proposed vacation is substantially in accord with the adopted Comprehensive Plan or applicable part thereof, and recommends that the Board approve the vacation. The motion was seconded by Commissioner Johnson. The Planning Commission voted 12-0 to support the motion. Commissioners Chávez, Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion.

4. **U-3105-04-1 USE PERMIT (CARRY-OVER):** Mehdi Sarbaz and Mandana Hannani, Unified Commercial/Mixed Use Development, office, retail, residential; premises known as *4601, 4607 Old Dominion Dr. (RPC #05-031-006, -007)*

Commissioner Dobson made a motion to recommend that the County Board deny the use permit. Commissioner Savela seconded the motion.

The Planning Commission voted 11-0-1 to support the denial recommendation. Planning Commissioners Chávez, Dobson, Fallon, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion. Commissioner Foster abstained from voting.

- 5.A. **ON THE COUNTY BOARD'S OWN MOTION Z-2515-04-2 REZONING:** The Christopher Companies, from "C-2" Service Commercial – Community Business Districts and "RA8-18" Apartment Dwelling Districts to "C-2" Service Commercial – Community Business Districts and "C-O-1.0" Commercial Office Building, Hotel & Apartment Districts; *3565 Lee Hwy (RPC #05-056-002)*

- 5.B. **ON THE COUNTY BOARD'S OWN MOTION SP # 395 SITE PLAN:** The Christopher Companies, approx. 52 dwelling units, approx. 8,545 sq ft commercial/retail, modifications of use regulations for density; *3565 Lee Hwy (RPC #05-056-002)*

Commissioner Dobson made a motion to recommend that the County Board approve the rezoning and site plan as outlined in the staff report, with changes: (1) to modify Condition 73 so that traffic calming money not be diverted to the civic associations, (2) that unrestricted movements from Monroe Street be provided, and (3) that specific clear floor-to-ceiling heights for the retail space be provided. The motion was seconded by Commissioner Fallon.

The Planning Commission voted 4-7-1 on the motion to recommend approval. The motion failed. Commissioners Dobson, Fallon, Foster and Weihe supported the motion. Commissioners Chávez, Hunt, Johnson, Malis, Monfort, Pebley and Savela opposed the motion. Commissioner Hubbard abstained from voting.

6.A. SP #331 SITE PLAN AMENDMENT: Arlington Office LLC, incorporate 4420 N. Fairfax Dr. into site plan, construct approx. 237 dwelling units, approx. 9,200 sq ft retail, associated parking, outdoor seating; modifications of use regulations for coverage, retail and tenant storage, density, height; premises known as 801, 851, 901, 950 N. Glebe Rd., 4420 N. Fairfax Dr. (RPC #14-051-001, -019, -356, -357, -358, 14-053-014, -016, -024, -025) *Arlington Gateway*

6.B. VACATION: An Ordinance to Vacate the Remaining Portion of North Vermont Street between North Glebe Road and North Fairfax Drive, adjacent to 4420 North Fairfax Drive, Parcel "C", and 901 North Glebe Road; Vacate the Remaining Portion of an Existing 11.5' Easement for Public Street and Utilities Purposes at 4420 North Fairfax Drive, Parcel "C", which Easement contains a portion of North Vermont Street; and, Vacate an Easement for Street Purposes at 4420 North Fairfax Drive, Parcel "C", which Easement Contains Portions of North Vermont Street and North Fairfax Drive, Associated With the Site Plan Amendment to *Arlington Gateway Site Plan #331*, with Conditions.

Commissioner Dobson made a motion to recommend that these items be deferred to the November 7, 2005 Planning Commission meeting and the November 15, 2005 County Board meeting. Commissioner Savela seconded the motion. The Planning Commission voted unanimously to support the motion. Commissioners Chávez, Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Monfort, Pebley, Savela and Weihe supported the motion.

OTHER BUSINESS:

7. STAFF REPORT ON CURRENT MATTERS.
Tom Miller reported on the number of items (site plans, zoning ordinance amendments, Neighborhood Conservation plans, etc.,) expected for the next three Planning Commission meetings. He noted that the November 7th meeting would likely require carry-over session.

8. COMMITTEE REPORTS.

Commissioner Dobson reported that the Zoning Ordinance Committee will meet on October 18 to discuss proposed Zoning Ordinance Amendments on parking and coverage.

Commissioner Johnson reported on a meeting between Arlington Public Schools and other advisory groups on incorporating input from County Commissioners early in the process of new school or major renovation projects. A draft of a proposed process will be put out in a couple of weeks.

Commissioner Johnson reported on the Affordable Housing Roundtable which is moving toward a framework on County policy for affordable housing in site plan projects. A smaller group has been formed (three representatives from the development community and three representatives from the Housing Commission) to work on possible solutions, including a formula for an ordinance that the County Board could adopt by the end of the year. Senator Whipple will chair the group.

Commissioner Johnson reported that the Long Range Planning Committee would like to hold two meetings in either late October or early November to discuss plans moving through the system (Clarendon and the Open Space Master Plan). Meeting dates, once determined, will be provided to the Commission.

Commissioner Malis reported on the Arlington Mill Community Center process noting that schools has withdrawn from the process. A joint public/private partnership to build a community center with a private developer is being examined.

Commissioner Savela reported on the Site Plan Review Committee noting that she is working on a report training and orientation session on how to chair site plans for January 2006.

9. APPROVAL OF MEETING MINUTES FROM SEPTEMBER 6th & THE RECESSED MEETING OF SEPTEMBER 8th, 2005.

Commissioner Weihe made a motion to recommend approval of the Planning Commission meeting minutes from the September 6, 2005 and the carry-over meeting on September 8, 2005, as amended. Commissioner Hubbard seconded the motion. The Planning Commission voted 9-0-2 to approve the meeting minutes. Commissioners Chávez, Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Savela and Weihe supported the motion. Commissioners Monfort and Pebley abstained from voting.

The Planning Commission meeting was adjourned at 11:59 p.m.

Michael Foster, Chair

Thomas Miller, Coordinator