

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
MONDAY, FEBRUARY 9, 2015

PRESENT: Commissioner Ginger Brown
Commissioner Rosemary Ciotti
Commissioner Steve Cole
Commissioner Christopher Forinash, Chair
Commissioner Erik Gutshall
Commissioner Brian Harner
Commissioner Nancy Iacomini, Vice-Chair
Commissioner Jane Siegel
Commissioner Steve Sockwell

STAFF: Michelle Stahlhut, Planning Commission Coordinator
Gizele C. Johnson, Planning Commission Clerk
Bob Duffy, Director, PD, DCPHD
Elizabeth Kays Weigle, PD, DCPHD
Katie Brown-Henry, ONS, DCPHD
Tim McIntosh, ONS, DCPHD
Melissa Cohen, HD, DCPHD
Meliha Aljabar, DPR
Joanne Gabor, DES

Chair Chris Forinash made the following motion to reconvene the Planning Commission in an open meeting. He moved that the members of the Planning Commission certify that 1) that only public business matters lawfully exempted from open meeting requirements under Chapter 37 Title 2.2 of the Code of Virginia and 2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Commission. Commissioner Gutshall seconded the motion. The Planning Commission Clerk recorded the roll call vote. Commissioners Brown, Cole, Ciotti, Forinash, Gutshall, Harner, Iacomini, Siegel and Sockwell voted aye.

The Planning Commission meeting reconvened the meeting at 7:35 pm.

1. Cherrydale Neighborhood Conservation Plan Update (ACTION)

Commissioner Iacomini moved the Planning Commission recommend that the County Board adopt the resolution to accept the Cherrydale Neighborhood Conservation Plan.
Commissioner Gutshall seconded the motion.

Commissioner Cole sought unanimous consent that the Planning Commission recommend to the County Board that it direct staff to work with the NCAC in order to develop a uniform set of survey questions that could be used by any civic association within Arlington and that could be augmented with its own questions. There were no objections and the amendment was added to the main motion.

The Planning Commission voted 9-0 to support the main motion as amended, with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

2. The Gables (ACTION)

- A. SP #432 SITE PLAN** for LG Rolfe Street LLC to permit construction of approximately 391,369 square feet of development in three buildings with approximately 395 residential units, 14 dormitory units, and up to 1,000 square feet of retail and modifications of zoning ordinance for parking ratio, density exclusions, bonus density for LEED Gold and Silver certification, bonus density for on-site affordable dwelling units, bonus density for the provision of a community facility and other modifications as necessary to achieve the proposed development plan; located at North Rolfe Street and 14th Street North (RPC# 17-024-001 through -011, and -013 through -028).

Commissioner Ciotti made a motion that the Planning Commission recommend the County Board adopt the site plan ordinance to approve Site Plan #432 as outlined in the staff report dated January 28, 2015. Commissioner Forinash seconded the motion.

Commissioner Ciotti asked for unanimous consent to include consideration of an alternate power door without delayed opening and video camera for entrance of the transitional treatment facility. Commissioner Harner objected.

Commissioner Ciotti made a motion that the Planning Commission recommend to the County Board that they include consideration of a power door alternate without delayed opening as well as a video camera to the transitional living facility. Commissioner Gutshall seconded the motion.

The Planning Commission voted to support the motion to amend the main motion 8-1 with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Gutshall, Sockwell and Brown in support, and Commissioner Harner opposed.

Commissioner Sockwell asked for unanimous consent to amend the main motion to ask the staff to consider whether additional density is needed for Building C, the transitional living facility. Commissioner Forinash objected.

Commissioner Sockwell made a motion that the Planning Commission amend the main motion to direct staff to consider the need for additional density on the site of Building C, the transitional living facility. Commissioner Cole seconded the motion.

Commissioner Forinash called the motion. Commissioner Sockwell repeated the motion that the Planning Commission recommends the County Board consider adding additional density on the side of Building C, the transitional living facility.

The Planning Commission voted to support the motion 8-1 with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Sockwell, Gutshall, and Harner in support, and Commissioner Brown opposed.

The Planning Commission voted to support the main motion as amended 9-0 with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Sockwell, Gutshall, Harner and Brown in support.

- B.** Consideration of consistency with the adopted comprehensive plan of a proposed public transitional living facility; located at North Rhodes Street and North Fairfax Drive (RPC 17-024-001 through -011, and -013 through -028). Applicable policies: Fort Myer Heights North Plan; GLUP “Medium Residential” and Fort Myer Heights North Special District.

Commissioner Ciotti made a motion that the Planning Commission finds that the general location or approximate location, character and extent of the proposed public facility are substantially in accord with the adopted Arlington County Comprehensive Plan or part thereof. Commissioner Forinash seconded the motion.

The Planning Commission voted 8-0 to approve the motion with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Harner, Sockwell, Gutshall, and Brown in support.

3. Presentation of the Preliminary FY2016 Planning Division Work Plan (INFORMATIONAL ITEM)

Bob Duffy, Director, CPHD, gave an update on the overview of the Fiscal Year 2016 work plan for the Planning Division.

The meeting recessed at 11:35 pm.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator