

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 11, 2015

PRESENT: Commissioner Rosemary Ciotti
Commissioner Steve Cole
Commissioner Christopher Forinash, Chair
Commissioner Erik Gutshall
Commissioner Brian Harner (arrived @ 7:10 pm)
Commissioner Nancy Iacomini, Vice-Chair
Commissioner Jane Siegel
Commissioner Steve Sockwell

ABSENT: Commissioner Ginger Brown

STAFF: Michelle Stahlhut, Planning Commission Coordinator
Gizele C. Johnson, Planning Commission Clerk
Debbie Albert, PD, DCPHD
Matt Mattauszek, PD, DCPHD
Arlova Vonhm, PD, DCPHD
Rebecca Ballo, NS, DCPHD
Melissa Cohen, HD, DCPHD
Joanne Gabor, Development Services, DES
Inta Malis, FBC AWG

The meeting was reconvened at 7:05 pm.

4. REMARKS BY COUNTY BOARD CHAIR, MARY HYNES

- 5. U-3401-15-1, COLUMBIA HILLS (N-FBC)** for the development of 229 multi-family dwelling units with a modification for a maximum building footprint under the Columbia Pike Neighborhoods Form Based Code. **(ACTION)**

Commissioner Ciotti moved that the Planning Commission recommend to the County Board approval of the subject use permit, in accordance with the Columbia Pike Neighborhoods Form Based Code (Article 11.2 of the Zoning Ordinance), to build 229 multi-family dwelling units with a modification for the maximum building footprint, subject to the conditions of the staff report dated February 3, 2015. Commissioner Cole seconded the motion.

Commissioner Gutshall made a motion that the Planning Commission recommend that the County Board request that the Zoning Administrator provide a written determination explaining how the required setback from a given façade to another façade with greater relative height shall be determined. Commissioner Forinash seconded that motion.

The Planning Commission voted to support the amendment to the main motion 6-1-1 with Commissioners Siegel, Iacomini, Forinash, Cole, Sockwell, Gutshall, in support, Commissioner Ciotti opposed, and Commissioner Harner abstaining.

The Planning Commission voted to support the main motion as amended 7-1 with Commissioners Siegel, Iacomini, Forinash, Cole, Sockwell, Gutshall, and Ciotti in support, and Commissioner Harner opposed.

6. **U-3402 -15-1, CARVER HOMES (N-FBC)** for the development of 50 townhouses including 73 residential units with a modification of ground story heights associated with accessible entrance requirements. **(ACTION)**

Commissioner Ciotti made a motion that the Planning Commission recommend to the County Board that they adopt the attached resolution to approve an amendment to the Master Transportation Plan to add a new segment of South Quinn Street and a new segment of 13th Street South within the block currently bounded by South Rolfe Street, 13th Road South, South Queen Street and 12th Road South. Commissioner Gutshall seconded the motion.

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

Commissioner Ciotti made a motion that the Planning Commission recommend to the County Board to approve the subject use permit in accordance with the Columbia Pike neighborhoods form based code to construct 50 townhouses totally 73 residential units with a modification of ground story finished floor heights and front facade entrances to address details associated with accessible entrance requirements subject to conditions of the staff report dated January 7, 2015. Commissioner Gutshall seconded the motion.

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

7. **FBC-19, ACZO Article 11.1 Commercial Form Based Code (Appendix A)** to amend the Western Gateway regulating plan to adjust the required building lines between South Jefferson Street and South Greenbrier Street. **(ACTION)**

Commissioner Forinash made a motion that the Planning Commission recommend at staff's recommendation that the County Board defer the proposed zoning ordinance amendment to a time concurrent with related real estate actions associated with the proposed multi-modal street improvement project on the Wildwood Park property located at 5550 Columbia Pike. Commissioner Iacomini seconded the motion.

8. **ZOA-15-01**, Amendments to the Arlington County Zoning Ordinance, Articles 1-18 and Appendices A and B, to incorporate a use classification system; update use tables and definitions; update use standards, including new standards for short term uses and accessory uses; and incorporate other minor updates throughout the Ordinance to codify administrative practices, increase clarity and consistency, and correct errors. **(ACTION)**

Commissioner Gutshall made a motion that the Planning Commission recommend to the County Board that they adopt the attached ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance to incorporate Articles 1-18 and Appendices A and B as shown in Attachment C to incorporate a use classification system; update use tables and definitions; update use standards, including new standards for short term uses and accessory

uses; allow off-site parking for daycare uses; allow by right interior repairs and alterations to non-conforming structures in R Districts and incorporate other minor updates throughout the Ordinance to codify administrative practices, increase clarity and consistency, and correct errors. Commissioner Sockwell seconded the motion.

Commissioner Siegel made a motion to propose an amendment to the proposed draft on Short Term Use Standards, attachment C, page 1 of 2, section 12.10.5 C. The existing text reads: “community services uses are proposed to be allowed for up to a total of 360 days (renewable for a single annual additional 90 day renewal),” unless it is found that a 25% or greater vacancy rate exists within the Special Services District Business Improvement District where the property is located. In that case, the building/property would be available for an additional 360 day renewals, until the vacancy rate falls below 25%. Commissioner Gutshall seconded the motion.

Commissioner Siegel withdrew the motion because the sense of the commission supports the spirit in which she advanced it, but had concerns about the motion being outside the scope of the advertisement. Commissioner Gutshall seconded the withdrawal.

Commissioner Forinash made a motion to recommend that the County Board defer adoption of the zoning ordinance amendment related to indoor and outdoor events under the short term use standards section to allow consideration of ways to extend short term uses in economically distressed site plans. Commissioner Siegel seconded the motion.

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

Commissioner Cole made a motion that the Planning Commission recommend to the County Board that the time limits for temporary storage pods be increased from 90 to 180 days. Commissioner Siegel seconded the motion.

The Planning Commission supported the motion 6-1 with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Sockwell, and Gutshall in support. Commissioner Harner was opposed and Commissioner Ciotti was absent.

The Planning Commission supported the motion 7-0 with Commissioners Siegel, Iacomini, Forinash, Cole, Sockwell, Gutshall, and Harner in support and Commissioner Ciotti absent.

9. ORGANIZATIONAL MATTERS & OTHER BUSINESS

A. Staff report on current matters
There was no staff report.

B. Chairman’s Report
Commissioner Forinash reported there are upcoming LRPC and SPRC meetings and County Board work sessions scheduled, and a PC Chair and Vice-Chair meeting with County Board Chair Hynes on Friday. The March Planning Commission hearing will be one night with the Wendy’s site plan anticipated as the main agenda item.

C. Committee Reports

1) Site Plan Review Committee

SPRC will test the new SPRC Working Group agenda on the 672 Flats project on March 9. Pentagon Center will be starting soon. Commissioner Gutshall will chair the Carpool SPRC process, with the other two members still to be determined. The Red Top Cab site will be coming soon, and Ballston Mall is still in the future due to ongoing density discussions.

2) Long Range Planning Committee

Commissioner Cole reported LRPC will have three nights of LRPC meetings to give input on the Rosslyn Sector Plan on February 17th and 18th, February 19th for the WRAPS Working Group, February 25th for WRAPS, and February 26th for the Affordable Housing Study which will become an element of the Comprehensive Plan. The County Board has scheduled work sessions on the Rosslyn Sector Plan on March 4th in the afternoon, and the Western Rosslyn Area Planning Study (WRAPS) process on March 4th in the evening. There is an Affordable Housing Study work session on March 10th. There is a forthcoming special GLUP study for proposed residential development at Nash and Key Boulevard that staff is investigating expanding beyond the applicant's land.

3) ZOCO

Commissioner Gutshall asked for another commissioner to attend a meeting with staff to discuss priorities and topics for the upcoming year.

4) Others

D. Liaison Reports

Commissioner Sockwell reported the PFRC has written a letter of support to the School Board for a proposed concept design for Abingdon. The School Board is expected to consider that design on February 17th. Additional schools expected to start the process fairly soon include Stratford and Wilson.

Commissioner Cole reported that the WRAPS process is struggling with where to locate the fire station but anticipates an outcome by the date of the County Board work session.

E. Approval of the January 12 and 14, 2015 Meeting Minutes

Commissioner Cole moved and Commissioner Forinash seconded the motion to approve the January 12, 2015 Meeting Minutes. The Commission voted 5-0-1 to approve the minutes. Commissioners Cole, Forinash, Gutshall, Siegel, and Sockwell voted aye and Commissioner Harner abstained.

Commissioner Forinash moved and Commissioner Siegel seconded the motion to approve the January 14, 2015 Meeting Minutes. The Commission voted 5-0-1 to approve the minutes. Commissioners Cole, Forinash, Gutshall, Siegel, and Sockwell voted aye and Commissioner Harner abstained.

Chair adjourned the meeting at 12:24 am