

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
MONDAY, MARCH 2, 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 (departs @ 10:45 pm)
Commissioner Jane Siegel
Commissioner Steve Sockwell

STAFF: Michelle Stahlhut, Planning Commission Coordinator
Gizele C. Johnson, Planning Commission Clerk
Bob Duffy, Director, PD, DCPHD
Tom Miller, PD, DCPHD
Peter Schulz, PD, DCPHD
Rebeccah Ballo, ONS, DCPHD
Melissa Cohen, HD, DCPHD
Linda Eichelbaum Collier, REB, DES
Robert Gibson, Transportation, DES

The Planning Commission meeting convened the meeting at 7:00 pm.

1. SP #435, 2026 & 2038 Wilson Boulevard (ACTION)

A. Transfer of Development Rights from 1201, 1215, 1223 and 1233 N. Courthouse and 2025 Fairfax Drive (RPC: 17-017-001,-002, -003, and -004) ("Sending Sites"), consisting of 104,789 square feet of gross floor area, to SP #435 at 2026 and 2038 Wilson Blvd., (RPC# 17-011-011 and -012) ("Receiving Sites").

B. GP 329-14-1 GENERAL LAND USE PLAN AMENDMENT from "General Commercial" (Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.) to "Medium" Office-Apartment-Hotel (up to 2.5 FAR Office Density, up to 115 units/acre Residential Density, up to 180 units/acre Hotel Density), for a property known as 2026 and 2038 Wilson Blvd. and generally located on the western most portion of the block in the area bounded by N. Courthouse Rd., Wilson Blvd., and Clarendon Blvd.

C. Z-2571-14-1 REZONING from "C-2" (Service Commercial--Community Business District) and "C-3" (General Commercial District) to "C-O-2.5" (Commercial Office Building, Hotel and Apartment District), and related update to ACZO Map 13-1 to indicate the Zoning District and extend Line A around the property boundary where necessary; for the property at 2026 and 2038 Wilson Blvd. (RPC# 17-011-011 and -012).

D. SITE PLAN #435 for an approximately 195,870 sq. g.f.a. office building with approximately 6,960 sq.ft. of g.f.a. ground floor retail for the property at 2026 and 2038 Wilson Blvd. (RPC# 17-011-011 and -012).

Commissioner Gutshall made a motion that the Planning Commission recommend to the County Board that they approve the Transfer of Development Rights, the General Land Use Amendment, the Rezoning, and Site Plan #435 consistent with the draft staff report dated February 18, 2015. Commissioner Iacomini seconded the motion.

Commissioner Gutshall moved that the Planning Commission recommend to the County Board that Condition 40(A)(4)(d) be amended to require that all retail spaces be constructed with provisions for restaurant use regardless of intended use at time of construction. Commissioner Iacomini seconded the motion.

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

Commissioner Gutshall moved that the Planning Commission recommend to the County Board that Condition 40(A)(1) be revised to read, “except that a bank shall also be a permitted use in the retail space fronting on the public plaza. In addition the developer agrees to market a space for an outdoor kiosk as defined in the Arlington County Zoning Ordinance (ACZO) Section 18 and the public plaza. Said kiosk shall comply with the kiosk regulations in section 12.5.12 in the ACZO or as modified by this site plan approval,” and insert, “and shall be operational so long as the bank use occupies the retail space fronting the public plaza.” Commissioner Forinash seconded the motion.

Commissioner Gutshall withdrew the motion. Commissioner Forinash agreed.

Commissioner Gutshall made a motion that the Planning Commission recommend to the County Board that Condition 40(A)(1) be revised to reflect that the applicant will work with Arlington Economic Development to approve the rental terms for the kiosk. Commissioner Forinash seconded the motion.

Commissioner Cole offered a friendly amendment to use the word “set” instead of “approve”. Commissioner Gutshall accepted.

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

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

E. Ordinance of Vacation to Vacate: 1) a Portion of the Right-of-Way of North Courthouse Road Running North to South Between Wilson Boulevard and Clarendon Boulevard Abutting the Western Boundary of Property Known as The Lands N/F McClaine Associates, LLC as Recorded in Deed Book 4285 Page 2341, RPC #17-011-011; and 2) a Portion of an Easement for Public Street Purposes Running North to South Between Wilson Boulevard and Clarendon Boulevard Along the Western Boundary of Property Known as The Lands N/F McClaine Associates, LLC as Recorded in Deed Book 4285 Page 2341, RPC #17-011-011, both with Conditions.

Commissioner Gutshall made a motion to determine that the proposed vacation of a 45 square foot portion of the right-of-way of North Courthouse road running north to south between Wilson Boulevard and Clarendon Boulevard, abutting the western boundary of property known as The Lands N/F McClaine Associates, LLC; and a 384 square foot portion of an easement for public street purposes running north to south between Wilson Boulevard and Clarendon Boulevard along the western boundary of property known as The Lands N/F McClaine Associates, LLC is substantially in accord with the Comprehensive Plan or applicable part thereof. Commissioner Iacomini seconded the motion.

Commissioner Forinash made a friendly amendment that the Planning Commission should “find” instead of “determine”. Commissioner Gutshall and Commissioner Iacomini agreed.

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

2. Discussion of the Preliminary FY2016 Planning Division Work Plan

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

3. ORGANIZATIONAL MATTERS & OTHER BUSINESS

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

B. Chairman’s Report

Chair Forinash reported Crystal Plaza 6 will be beginning soon and asked for a report from the February County Board hearing.

Commissioner Ciotti gave a report on the February County Board hearing. The County Board approved the Columbia Hills Form-Based Code project after discussion on the bulk and density of the project. The County Board discussed the zoning amendment proposal and approved part of the proposal in addition to referred to the ZOCO liaison for further information.

C. Committee Reports

1) Site Plan Review Committee

There was no SPRC report.

2) Long Range Planning Committee

Commissioner Cole thanked everyone for attending a number of recent meetings and reported there is nothing new to discuss currently for LRPC.

3) ZOCO

Commissioner Gutshall reported there will be a ZOCO meeting on March 10. The County adopted what was before them as outlined in the Request to Advertise for Phase IIb of the Zoning Ordinance update, and directed staff to advertise additional changes that will be discussed on March 10.

There was also direction to the County Manager to work with the Business Improvement Districts and report back to the County Board in October of 2015 to check-in on the impacts of the amendments.

4) Others

Liaison Reports

Commissioner Sockwell reported that the Public Facilities Review Committee has recommended a concept design for Abingdon and the School Board is scheduled to accept the concept design for Abingdon. Stratford will begin review in April.

Commissioner Brown reported that the Community Facilities Study has had two meetings. The next meeting is scheduled for March 11 on the topic of demographic modeling.

D. Approval of the February 9 and 11, 2015 Meeting Minutes

Commissioner Forinash moved and Commissioner Cole seconded the motion to approve the February 9, 2015 Meeting Minutes. The Commission voted 8-0 to approve the minutes. Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Siegel, and Sockwell voted aye.

Commissioner Forinash moved and Commissioner Cole seconded the motion to approve the February 11, 2015 Meeting Minutes. The Commission voted 8-0-1 to approve the minutes. Commissioners Ciotti, Cole, Forinash, Gutshall, Harner, Siegel, and Sockwell voted aye and Commissioner Brown abstained.

The meeting adjourned at 11:13 pm.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator