

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
MONDAY, NOVEMBER 2, 2015

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

STAFF: Gizele C. Johnson, Planning Commission Clerk
Michelle Stahlhut, Planning Commission Coordinator
Steve Cover, Director, DCPHD
Peter Schulz, PD, DCPHD
Arlova Vonhm, ZN, DCHPD
Jane S. Kim, Transportation, DES
Gregg Karl, Fire Department
Doug Insley, Fire Department

The Planning Commission convened the meeting at 7:05 p.m.

- 1. SP #46, Carpool**, CFO AV, LLC to amend a site plan by adding site area to construct an approximately 330,000 sq. ft. multifamily building with approximately 8,000 sq. ft. of ground floor retail on the new site area in the C-O-A zoning district. Property is approximately 82,370 sq. ft.; **located at 4000 & 4040 Fairfax Drive**. The proposed density is 6.25 FAR. Modifications of zoning ordinance requirements include: number of parking spaces, percentage of compact spaces, height, LEED Gold bonus density, exclusions of vertical shafts and other modifications as necessary to achieve the proposed development plan. **(ACTION)**

Commissioner Gutshall moved that the Planning Commission recommend to the County Board that they adopt the attached Ordinance to approve the subject site plan amendment request to add site area to the existing site plan SP #46 and to construct an approximate 333,000 square foot residential building that includes approximately 8,000 square feet of retail space of 22 stories of the additional site area with 264 underground parking spaces with modifications of use regulations for number of parking spaces, compact parking ratio, height bonus density for LEED Gold, exclusion of vertical shafts from gross floor area, and all other modifications as necessary to achieve the proposed development. Commissioner Schroll seconded the motion.

Commissioner Sockwell asked unanimous consent to amend the main motion to recommend the County Board direct staff to discuss with the applicant the potential usage of the bike

facility by non-residents of the buildings and if appropriate, develop a condition. There was no objection and the amendment was added to the main motion.

Commissioner Ciotti asked unanimous consent to amend the main motion to recommend to the County Board that they have two curb cuts at each corner at Quincy and Fairfax and Randolph and Fairfax. Commissioner Harner objected.

Commissioner Ciotti made a motion to recommend that the County Board direct staff to look at having full compliant with two wings for each curb cut crossing Fairfax and crossing Quincy and Randolph. Commissioner Cole seconded the motion.

The Planning Commissioner unanimously supported the amendment 11-0 with Commissioners Forinash, Iacomini, Ciotti, Siegel, Cole, Harner, Sockwell, Gutshall, Brown, Schroll, and Hughes in support.

The Planning Commission voted to support the main motion 10-1 with Commissioners Forinash, Iacomini, Ciotti, Siegel, Cole, Harner, Sockwell, Gutshall, Brown, and Schroll in support, and Commissioner Hughes against.

2. **SP# 436, Ballston Oaks Townhomes**, Stuart-Ballston LLC to request a final site plan to permit construction of 12 townhouse dwelling units in the R15-30T zoning district. Property is approximately 25,000 sq. ft.; **located at 1124-1138 N. Stuart Street**. The proposed density is 21 UNITS/ACRE. Modifications of zoning ordinance requirements include: reduced front and rear yard setbacks, increased lot coverage, reduced rear yard parking setback, and other modifications as necessary to achieve the proposed development plan. **(ACTION)**

Commissioner Siegel made a motion that Planning Commission recommend the County Board adopt the attached Ordinance to approve Site Plan #436 to permit the construction of twelve townhouse dwelling units with modifications to reduce required front and rear yard setbacks, increase lot coverage and other modifications as necessary to achieve the proposed development plan subject to the attached ordinance. Commissioner Gutshall seconded the motion.

Commissioner Siegel made a motion to amend the main motion that the County Board direct staff to work with the fire marshal to preserve some additional parking spaces in front of the redevelopment. Commissioner Ciotti seconded the motion.

The Planning Commission voted to support the amendment 8-0-3 with Commissioners Siegel, Forinash, Iacomini, Ciotti, Harner, Gutshall, Sockwell, and Schroll in support and Commissioners Cole, Hughes, and Brown abstaining.

Commissioner Forinash made a motion to amend the main motion that the Planning Commission recommend the County Board direct staff that if it is not possible to preserve additional on-street parking adjacent to the site that staff work with the applicant to design and implement two or three curb nubs or extensions along the North Stuart Street frontage to narrow the travelway of the street while accommodating the fire marshal's need. Commissioner Harner seconded the motion.

The Planning Commission voted to support the amendment 9-0-2 with Commissioners Siegel, Forinash, Iacomini, Ciotti, Harner, Gutshall, Sockwell, Brown, and Schroll in support and Commissioners Cole and Hughes abstaining.

The Planning Commission voted to support the amendment 8-3 with Commissioners Siegel, Forinash, Iacomini, Ciotti, Harner, Gutshall, Sockwell, Brown, and Schroll in support and Commissioners Cole, Hughes, and Sockwell against.

3. ORGANIZATIONAL MATTERS & OTHER BUSINESS

A. Staff report on current matters

There was no staff report.

B. Chairman's Report

Commissioner Forinash reported the election is coming up next month and also said Commissioner Ciotti has indicated she will be bringing forward recommendations regarding power doors and roll-in showers to the next hearing for review by the Commission.

C. Committee Reports

1) Site Plan Review Committee

Commissioner Iacomini said review of the Mazda site would start on November 18. Additionally, Key Boulevard was deferred last year until November 2015 and the County Board will be considering another deferral at this month's hearing. The applicant has indicated they will be working on restoration of the property and adding two more units instead of demolition.

2) Long Range Planning Committee

Commissioner Cole reported LRPC has only one outstanding item to review this year which is the Principles of Civic Design.

Commissioner Harner asked when the CPHD workplan would be reviewed and was concerned the Planning Commission was missing the opportunity to provide comment on the workplan. Previously the workplan was reviewed in March and April.

3) ZOCO

Commissioner Gutshall reported ZOCO will be reviewing the plan for WRAPS implementation on Tuesday, November 10.

4) Others

D. Liaison Reports

Commissioner Sockwell reported the PFRC has reviewed and made recommendations on the conceptual designs for Wilson and Stratford. The School Board will consider both as information items on November 5 and as action items on November 16.

E. Approval of the October 5 & 7, 2015 Meeting Minutes

Commissioner Forinash moved and Commissioner Ciotti seconded the motion to approve the October 5, 2015 Meeting Minutes. The Planning Commission voted 10-0-1 to approve the minutes with Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Cole, Gutshall, Brown, Hughes, and Schroll in support and Commissioner Sockwell abstaining.

Commissioner Forinash moved and Commissioner Cole seconded the motion to approve the October 7, 2015 Meeting Minutes. The Planning Commission voted 8-0-3 to approve the minutes. Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Gutshall, Brown, and Schroll in support and Commissioners Cole, Sockwell, and Hughes abstaining.

The meeting adjourned at 11:33 pm

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator