

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

PRESENT: Commissioner Ginger Brown (late arrival 9:29 pm)
Commissioner Rosemary Ciotti
Commissioner Steve Cole (late arrival 9:41 pm)
Commissioner Christopher Forinash, Chair
Commissioner Erik Gutshall
Commissioner Brian Harner
Commissioner Nancy Iacomini, Vice-Chair
Commissioner James Schroll
Commissioner Jane Siegel
Commissioner Steve Sockwell

ABSENT: Commissioner Stephen Hughes

STAFF: Gizele C. Johnson, Planning Commission Clerk
Michelle Stahlhut, Planning Commission Coordinator
Matt Mattauszek, PD, DCPHD
Melissa Cohen, HD, DCPHD
Linda Collier, REB, DES
Susan Finotti, TPB, DES
Joanne Gabor, TPB, DES

The Planning Commission convened the meeting at 8:05 p.m.

5. SP #438, Clarendon West (Red Top Cab Site) (ACTION)

- A. CONSIDERATION OF ADOPTION OF AN AMENDMENT** to the Arlington County Comprehensive Plan's Master Transportation Plan (MTP) Map to delete a portion of N. Ivy Street south of 13th Street N.
- B. ENACT AN ORDINANCE OF VACATION TO VACATE:** **1)** a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 234, 235, 236, 237 and 259, RPC #15-078-024; **2)** a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 259, RPC #15-078-024; **3)** a Portion of 13th Street North Between North Ivy Street and North Irving Street Abutting the Northwestern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 224, RPC #15-078-012; **4)** a Portion of Washington Boulevard at the Northeast Intersection of Washington Boulevard and 13th Street North, Near the Southwestern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part of Vacated N. Jackson Street, RPC #15-078-024; **5)** a Portion of Washington Boulevard Abutting the Southern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 259 and 258, RPC #15-078-024; **6)** a Portion of North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot

224, RPC #15-078-012; 7) a Portion of North Ivy Street Running in a Southeast Direction from 13th Street North and Between and Abutting Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 224, Lot 223, Lot 222, Lot 221, Lot 219, RPC #s 15-078-012, -011, -021, -010, -022 and Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 234, 235, 236, and 237 and Abutting and to the North of Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 253 and 252, RPC # 15-078-024 and 15-078-006; 8) and an Easement for Public Street and Utilities Purposes Running From the Northeast to the Southwest and then to the Southeast and then to the East, Located on Property Known as Part Lots, 252, 253, 254, 237, 236, 235, 234, 259, 258, 257, 256, 255 and Part of Vacated N. Jackson Street, Wood-Harmon's Addition to Block 6, Clarendon, RPC #s 15-078-024 and 15-078-006, all with Conditions.

Commissioner Ciotti made a motion that the Planning Commission recommend that the County Board adopt this amendment to the Arlington County Comprehensive Plan's Master Transportation Plan map to delete a portion of North Ivy Street south of 13th Street North. Commissioner Iacomini seconded the motion.

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

Commissioner Ciotti made a motion that the Planning Commission make a finding that the requested vacations are in accordance with the Comprehensive Plan. Commissioner Iacomini seconded the motion.

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

6. ZOA-N-FBC-4 Amendments to the Arlington County Zoning Ordinance to amend section 204. D (Transfer of Development Rights): §11.2 "CPN-FBC" (Appendix B), to extend the sunset date for current Columbia Pike TDR multipliers by five years.
(ACTION)

Commissioner Gutshall made a motion that the Planning Commission recommend the County Board adopt the attached ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance Article 11.2 Form Based Code Columbia Pike Neighborhoods Form Based Code District Appendix B to amend section 204. D to extend the sunset date for current Columbia Pike TDR multipliers by five years. Commissioner Schroll seconded the motion.

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

7. **FBC-20**, Amendments to the Arlington County Zoning Ordinance Article 11.1 CP-FBC Columbia Pike Form Based Code Districts (Appendix A) to amend the Western Gateway Regulating Plan to adjust the Required Building Lines between South Greenbrier Street and South Jefferson Street to reflect the transportation improvements proposed as part of the Columbia Pike Multimodal Street Improvements and to reflect the existing street condition and building placement of the 55 Hundred FBC project. (**ACTION**)

Commissioner Gutshall made a motion that the Planning Commission recommend the County Board that the adopt the attached ordinance to re-amend, reenact, and recodify the Arlington County Zoning Ordinance Section 11.1 CP-FBC Columbia Pike Form Based Code Districts Appendix A Section 3 to amend the Western Gateway Regulating Plan to include adjustments to the Required Building Lines between South Greenbrier Street and South Jefferson Street as shown in Attachments A and B to our staff report dated October 19, 2015. Commissioner Sockwell seconded the motion.

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

3. ORGANIZATIONAL MATTER & OTHER BUSINESS (CONT.)

F. Ballston Quarter Letter of Intent (LOI) (Information Item)

Marc McCauley, Arlington Economic Development (AED) gave an informational presentation on the LOI for Ballston Quarter.

G. Chairman's Report (cont.)

Commissioner Forinash introduced the possibility of changing the traditional way Chair and Vice-Chair of Planning Commission is decided. More information will be available in December.

The meeting adjourned at 11:50 pm

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator