

Planning Commission Meeting  
March 14, 2013  
Verbatim Excerpt

ST09-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON TRANSIT DEVELOPMENT AREA, LAND UNIT L & A PORTION OF LAND UNIT M)

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman.

Chairman Murphy: Sigh is noted.

Commissioner Migliaccio: Before I get to my motion tonight, I just would like to take time to thank the speakers for coming out. Not often do we get speakers from Mount Vernon and Lee coming to a Plan Amendment and speaking in support of it. And I thank you from coming all the way down here from the Lee District and Mount Vernon. I also would like to thank County staff for their hard work on this; specifically Jen Lai, Marianne Gardner, Tom Burke, Arpita Chatterjee, and others who worked on this with the Jefferson Manor Task Force for more than a year. Together, they have put forth tonight a vision that I believe will add to the overall quality of life in the community when fully implemented by allowing for the redevelopment of an aging shopping center and garden apartments, all within walking distance to the Huntington Metro. When completed it will have, among other things, a central civic square, an east-west pedestrian connection to the Metro, and will provide a buffer to an existing stable neighborhood. As staff indicated, this Plan Amendment proposes to modify the Comprehensive Plan to recommend transit-oriented development for a roughly seven-acre portion of the study area. The recommendation is for mixed-use development up to a 2.15 FAR, consisting of 300 to 600 residential units and a range of 50,000 to 85,000 square feet of retail and office uses, as we've discussed. The Amendment also proposes adjusting the boundary of the Huntington Transit Development Area to remove 54 duplex units from the TDA and re-plan them for residential use at 8 to 12 dwelling units per acre. This recommendation reflects the planned development density of the Jefferson Manor community and will prevent encroachment of higher intensity development into the Jefferson Manor Conservation Area. The recommendation also supports the Board-authorized Huntington Affected Area study to assess the transportation needs in the Huntington Transit Station Area. Mr. Chairman, the Task Force and staff recommendation has the support of the Lee District Land Use Committee and my support. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE PROPOSED COMPREHENSIVE PLAN TEXT FOR PLAN AMENDMENT ST09-IV-MV1, AS SHOWN ON PAGES 15-23 OF THE STAFF REPORT DATED FEBRUARY 28<sup>TH</sup>, 2013, WITH THE MODIFICATIONS SHOWN IN THE DOCUMENT TITLED, "MAXIMUM LEVEL OF DEVELOPMENT IN THE HUNTINGTON TRANSIT DEVELOPMENT AREA," DATED MARCH 14<sup>TH</sup>, 2013, AS AMENDED TONIGHT DURING OUR DISCUSSION.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant.

Commissioner Sargeant: Oh, excuse me.

Chairman Murphy: Is there a discussion of the motion?

Commissioner Migliaccio: One more sentence, Mr. Sargeant.

Commissioner Sargeant: One more.

Commissioner Migliaccio: Two more. This modification incorporates the development potential for the recently adopted Huntington Club Plan Amendment. And I ALSO MOVE THAT THE PLANNING COMMISSION RECOMMEND MODIFICATIONS TO THE FIGURES AS SHOWN ON PAGES 24 THROUGH 29 OF THE STAFF REPORT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? I just have some questions on this handout.

Commissioner Migliaccio: I'll see you after the committee meeting, Mr. Chairman.

Chairman Murphy: All those in –

Commissioner Hart: Mr. Chairman?

Commissioner Hall: Wait.

Chairman Murphy: Oh, Mr. Hart.

Commissioner Hart: Yes. I just want to make sure I understand. THE MODIFICATION TO THE HANDOUT IS: PUTTING "UP TO" IN THE FIRST BULLET; LIMITING THE FOURTH BULLET TO LAND UNIT E; AND LIMITING THE FIFTH BULLET TO - - IT'S AN ADDITIONAL 50,000 TO 85,000 IN L. And that's what we're changing? And DELETING THE WORD "AND" BETWEEN FOUR AND FIVE.

Commissioner Migliaccio: And you captured the "up to 120,000"?

Commissioner Hart: Yes, "up to" in that first bullet, yes. That's where the change is?

Marianne Gardner, Director, Planning Division, Department of Planning and Zoning: There's one more, which is "UP TO 120,000 SQUARE FEET OF OFFICE SPACE." So, "of office space."

Commissioner Hart: Oh, right. IN THE LAST LINE OF THE FIRST BULLET?

Ms. Gardner: CORRECT.

Commissioner Hart: Thank you.

Chairman Murphy: All those in favor of the motion to recommend to the Board of Supervisors that it adopt ST09-IV-MV1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioners Donahue and Litzenberger absent from the meeting.)

JN