

ST10-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (PENN DAW SPECIAL STUDY)

After the Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I had a quite lengthy motion, but I'm going to try to cut it down. We've had quite a long time with this tonight. Throughout this 16-month long process as a community, we've had one goal in mind: how to make Penn Daw CBC better and how to address the future growth in the area. With the closing of the Penn Daw anchor store due in no small part to the by-right big box store at King's Crossing, we have a unique chance to make this happen. Everyone in Lee wants to have this site prosper while respecting the surrounding stable neighborhoods. Where we have differed is how to go about achieving it. Some in the community would like the status quo, which would keep an older, less attractive shopping center that is no longer truly viable, while others in the community seek a chance to redevelop the land as a mixed-use development, an opportunity missed across the highway. This planning process is nearing the end but there are still many opportunities for the general public to influence what is to be built there. If this Plan language is adopted there still needs to be rezonings, at which time the process starts anew at the community level. As for the density, the Plan language states up to 735 units. This is not a guaranteed number; in fact, it may be less than 735. As staff mentioned, the Amendment would add options for residential mixed-use redevelopment to Land Unit H, which would be split into two sub-units, H-1 and H-2. The options would support redevelopment of Land Unit H with up to 735 residential units and a minimum of 40,000 square feet of retail use. Intensities of up to 1.4 FAR for Sub-unit H-1 and up to 1.15 FAR for Sub-unit H-2 are recommended. Tax Map Parcel 83-3 ((11)) 6 would be added to Sub-unit H-1 within the Penn Daw CBC. Pedestrian orientation is emphasized with guidance related to streetscape and urban design and building heights, buffering, and tapering to address impacts on adjacent neighborhoods. Conditions related to the provision and timing of transportation improvements are included. Additionally, a recommendation encouraging the coordination of site design with Land Unit H would be added to Sub-unit F-2. My modifications, as shown in the handout dated March 21st, 2012, include the staff recommendation to further detail - includes further detail about the transportation and connectivity improvements, additional language regarding stormwater management, restoration of language regarding a transit center in Sub-unit F-2, and removal of a tax - a reference to Tax Map Parcel 83-3 ((11)) 6 in the Huntington Community Planning Sector guidance that conflicts with the proposed plan for this parcel. In addition, a misplaced bullet related to realignment of the entrance to Penn Daw Plaza will be removed from Sub-unit H-1. In addition, I would like to incorporate on page 3 of my handout, Commissioner Lawrence's high-quality design language.

- ON THE THIRD BULLET POINT FROM THE BOTTOM ON PAGE 3, INSERT "HIGH QUALITY SITE DESIGN AND HIGH QUALITY ARCHITECTURE SHOULD BE PROVIDED," AND

- ALSO ON PAGE 5 OF MY HANDOUT FOR THIS EVENING, TO ADDRESS CUT-THROUGH TRAFFIC ON SCHOOL STREET, I WOULD LIKE TO CHANGE THE FIFTH BULLET POINT TO READ, "TRAFFIC AND SAFETY CONCERNS ON SCHOOL STREET ARE ADDRESSED WITH TRAFFIC CALMING AND/OR ANTI-CUT-THROUGH MEASURES WHERE WARRANTED."

On Monday night, after a lengthy discussion, the Lee District Land Use Committee voted 18 to 5 to 1, in favor of the Plan Amendment as articulated by staff tonight. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT ST10-IV-MV1, WITH THE MODIFICATIONS SHOWN IN MY HANDOUT DATED MARCH 21ST, 2012.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion?

Commissioner Lawrence: Mr. Chairman?

Chairman Murphy: Mr. Flanagan. I mean, Mr. Lawrence, and then - go ahead, Mr. Lawrence.

Commissioner Lawrence: We look a lot alike.

Chairman Murphy: Well, I know, but he had his hand up too and I just - yes.

Commissioner Lawrence: Thank you, Mr. Chairman. I see it as just a point of clarification, I think. I don't think it rises to the level of an amendment. On page 6 of your handout is the parallel set of bullets for the other sub-unit, Sub-unit H-2. And THE SECOND BULLET, IF YOU'RE GOING TO BE CONSISTENT, SHOULD ALSO SAY, "HIGH QUALITY SITE DESIGN AND ARCHITECTURE," AS YOU HAVE DONE WITH THE FIRST BULLET.

Commissioner Migliaccio: Yes.

Commissioner Lawrence: Is that your intention with the motion?

Commissioner Migliaccio: Yes, that - THAT IS MY INTENTION.

Commissioner Lawrence: Thank you, Mr. Chairman. Thank you, maker of the motion.

Chairman Murphy: Further discussion?

Commissioner Sargeant: Mr. Chairman? I also just wanted to clarify for the record, on page 2 - and we had this discussion earlier - under Sub-unit F-2, the addition that we are reinserting - the language that's starting with, "If a transit center or enhanced transit stop cannot be accommodated

in Land Unit E or additional analysis determines that Land Unit F-2 is a more appropriate and logical location, a transit center or enhanced transit stop should be accommodated in this land unit to support mixed-use redevelopment in the surrounding area.”

Commissioner Migliaccio: YES, THAT IS CORRECT.

Commissioner Sargeant: Okay, thank you.

Chairman Murphy: Further discussion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Plan Amendment ST10-IV-MV1, as amended this evening by Mr. Migliaccio, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.)

JN