

Planning Commission Meeting
July 28, 2010
Verbatim Excerpt

APR Item #09-IV-16MV – Mount Vernon District

Markup Session (Public Hearing held on July 14, 2010)

Chairman Murphy: APR 09-IV-16MV.

Commissioner Flanagan: Thank you, Mr. Chairman. South County APR Item 09-IV-16MV is located in the Mount Vernon Planning District, and also located east of the North Kings Highway, south of the Huntington Transit Station facilities. Mr. Chairman, the nominator, Neel Teague, submitted South County APR Item 09-IV-16MV. The nomination proposes to add 200 residential units to the maximum units recommended in the current Plan for the site. Staff supports the proposed increase in density adjacent to the Metro station, but suggests additional development conditions. The staff alternative adds conditions related to the provision of bicycle and pedestrian features, screening of telecommunications equipment, the use of green building practices, provision of usable open space, and underground parking. The Mount Vernon District APR Task Force recommended approval of the staff alternative. During the July 14, 2010 public hearing, the nominator supported the staff alternative, but requested an amendment to the condition in the proposed text dealing with underground parking. Therefore, Mr. Chairman, FOR SOUTH COUNTY APR ITEM 09-IV-16MV, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE, AS MODIFIED AND SHOWN IN MY HANDOUT DATED JULY 28, 2010, BY REPLACING THE CONDITION THAT READS, "UNDERGROUND STRUCTURED PARKING IS PROVIDED TO SERVE THE DEVELOPMENT (ON STREET AND INCIDENTAL SURFACE PARKING SHALL BE ALLOWED CONSISTENT WITH URBAN DESIGN GUIDELINES);" AND REPLACING THAT WITH "UNDERGROUND PARKING, OR PARKING BUILT INTO THE SLOPE, IS PREFERRED TO MINIMIZE VISUAL INTRUSION AND CREATE A PEDESTRIAN ORIENTED ATMOSPHERE. ARCHITECTURAL DETAILING, SCREENING, LIGHTING, AND LANDSCAPING THAT IS AESTHETICALLY APPEALING SHOULD BE EMPLOYED ALONG EXPOSED PARKING LEVELS TO MITIGATE NEGATIVE IMPACTS. EFFORTS SHOULD BE TAKEN TO FACE ABOVE GROUND STRUCTURES TO SERVICE STREETS, AND SHOULD BE DESIGNED TO BE CONSISTENT WITH SURROUNDING BUILDINGS. ON-STREET AND INCIDENTAL SURFACE PARKING SHALL BE ALLOWED CONSISTENT WITH URBAN DESIGN GUIDELINES."

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Yes. Without objection. Mr. Alcorn.

Commissioner Alcorn: I just want to check with staff. Is staff okay with the text that's being recommended here?

Marianne Gardner, Planning Division, Department of Planning and Zoning: Yes, we are, Mr. Alcorn.

Commissioner Alcorn: Okay. Thank you.

Commissioner Lawrence: Mr. Chairman?

Chairman Murphy: Yes, Mr. Lawrence.

Commissioner Lawrence: I think there's a - - a syntactical problem in the - - in the replacement text. The sentence beginning, "Efforts should be taken to face above ground structures to service streets, and should be designed," I don't think it's the efforts that should be designed. I think **THE WORD "THEY" SHOULD BE INSERTED AFTER THE WORD "AND."** So, in fact I'd like to see IT READ, **"EFFORTS SHOULD BE TAKEN TO FACE ABOVEGROUND PARKING STRUCTURES TO SERVICE STREETS, AND THEY SHOULD BE DESIGNED TO BE CONSISTENT WITH SURROUNDING BUILDINGS."**

Commissioner Flanagan: I ACCEPT THAT AMENDMENT.

Chairman Murphy: Okay.

Commissioner Flanagan: Thank you.

Chairman Murphy: Without objection. Nice catch.

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(The motion carried unanimously with Commissioner Harsel not present for the vote.)

KAD