

Planning Commission Meeting
October 4, 2012
Verbatim Excerpt

S12-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (PENN DAW COMMUNITY
BUSINESS CENTER – FAST EDDIE’S)

After the Close of the Public Hearing

Chairman Murphy: Public Hearing is closed. Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. This Amendment, developed by staff, was authorized by the Board of Supervisors on January 12, 2012. The Amendment considers adding an option for the area bounded by Jamaica Drive, Richmond Highway, and North Kings Highway consisting – there should be Shields Avenue in there, shouldn't there? Consisting of Tax Map parcels 83-3 ((1)) 22B, 22C, 22D; and then 83-3 ((9)) (1) A, B, B1, B2, 1, 2, 3, 4, 4A, 5, and 5A. The staff recommendation would add an option for mixed-use development to include a maximum of 360 multi-family residential units with up to 40,000 square feet of ground floor retail and office uses at an intensity of up to 1.8 FAR; and conditions related to consolidation, urban design, building height, buffering and screening, open space, parking, stormwater management, and transportation. My proposed motion also highlights modifications not in the staff report that will limit the building height for buildings oriented to Richmond Highway to 65 feet and place a lower building height limit of 55 feet on buildings oriented to Shields Avenue, North Kings Highway, and Jamaica Drive, as shown on page 3 of my handout. I therefore MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION WITH MODIFICATIONS FOR PLAN AMENDMENT S12-IV-MV1, AS SHOWN IN MY HANDOUT DATED OCTOBER 4, 2012, WITH THE FOLLOWING TWO CHANGES – and one is to add at the last – let's see – IN THE VERY LAST BULLET AFTER THE WORD, "STORMWATER," ADD "QUANTITY AND," SO THAT IT WOULD READ, "STORMWATER QUANTITY AND QUALITY." That is as it was in the staff report. AND THEN ALSO IN THE FIRST BULLET ON PAGE 3, ADD THE WORDS, "SHIELDS AVENUE," AFTER, "RICHMOND HIGHWAY," AND BEFORE, "AND NORTH KINGS HIGHWAY."

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Discussion? Mr. Migliaccio.

Commissioner Migliaccio: Mr. Chairman, thank you. Commissioner Flanagan, regarding the stormwater quality and quantity control measures, I thought we were INSERTING: "THAT ARE SUBSTANTIALLY MORE EXTENSIVE..." , in addition –

Commissioner Flanagan: That was in the staff report?

Commissioner Migliaccio: No, it was what we recently talked about.

Chairman Murphy: Where are you? Tell us where you are. What bullet and page?

Commissioner Migliaccio: PAGE 4 of –

Commissioner Flanagan: Last bullet.

Commissioner Migliaccio: -OF COMMISSIONER FLANAGAN’S HANDOUT – the final bullet on page 9 of the staff report. And the reason that I was inserting, “substantially,” was to match up with what we had done across the street after extensive communication between Mount Vernon and Lee District on the Penn Daw Special Study – because the watershed here we know is very poor.

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Could I just ask staff – does that make sense to staff? To add “substantially” there?

Aaron Klibaner, Planning Division, Department of Planning and Zoning: Yes.

Chairman Murphy: Are you aware we’re adding it? Okay. Without going back and forth between the two documents, we’re going to add it to this – Mr. Flanagan’s draft. Do you know where to put it? Okay.

Commissioner Alcorn: Ms. Hurley.

Chairman Murphy: All right, are we all on the same sheet here? Okay.

Commissioner Migliaccio: Thank you, Mr. Chairman.

Chairman Murphy: Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. I thought I understood, but I didn’t quite get those words from the Commissioner from Mount Vernon. Where it says, “The buildings should be oriented to Richmond Highway and Shields Avenue in order to create -” are you replacing North Kings Highway with Shield Avenue?

Commissioner Sargeant: Shields.

Chairman Murphy: No, it’s an addition. It –

Commissioner Flanagan: It’s an addition.

Chairman Murphy: Richmond Highway, Shields Avenue, and North Kings Highway. Yes, all three.

Commissioner Flanagan: It will finally read – it will finally read: “BUILDINGS SHOULD BE ORIENTED TO RICHMOND HIGHWAY, SHIELDS AVENUE, AND NORTH KINGS HIGHWAY IN ORDER TO CREATE AN URBAN DESIGN EDGE.”

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Out-of-Turn Plan Amendment S12-IV-MV1, as amended this evening and based on Mr. Flanagan’s motion dated October 4, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion, as amended, carried unanimously with Commissioner Hall not present for the vote.)

JLC