

Planning Commission Meeting  
October 15, 2015  
Verbatim Excerpt

PA 2015-IV-MV2 – PLAN AMENDMENT (HUNTINGTON CLUB CONDOMINIUMS)

Decision Only During Commission Matters

Vice Chairman de la Fe: I'll will close the public hearing; Mr. Flanagan.

Commissioner Flanagan: On June 23, 2015, the Board of Supervisors authorized Plan Amendment 2015-IV-MV2. The authorization directed staff to consider altering or eliminating the office component from the planned mixed-use redevelopment option for an intensity of up to 3.0 FAR for Land Unit I of the Huntington Transit Station Area. The Huntington Club's 364 condominium units, which occupy almost all of the land unit, are now 50 years old and badly in need of redevelopment. This action was intended to facilitate reuse of the property and overcome a concern that demand for office space near the Huntington Metro station may be unlikely in the short term. A public hearing was held on October 1, 2015. Decision was deferred to allow time for further discussion on the amendment. Planning and Zoning and Economic Development Authority staff, representatives from the Huntington Club Home Owners Association, Commissioner Sargeant and myself, and the potential developers of the site have met at various points since the deferral. Resulting from these meetings, an agreement to modifications of the current Plan option has been reached - and that is supported by all of the parties, including staff - as well as recognition that another amendment should be evaluated for an alternative development proposal on the site at a higher planned intensity. Therefore, I believe that the Planning Commission should recommend revising the existing Comprehensive Plan option to add text in support of phasing, allowing the development to be sequenced to include office at a later date. Such a phasing plan at the rezoning stage would ensure a viable, well-designed mixed use project, with careful consideration given to interim conditions. I have included proposed language in support of this notion below. Following the Commission's action on this text, I will offer a follow-on motion to encourage further consideration of the intensity and the mix - mix of uses at Huntington Club. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT A PLANNING COMMISSION ALTERNATIVE FOR PLAN AMENDMENT 2015-IV-MV2, AS FOUND ON MY HANDOUT DATED OCTOBER 15, 2015.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioner Sargeant. Is there any discussion? Let's start with Mr. Ulfelder.

Commissioner Ulfelder: I just have one suggestion in the language itself. The underscored language in the first line where it talks about, it should be a component of "the" rezoning application. I would SUBSTITUTE "ANY" FOR "THE," because we don't actually have a rezoning application in connection with this.

Vice Chairman de la Fe: Is that a friendly amendment?

Commissioner Flanagan: I do accept that.

Commission Hurley: I just want to verify, you know, there's no change to the comprehensive land use map plans, so 25 percent - just under 5 acres - will be reserved for office space. Is that correct?

Commissioner Flanagan: That's right.

Commissioner Hurley: Thank you.

Vice Chairman de la Fe: Okay, any further discussion. Okay, this was the difficult one. Hearing and seeing none, all those in favor of the motion as friendly amended by Commissioner Ulfelder, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: All opposed? The motion carries.

Commissioner Hedetniemi: Abstain; I was not here.

Vice Chairman de la Fe: Okay. Motion carries with one abstention; Commissioner Hedetniemi was not here for the public hearing. That you very much.

Commissioner Flanagan: No, I have a couple of motions.

Vice Chairman de la Fe: Oh, I'm sorry. You have the follow-on motion.

Commissioner Hart: Wait, there's more.

Vice Chairman de la Fe: Well, thank you very much for this one.

Commissioner Flanagan: Very important follow-on motion. Mr. Chairman, recent discussions suggest that there may be benefit in considering an increase in the residential units while retaining the current adopted level of office, retail, and hotel use. In an effort to facilitate dialogue on the matter, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE A PLAN AMENDMENT TO DIRECT STAFF TO CONSIDER A MIX OF USES UP TO 4.0 FAR, WITH A FOCUS ON AN INCREASED PROPORTION OF RESIDENTIAL UNITS AND OFFICE USE. THE AUTHORIZATION WOULD BE SUBJECT TO AN ANALYSIS OF IMPACTS TO THE SURROUNDING NEIGHBORHOODS, TRANSPORTATION NETWORK, PARKS, PUBLIC FACILITIES INCLUDING SCHOOLS, AMONG OTHER CONSIDERATIONS.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioner Sargeant. Is there any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(The first motion carried by a vote of 8-0-1. Commissioner Hedetniemi abstained from the motion; Commissioners Lawrence, Murphy, Strandlie were absent from the meeting.

The second motion carried by a vote of 8-0-1. Commissioner Hedetniemi was not present for the vote; Commissioners Lawrence, Murphy, Strandlie were absent from the meeting.)

JN