

Planning Commission Meeting
April 18, 2013
Verbatim Excerpt

PCA C-108 – ARLINGTON BOULEVARD DEVELOPMENT, LLC
FDPA C-108-04 – ARLINGTON BOULEVARD DEVELOPMENT, LLC
SE 2012-PR-005 – ARLINGTON BOULEVARD DEVELOPMENT, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Lawrence.

Commissioner Lawrence: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA C-108, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 9, 2013, AND WITH THE ADDITION OF THOSE DISCUSSED THIS EVENING.

Commissioners Flanagan and Hart: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA C-108, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA C-108-04.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2012-PR-005, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 9, 2013.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2012-PR-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND A WAIVER TO ALLOW THE TOTAL LENGTH OF A GROUP OF SINGLE-FAMILY ATTACHED DWELLINGS TO MEASURE 245 FEET WHERE A MAXIMUM OF 240 FEET IS PERMITTED.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF FRONTAGE IMPROVEMENTS ALONG ARLINGTON BOULEVARD IN FAVOR OF THE FRONTAGE IMPROVEMENTS SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE TRAIL REQUIREMENTS ALONG ARLINGTON BOULEVARD AND SOUTH STREET IN FAVOR OF THE SIDEWALKS SHOWN ON THE CDP/FDPA/SE (sic) PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF LOADING SPACE REQUIREMENTS IN FAVOR OF THE LOADING SPACE SHOWN ON THE CDP/FDPA/SE (sic) PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Lawrence: I move that the Planning Commission – I'm sorry.

Chairman Murphy: Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND A REAFFIRMATION OF THE INCREASE IN FAR ABOVE 1.5 IN THE PDC DISTRICT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE PRIVACY YARD REQUIREMENTS FOR SINGLE-FAMILY ATTACHED DWELLINGS IN THE PDC DISTRICT IN FAVOR OF THE OPEN SPACE SHOWN ON THE CDP/FDPA/SE (sic) PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND MODIFICATIONS AND WAIVERS OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THE PLANTINGS SHOWN ON THE CDP/FDPA/SE (sic) PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE PFM REQUIREMENTS AT THE TIME OF SITE PLAN APPROVAL TO LOCATE UNDERGROUND STORMWATER MANAGEMENT FACILITIES IN A RESIDENTIAL AREA (PFM SECTION 6-0303.8) SUBJECT TO THE WAIVER OF CONDITIONS CONTAINED IN ATTACHMENT A OF APPENDIX 15 (WAIVER NUMBER 24549-WPFM-001-1).

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE TREE PRESERVATION TARGET AREA REQUIREMENT IN FAVOR OF THE PLANTINGS SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE PFM FOR DRIVE AISLES AND PARKING SPACE GOVERNANCE (sic) TO ALLOW STRUCTURAL COLUMNS TO EXTEND BY NO MORE THAN FOUR PERCENT INTO THE REQUIRED STALL AREA IN PARKING STRUCTURES AND TO ALLOW 22-FOOT-WIDE AISLES AND RAMPS IN AREAS INDICATED WITH NO PARKING IN THE CDPA/FDPA/SE PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion?

Commissioner Hart: Mr. Chairman, on that one I did have a discussion. I think the word was “geometrics” in mine instead of “governance” – in the second line.

Chairman Murphy: Brent?

Commissioner Lawrence: Let the record show –

Commissioner Hart: Is that right?

Brent Krasner, Zoning Evaluation Division, Department of Planning and Zoning: It is geometrics.

Chairman Murphy: It is geometrics.

Commissioner Lawrence: Let the record show GEOMETRICS. Thank you.

Chairman Murphy: WITHOUT OBJECTION, the motion carries.

Commissioner Hart: We didn't vote yet.

Chairman Murphy: We didn't? Okay, does anybody want to vote? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner de la Fe not present for the votes; Commissioners Hall and Migliaccio absent from the meeting.)

JLC