

PLANNING COMMISSION
DRAFT
WORK SESSION ACTION MINUTES
September 14, 2016

The Planning Commission met for a work session on Wednesday, September 14, 2016, at 6:30 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia, with Michael Gelb, Chairman, presiding. The following members were present: Mary McCullough, David Miller, Stephen Kenney, Andrew Meren, and Sharon Baum. Also in attendance and representing Town Staff were Patrick J. Mulhern, AICP Director of Planning & Zoning, Hyojung Garland, Deputy Director of Planning & Zoning, Michael D'Orazio Town Planner, and Jennifer Murphy, Clerk to the Commission.

ITEM NO. 1:

Continuation of discussions from the August 24, 2016 work session regarding zoning code amendments related to MAC, RM-2 zones, parking, and definitions.

Staff provided a brief presentation on revised language. Currently there is general consensus among Town Council on most proposed MAC and RM-2 code language revisions. Some concerns remain for potential unforeseen impacts to Town Code Parking and Definitions affecting how they do business. Town Council has sent all four amendments to Planning Commission for vetting further. The Council is scheduled to advertise for the Public Hearing at their October 3, 2016 Town Council meeting with a Public Hearing on October 24, 2016.

Proposed changes to MAC code language to include: changing submittal requirements to a concept plan, multi-modal transportation impact analysis (unless waived by the Director of Public Works), and color isometric 3D renderings of the proposed development to include surrounding buildings. Staff suggests proffering that the site plan be in substantial accord matching up to other jurisdictional requirements for rezoning.

Additional changes include increasing the side-yard setback from 11 feet to 15 feet and limit parking to the back of commercial buildings. The applicant can request a modification to park at the front.

Reduce distance for *Bicycle parking*, as it will not affect handicap spaces meeting ADA requirements. Adding the following language, "*Additional weather protected bicycle parking...*"

Parking lot landscaping, adding the following language to subsection C. "...At least 25% of the required..." to ensure more visual seasonal color. For *street trees* to include the notation that, "...a mix of landscape options will be reviewed and approved..."

18-95.13, increase open space from 10 to 15%...

18-95.14.7, Transparency requirements will not including parking garage openings.

Staff is currently working on information for the public that further explains proposed MAC changes, which will be available online.

Staff presented proposed changes to Town Code Definition language for Architectural Front, Finished lot grade, and Lot front definitions.

There being consensus MAC text language Planning Commission will hold a Public Hearing. The commission will hold an additional work session on September 21, 2016 to continue discussions on the remaining items.

There being no further discussion the work session adjourned at 8:30 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy

Board Clerk