

CITY COUNCIL OF ALEXANDRIA, VIRGINIA

REGULAR MEETING

Saturday, December 17, 2011

9:30 a.m.

Present: Mayor William D. Euille, Vice Mayor Kerry J. Donley, Members of Council Frank H. Fannon, Alicia R. Hughes, K. Rob Krupicka, Redella S. Pepper and Paul C. Smedberg.

Absent: None.

Also Present: Mr. Young, City Manager; Mr. Banks, City Attorney; Ms. Evans, Deputy City Manager; Mr. Jinks, Deputy City Manager; Police Captain Ogden; Mr. Johnson, Chief Financial Officer; Ms. Hamer, Director, Planning and Zoning; Ms. Ross, Deputy Director, Planning and Zoning; Mr. Randall, Planning and Zoning; Ms. Wright, Division Chief, Planning and Zoning; Ms. Willger, Planning and Zoning; Mr. Wagner, Planning and Zoning; Ms. Contreras, Planning and Zoning; Ms. Escher, Planning and Zoning; Mr. Canfield, Planning and Zoning; Mr. Geratz, Planning and Zoning; Mr. Keeler, Office of Housing; Ms. Durham, Parks, Recreation and Cultural Activities; Ms. Maldonado, Public Information Office; Mr. Catlett, Director, Office of Code Administration; Mr. Castrilli, Director, Office of Communications; Ms. Blackford, Communications Officer, Office of Communications; Mr. Baier, Director, Transportation and Environmental Services; Mr. Lerner, Deputy Director, Transportation and Environmental Services; Mr. Melkerson, Transportation and Environmental Services; Ms. McLean, ITS; and Mr. Lloyd.

Recorded by: Jacqueline M. Henderson, City Clerk and Clerk of Council.

OPENING

1. Calling the Roll.

The meeting was called to order by Mayor Euille, and the City Clerk called the roll. All members of Council were present.

New Business Item No. 1: Mayor Euille noted the passing of former City employee Moses A. Simmons who passed away on December 8. Mr. Simmons retired from the Department of Parks and Recreation after 32 years of service.

2. Public Discussion Period.

(a) Annabelle Fisher, 5001 Seminary Road, spoke about the hiring and firing policies for City staff and the City's method for hiring upper management staff, which should include criminal background checks, in-depth background checks, reference checks and newspaper checks. Ms. Fisher asked the City Manager to review the hiring process and make necessary changes and report back to Council in January 2012.

(b) Kathleen Burns, 1036 N. Pelham Street, spoke in support of Council's request to keep the Alexandria Post Offices open, particularly the post office on Seminary. Ms. Burns spoke in opposition to the scheduled January 21 vote on the Waterfront, and she said the entire Waterfront should be considered for a complete plan rather than a piecemeal approach. She also asked for reconsideration of the 7:00 a.m. hearings scheduled for the Park and Recreation Commission. Ms. Burns thanked T&ES for the quick overnight and daytime parking regulations and the completion of tree trimming on Pellum and Polk.

(c) Ms. Sandy Mejias, 529 Oronoco Street, said she and her husband own the Olde Town School for Dogs, and she requested that Council rescind the ordinance banning electronic leashes as a means of physical restraint. She said they were not notified that the hearing would take place or she would have attended. She said many people who use the remote collars are responsible dog owners who have spent time and effort to train their dogs on them. She said they are interested in revisiting the issue and she asked Council to consider looking at possibly doing an amendment for professional dog trainers where if the dog is in a professional obedience class, they are allowed to be off leash.

WHEREUPON, upon motion by Vice Mayor Donley, seconded Councilwoman Pepper and carried unanimously, City Council moved to rescind the ordinance and send it back to staff for reconsideration for possible amendments, such as the allowance for professional dog training schools to use it. Staff, the Animal Welfare League and interested citizens should get together, talk about changes to the ordinance, and have it come back to Council in March. The voting was as follows:

Donley	"aye"	Fannon	"aye"
Pepper	"aye"	Hughes	"aye"
Euille	"aye"	Krupicka	"aye"
	Smedberg	"aye"	

(d) Kevin Beekman, 3905 Elbert Avenue, on behalf of the Four Mile Run Farmers Market, an all volunteer run group that operates the Four Mile Run Farms and Artisans Market in Four Mile Run Park in Arlandria, presented the City Manager with a check for \$1,000.00 to be used to continue the revitalization expansion of the Four Mile Run Park. He said they thank Laura Durham, the City's Open Space Coordinator, who has done a fantastic job, and the folks in the City and Arlington, who work together for the Four Mile Run Restoration Plan.

(e) Poul Hertel, 1217 Michigan Court, read from the 1992 Small Area Plan relating to the Waterfront concerning the zoning of the remaining parcel being commercial residential mixed use. Mr. Hertel said the current plan is voluminous, and it encompasses a different concept from other small area plans. He said there is talk about hotels in the report but they are recommended and not in the guidelines. He said this is about a text amendment giving full flexibility to the developers in return for the guidelines. He spoke of a letter submitted by Duncan Blair asking for changes to the guidelines that was never made public. He said Mr. Blair is just doing his job, but he asked, is the City.

(f) Gant Redman, 3800 Seminary Road, thanked everyone for its interest in the Seminary Post Office situation. He said he has submitted information with the Postal Service authorities. He said the decision by the Postal Service has been put off until May of next year, but its important. He said Congress has the power to provide the funding and the guidelines for a profitable operation. It has the profit, it has a 60 percent operating profit and they cannot disregard that, and it services a great area of the West End.

Councilwoman Hughes asked that Mr. Redman's comments be included in the letter being written regarding the Post Office closings.

(g) Kathryn Papp, 504 Cameron Street, requested an environmental impact study for the Waterfront Plan. She said an environmental impact study can help to develop decision tools that can make for better long-term costly investments. She said there are issues with toxics, flooding, stormwater run-off, air quality, and the Environmental Policy Commission should have been informing on it.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-4)

Planning Commission

3. ENCROACHMENT #2011-0004

923 KING STREET

Public Hearing and Consideration of a request for encroachments into the public right-of-way; zoned KR/King Street Retail. Applicant: Seyed Hossein Shoja-Maddahi represented Duncan Blair, attorney.

PLANNING COMMISSION ACTION: Recommend Approval 6-0

(A copy of the Planning Commission report dated December 17, 2011 is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 3; 12/17/11, and is incorporated as part of this record by reference.)

4. DEVELOPMENT SPECIAL USE PERMIT #2011-0017

1200 NORTH QUAKER LANE -- EPISCOPAL HIGH SCHOOL TOWNSEND HALL EXPANSION

Public Hearing and Consideration of a request for a development special use permit, with site plan, to expand an existing private school, zoned R-20/Residential. Applicant: The Protestant Episcopal High School in Virginia represented by Duncan Blair, attorney.

PLANNING COMMISSION ACTION: Recommend Approval 6-0

(A copy of the Planning Commission report dated December 17, 2011 is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 4; 12/17/11, and is incorporated as part of this record by reference.)

END OF ACTION CONSENT CALENDAR

WHEREUPON, upon motion by Councilwoman Hughes, seconded by Vice Mayor Donley and carried unanimously, City Council adopted the consent calendar, as follows:

- 3. City Council approved the Planning Commission recommendation.
- 4. City Council approved the Planning Commission recommendation.

The voting was as follows:

Hughes	"aye"	Fannon	"aye"
Donley	"aye"	Krupicka	"aye"
Euille	"aye"	Pepper	"aye"
	Smedberg	"aye"	

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 5. SPECIAL USE PERMIT #2011-0067
2702 KING STREET -- CHILD CARE HOME
Public Hearing and Consideration of a request to operate a child care home; zoned R8/Residential. Applicant: Jason Middough

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 6-0

(A copy of the Planning Commission report dated December 17, 2011 is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 5; 12/17/11, and is incorporated as part of this record by reference.)

Ms. Ross, Deputy Director, Planning and Zoning, responded to questions of City Council.

WHEREUPON, upon motion by Councilwoman Hughes, seconded by Vice Mayor Donley and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation. The voting was as follows:

Hughes	"aye"	Fannon	"aye"
Donley	"aye"	Krupicka	"aye"
Euille	"aye"	Pepper	"aye"
	Smedberg	"aye"	

6. SPECIAL USE PERMIT #2011-0063
3310 HOLLY STREET - SUBSTANDARD LOT CONSTRUCTION
Public Hearing and Consideration of a request to construct a single family dwelling on a substandard lot; zoned R-8/Single Family. Applicant: Alabama Ave., LC represented by Stephen Kulinski

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 6-0

(A copy of the Planning Commission report dated December 17, 2011 is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 6; 12/17/11, and is incorporated as part of this record by reference.)

Mr. Randall, Planning and Zoning, made a presentation of the staff report and responded to questions of City Council.

The following person participated in the public hearing on this item:

- (a) Mr. Steven Kolinsky, 104 N. West Street, architect for the project, spoke in favor of the request.

Ms. Ross, Deputy Director of Planning and Zoning, responded to questions of City Council.

WHEREUPON, upon motion by Councilman Smedberg, seconded by Vice Mayor Donley and carried 6-0, City Council closed the public hearing and approved the Planning Commission recommendation. The voting was as follows:

Smedberg	"aye"	Fannon	"aye"
Donley	"aye"	Hughes	absent
Euille	"aye"	Krupicka	"aye"
	Pepper	"aye"	

7. MASTER PLAN AMENDMENT #2011-0007; REZONING #2011-0002; DEVELOPMENT SPECIAL USE PERMIT #2011-0015; TMP SPECIAL USE PERMIT #2011-0060

3526 KING STREET -- SAFEWAY ON KING

Public Hearing and Consideration of requests for: (A) an amendment to the Fairlington/Bradlee Small Area Plan to change the land use designation of the property from CG/Commercial General to OC/Office Commercial with a proffer; (B) a rezoning from CG to OC with a proffer; (C) a development special use permit, with site plan, to construct a grocery store and a retail building with modification and SUP approval for a retail shopping facility greater than 20,000 sq. ft. and a parking reduction; and (D) a transportation management plan SUP; zoned CG/Commercial General. Applicant: Safeway, Inc., represented by Duncan Blair, attorney.

PLANNING COMMISSION ACTION:

MPA #2011-0007	Adopted Resolution	6-0
REZ #2011-0002	Recommend Approval w/amendments	6-0
DSUP #2011-0015	Recommend Approval w/amendments	6-0
TMP SUP #2011-0060	Recommend Approval w/amendments	6-0

(A copy of the Planning Commission report dated December 17, 2011 is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 7; 12/17/11, and is incorporated as part of this record by reference.)

Ms. Willger, Department of Planning and Zoning, made a presentation of the report, along with Ms. Eisher, Planning and Zoning, Ms. Wright, Planning and Zoning, Mr. Melkerson, Transportation and Environmental Services and Mr. Lerner, Deputy Director, Planning and Zoning, and they responded to questions of City Council.

The following persons participated in the public hearing on this item:

(a) Duncan Blair, 524 King Street, attorney representing the applicant, spoke in favor of the request.

(b) John Smucker, 108 N. Quaker Lane, speaking on behalf of himself and his wife, spoke in favor of the request.

(c) Bill Stevens, 807 N. Howard Street, #116, resident of the Plaza Condominium, president, board of directors of their community association, and speaking for a number of the 240 residents, spoke in favor of the request.

(d) Doris Gazin, 2559 Nicky Lane, spoke in favor of the request.

(d) Ed Mensh, 2204 Minor Street, manager of the Safeway store, spoke in favor of the request and responded to questions of City Council.

- (e) Anne Cockrell, 3638 Duke Street, spoke in favor of the request.
- (f) Bryan Pettigrew, 4644 31st Street S., Arlington, vice president, Fairlington Citizens Association, spoke in favor of the request.
- (g) Carolyn Griglione, 1416 N. Ivanhoe Street, spoke in favor of the request.
- (h) David W. Brown, 503 Woodland Terrace, North Ridge Citizens Association, spoke in favor of the request.
- (i) Mary Konsoulis, 111 W. Masonic View Avenue, spoke in favor of the request.

WHEREUPON, upon motion by Vice Mayor Donley, seconded by Councilman Smedberg and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendations. The voting was as follows:

Donley	"aye"	Fannon	"aye"
Smedberg	"aye"	Hughes	"aye"
Euille	"aye"	Krupicka	"aye"
	Pepper	"aye"	

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(City Council took a five minute break at this time.)

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- 8. CDD CONCEPT PLAN #2011-0005; DEVELOPMENT SPECIAL USE PERMIT #2009-0016; TMP SPECIAL USE PERMIT #2011-0058; COORDINATED SIGN SPECIAL USE PERMIT #2011-0070
3809 - 3839 MOUNT VERNON AVENUE, 3907 BRUCE STREET - MOUNT VERNON VILLAGE CENTER

Public Hearing and Consideration of a request for: (A) a CDD concept plan approval; (B) a development special use permit, with site plan, to construct a mixed use project with residential and ground floor retail with zoning modifications and SUP approval for a building height increase in exchange for affordable housing units under Section 7-700; (C) a transportation management plan; and (D) a coordinated sign program; zoned CDD#6/Coordinated Development District 6. Applicant: Arlandria Center, LLC represented by Duncan Blair, attorney.

PLANNING COMMISSION ACTION:

CDD #2011-0005	Recommend Approval 6-0
DSUP #2009-0016	Recommend Approval w/amendments 6-0
TMP SUP #2011-0058	Recommend Approval w/amendments 6-0
COORDINATED SIGN	

(A copy of the Planning Commission report dated December 17, 2011 is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 8; 12/17/11, and is incorporated as part of this record by reference.)

Ms. Hamer, Director, Planning and Zoning, Ms. Wright, Planning and Zoning, Mr. Wagner, Planning and Zoning, Mr. Canfield, City Architect, Mr. Keeler, Office of Housing, and Mr. Melkerson, Transportation and Environmental Services, made a presentation of the staff report and they responded to questions of City Council.

The following persons participated in the public hearing on this item:

(a) Duncan Blair, 524 King Street, attorney representing the applicant, spoke in favor of the request.

(b) Val Hawkins, 418 Duke Street, president/CEO Alexandria Economic Development Partnership, spoke in favor of the request.

(c) Judy Noritake, 605 Prince Street, chair, Park and Recreation Commission, spoke in favor of the request.

(d) Dina Martinez, 3910 B. Bruce Street, spoke in opposition to the request.

(e) Adelaida Martinez, 3910 B Bruce Street, spoke in opposition to the request.

(f) Kenia Castillo, 3804 Russell Road, Apt D2, spoke in opposition to the request.

(g) Roxana Alvarenga, 3912 B Bruce Street, Apt 306, spoke in opposition to the request.

(h) Ingris Moran, 106 E. Reed Avenue, spoke in opposition to the request.

(i) Natividad Orellana, 175 Wesmond Drive, spoke in opposition to the request.

(j) Oralia Vasquez, 649 Notabene Drive, #T4, spoke in opposition to the request.

(k) Hector Pineda, 5472 Bradford Court, spoke in opposition to the request.

(l) Kelly Merrill, 5463 Sheffield Court, Apt 213, vice president, Tenant and Workers, spoke in opposition to the request.

(m) Sammie Moshenberg, 408 Hume Avenue, spoke in opposition to the request.

(n) Vicky Menjivar, 219 Burgess Avenue, spoke in opposition to the request.

(o) Dan Moshenberg, 408 Hume Avenue, spoke in opposition to the request.

(p) Jon Liss, 219 Burgess Avenue, executive director, Virginia New Majority, spoke in opposition to the request.

(q) Dawnielle Miller, 3913 Elbert Avenue, spoke in opposition to the request.

(r) Sharon Eddy, 1037 W. Glebe Road, vice president, Arlandria Chirlagua Business Association, spoke in support of the request.

(s) Sheryl Bell, 901 Gibbon Street, spoke in opposition to the request.

(t) Sheila Bell Clifford, 7851 Bluebird Lane, president of the board of Tenants and Workers, spoke in opposition to the request.

(u) Kenneth Wire, 1750 Tysons Blvd., McLean, attorney representing the owner of the Birchmere property, spoke in support of the request, and said their concern is with the small area plan towards the potential development of the Birchmere property. He said the Planning Commission discussion had two recommendations for amendments to the plan, which would allow the owner of the Birchmere property to attach an abutting wall, and that is a good solution. He said they ask for an amendment to allow Park Avenue to go in in the future. He asked staff to clarify the conditions on page 81 of the staff report.

Ms. Wright noted that the conditions were included by the Planning Commission and the final version of the conditions will include those conditions as additions.

(v) Allison Cryor DiNardo, 203 West Walnut Street, representing the interests of St. Rita Church and School, spoke in support of the request.

(w) Betty King, 3731 Mark Drive, spoke in opposition to the request.

(x) Sharon Harris, 905 Gibbons Street, with Tenants and Workers, spoke in opposition to the request.

(y) Nisa Harper, 318 Hopkins Court, with Tenants and Workers, spoke in opposition to the request.

(z) Precious Giwa, 905 Gibbon Street, spoke in opposition to the request.

(aa) Carlos Moreno, 3912 Elbert Avenue, spoke in opposition to the request.

(bb) Tai Smith, 1424 Princess Street, executive committee member for Operation Hope and with Mt. Jezibel Baptist Church, spoke in opposition to the request.

(cc) Charles Sumpter, 203 Yoakum Parkway, spoke in opposition to the request.

(dd) Fred Harris, 1218 Franklin Street, spoke in opposition to the request.

(ee) Karla Emma Ferrel, 3910 Bruce Street, #106, with the Arlandria Chirlagua Housing Cooperative, spoke in opposition to the request.

(ff) Kevin Beekman, 3905 Elbert Avenue, spoke in support of the request.

(gg) Melissa Garcia, 507 Shorter Lane, Arlandria Civic Association, Lenox Place at Sunnyside, spoke in support of the request.

(hh) Jacob Cuomo, 51 W. Reed Avenue, vice president, Hume Springs Citizens Association, spoke in support of the project for the 99 percent of Hume Springs.

(ii) Suyapa Hernandez, 3801 Mt. Vernon Avenue, with Tenants and Workers United, spoke in opposition to the request.

(jj) Pat Miller, 404 Laverne Avenue, representing the Del Ray Business Association, spoke in support of the request.

(kk) Luis Gabriel Roja, 3801 Mt. Vernon Avenue, executive director, Tenants and Workers United, spoke in opposition to the request.

(ll) John Chapman, 112 W. Taylor Run Parkway, Alexandria NAACP, spoke in opposition to the request.

WHEREUPON, upon motion by Councilwoman Hughes, seconded by Vice Mayor Donley and carried unanimously, City Council closed the public hearing. The voting was as follows:

Hughes	"aye"	Fannon	"aye"
Donley	"aye"	Krupicka	"aye"
Euille	"aye"	Pepper	"aye"
	Smedberg	"aye"	

A MOTION WAS MADE by Councilwoman Hughes, to defer consideration and establish a work group or task force consistent with the one established for the

Waterfront Plan and come back to City Council with recommendations on the development. The motion died for lack of a second.

WHEREUPON, upon motion by Vice Mayor Donley, seconded by Councilman Smedberg and carried 6-1, City Council approved the Planning Commission recommendations. The voting was as follows:

Donley	"aye"	Fannon	"aye"
Smedberg	"aye"	Hughes	"no"
Euille	"aye"	Krupicka	"aye"
	Pepper	"aye"	

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(Vice Mayor Donley recused himself from item #9 due a conflict with his employer Virginia Commerce Bank and left the meeting at this time - 3:36 p.m.)

9. [MASTER PLAN AMENDMENT #2011-0008](#)

CDD CONCEPT PLAN #2011-0006

DEVELOPMENT SPECIAL USE PERMIT #2011-0022

998 NORTH ALFRED STREET;1000 FIRST STREET - JAMES BLAND
BLOCK F

Public Hearing and Consideration of requests for: (A) an amendment to the Braddock East Master Plan to increase building height; (B) an amendment to a CDD Concept Plan to increase the height of one building; and (C) an amendment to DSUP #2011-0003 to increase the height of one building and to construct three multi-family buildings; zoned CDD#16/Coordinated Development District 16. Applicants: Alexandria Redevelopment and Housing Authority and GPB Associates, LLC c/o EYA represented by Kenneth Wire, attorney

PLANNING COMMISSION ACTION:

MPA #2011-0008 Adopted Resolution 6-0

CDD #2011-0006 Recommend Approval 6-0

DSUP #2011 -0022 Recommend Approval 6-0

(A copy of the Planning Commission report dated December 17, 2011 is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 9; 12/17/11, and is incorporated as part of this record by reference.)

Mr. Geratz, Planning and Zoning, made a presentation of the staff report and he, along with Mr. Wright, Planning and Zoning, responded to questions of City Council.

The following persons participated in the public hearing on this item:

(a) Kenneth Wire, 1750 Tysons Blvd., McLean, attorney representing the applicant, spoke in support of the request.

(b) Poul Hertel, 1217 Michigan Court, urged to not give the extra height or if giving the extra height to give elevators, and the architecture needs to be changed and to confirm more closely to the Parker Gray.

(c) Leslie Zupan, 1309 Queen Street, president, West Old Town Citizens Association, spoke of the Braddock Road plan, architecture and said they have concerns about the stigmatization of the character of the different buildings and having the high-rise buildings facing the Samuel Madden unreconstructed public housing two blocks away from the Andrew Adkins project.

(d) Katy Cannady, 20 East Oak Street, spoke in opposition to the request, noting that a four-story public housing units with no elevator is a disgrace to the City.

(e) Roy Priest, 600 N. Fairfax Street, with the Alexandria Redevelopment and Housing Authority, spoke in support of the request and responded to questions of City Council.

Councilman Krupicka asked staff to work with the applicant to bring more architectural detail to the top of the building and will trust staff to work with the BAR appropriately.

WHEREUPON, upon motion by Councilman Krupicka, seconded by Councilman Fannon and carried 6-0, City Council closed the public hearing and approved the Planning Commission recommendations. The voting was as follows:

Krupicka	"aye"	Donley	absent
Fannon	"aye"	Hughes	"aye"
Euille	"aye"	Pepper	"aye"
	Smedberg	"aye"	

OTHER

10. Consideration of City Council [Schedule](#).

(A copy of the City Manager's memorandum dated December 16, 2011, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 10; 12/17/11, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Krupicka, seconded by Councilwoman Hughes and carried 6-0, City Council adopted the schedule, noting the following schedule of additional FY 2013 budget work sessions: February 22, March 7, March 21, March 28, April 11 and April 30; noted the change of the date of the Tuesday, June 12 legislative meeting to Wednesday, June 13 due to a conflict with the primary election scheduled for Tuesday, June 12; and noted the investiture ceremony for

incoming Circuit Court Judge James Clark is scheduled for 4:00 p.m. on Thursday, January 19 at the Alexandria Courthouse. The voting was as follows:

Krupicka	"aye"	Donley	absent
Hughes	"aye"	Fannon	"aye"
Euille	"aye"	Pepper	"aye"
	Smedberg	"aye"	

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

- 11. CDD CONCEPT PLAN #2011-0008
DEVELOPMENT SPECIAL USE PERMIT #2011-0030
SPECIAL USE PERMIT TMP #2011-0076
520 SOUTH VAN DORN STREET; 631 and 641 SOUTH PICKETT STREET-
LANDMARK GATEWAY

Public Hearing and Consideration of requests for: (A) an amendment to a CDD concept plan (CDD #2008-0003) to reduce retail space and to change building footprints and open space; (B) amendments to a development special use permit (DSUP #2006-0021), with site plan, to reduce retail space, increase residential units, and make adjustments to the building footprint and garage configuration, with SUP amendments for a parking reduction and an extension of time of validity; and (C) amendments to a transportation management plan; zoned CDD#17/Coordinated Development District 17. Applicant: Mill Creek Residential Trust, LLC represented by Howard Middleton, attorney.

PLANNING COMMISSION ACTION: Deferred without objection

City Council noted the deferral.

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THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilwoman Pepper, seconded by Councilwoman Hughes and carried unanimously, City Council adjourned the public hearing meeting of December 17, 2011, at 4:25 p.m. The voting was as follows:

Pepper	"aye"	Donley	absent
Hughes	"aye"	Fannon	"aye"
Euille	"aye"	Krupicka	"aye"
	Smedberg	absent	

APPROVED BY:

WILLIAM D. EUILLE MAYOR

ATTEST:

Jacqueline M. Henderson, MMC
City Clerk and Clerk of Council