

PLANNING COMMISSION ACTION, SEPTEMBER 8, 2005: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission undertook the following actions:

- c Voted 7 to 0 to approve Master Plan Amendment #2005-0003, deleting the previous supplement to the Old Town Small Area Plan and adopting the Hunting Creek Area Plan as an amendment to the Old Town Small Area Plan, and recommended approval of Rezoning #2005-0004 and Text Amendment #2005-0004 implementing recommendations of the Master Plan Amendment. In adopting the Hunting Creek Area Plan, the Commission incorporated the following changes to the plan text as presented to the Commission:

- o On page 7, first paragraph in right column, the last sentence of the paragraph is amended as follows:

There are a number of other historic features at Jones Point that are to be interpreted in the plan for the park to be implemented as after the Woodrow Wilson Bridge project is constructed.

- o On page 33, affordable housing recommendation 3.4.3 is deleted in its entirety as follows:

~~3.4.3. In order to retain affordable housing in the planning area, the City may consider a zoning text amendment or zone change to provide for a mixed income development including affordable housing, with variations in height, density, FAR, parking, open space or other development standards appropriate to the project and the site, with SUP approval, if the project includes a substantial percentage of affordable housing units.~~

- o On page 37, in section 4.3, Affordable Housing, paragraph 3 is deleted in its entirety as follows:

~~3. For a mixed income development incorporating a substantial number of affordable housing units in the planning area, support a text amendment to the zoning ordinance or rezoning to modify development standards, subject to a Special Use Permit, appropriate to the site and the project. (P&Z)~~

On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Commission

- c Voted 7 to 0 to approve Resolution MPA 2005-0003, deleting the previously adopted supplement to the Old Town Small Area Plan and adopting the Hunting Creek Area Plan with the above noted amendments to the plan text.

Reason: The Planning Commission unanimously supported the Hunting Creek Area Plan. The Planning Commission also strongly indicated its support for affordable housing in the Planning Area. However, the Commission members indicated their concern, recognizing a number of comments from the public, that the proposed affordable housing policy to support variations from development standards with a Special Use Permit through a zone change or zone text amendment was too broad. A number of commissioners expressed the view that

there should be limits on such variations, but that the Commission would not be able to work out the specifics of such limits at the meeting. Commissioner Dunn expressed his view that no variations should be necessary. Chairman Wagner stated that, in his view, there was little development potential on these sites unless a project included a substantial affordable housing component.