

**MINUTES OF BOARD OF COUNTY COMMISSIONERS WORK SESSION
LEXINGTON PARK-TULAGI PLACE MASTER PLAN
LEXINGTON PARK LIBRARY
Thursday, October 3, 1996**

All County Commissioners were present as was County Administrator John Kachmar, and Director of Finance Steve Welkos. DPZ staff present were Jon Grimm, Director; and Diane Sullivan, Recording Secretary. Frank Taylor, Planning Commissioner Chairman, several members of the Lexington Park Planning Task Force and Dennis Nicholson representing Economic Development were also present.

Commissioner Thompson opened the work session at 6:40 p.m.

Discussion centered on page B-1 of the Draft Master Plan, regarding:

APPENDIX B IMPLEMENTATION AND FINANCING STRATEGY

A. LAND DEVELOPMENT REGULATIONS

AICUZ Background

AICUZ (Air Installations Compatible Use Zone) was the center of discussion. Mr. Grimm gave some background information on AICUZ. AICUZ was explored in the mid 70's by the county for the first time looking at ways to protect and enhance the mission of the Patuxent Naval Air Station's operation by putting in place an overlay zone (a zone that doesn't stand by itself but works off of underlying zoning). Overlay is for express purposes, in this case to protect public safety through regulation of land use to reduce the density and intensity of development that might be subject to an accident associated with flight operations on base. In 1977/78 the County Commissioners enacted the AICUZ overlay zone based upon an extensive technical study of Naval Air Station's operations, flight patterns, and types of planes being flown within these various boundaries. Boundaries arc and follow the approach and take off patterns associated with the various runways on the Naval Air Station.

Mr. Grimm went over APZ (Accident Potential Zone) areas 1 & 2 on the maps for exhibit during the worksession. These APZ zones are areas where intensity of development is regulated based on the technical study and potential of accidents to occur that would damage property or threaten life within those areas.

The Land Use Compatibility Chart (pages 42 - 44 of the County Zoning Ordinance) was reviewed and examples in its use were given. The consultant suggested that the Floor Area Ratio Technique (hereinafter called FAR) be utilized because of the confusion that comes into play when using the various tables. The FAR is used with the developer to determine an acceptable level of intensity on their site. Matrix defines two units per acre of residential density as an acceptable level of intensity. Mr. Grimm tries to make a conversion from a defined residential density into an undefined office intensity by using this formula: 2 dwelling units/acre @ 5 persons per dwelling unit = 10 persons per acre; then assign per employee, a square footage (sf) to the office use. 300 sf per employee, that is a gross square footage (including lobbies, stairways, hallways etc.) 10 persons X 300 sf per person gives you 3000 sf of office space per acre. Another way to make this conversion would be to take some kind of proposed office use and actually "count heads" you could do this by counting parking spaces that would be required to serve the development.

The Plan reaches three conclusions in the implementation of AICUZ:

1. Maintain the integrity of the AICUZ, i.e. do not reduce the current restrictions.
2. Take advantage of the opportunity AICUZ presents to us to have green spaces within the downtown.
3. Propose planning technique of floor area ratio (FAR) be used.

Discussion focused on the acceptable rate of FAR from the consultant's suggested ratio of .12 to .2 to the proposed 0.17 ratio which the master plan recommends to regulate the intensity of office and retail uses within the AICUZ. The proposed 0.17 is more than 50% below the allowable intensity and well below the usual yield for office and retail sites, without the overlay zone.

Mr. Megby made the comment that the current Ordinance allowed a .5 FAR but, Mr. Grimm pointed out that the .5 was without the overlay of AICUZ. There was also discussion on the Navy's point of view on the AICUZ (regarding Captain Standridge's 11/22/95 letter). The Navy will express their concerns but are not going to effectively try to undermine or circumvent the implementation of a county regulation.

Mrs. Eagan pointed out that AICUZ was done for the safety of the public and the Navy, which is the driving force of the community, agreed with the requirements. Why would we want to make any changes to this?

Mr. Gabrielcek made the comment that air strips have been shut down before because of encroachments over the areas that the planes fly. We need to give the Navy every chance we can to fly the airplanes without the concerns of accidents from overpopulated areas.

The Commissioners' general consensus was to go along with the AICUZ and Floor Area Ratio technique but not necessarily the .17 ratio. The recommendations of the Commissioners will go before the Planning Commission for review of any subsequent changes that are with the Plan. The Planning Commission will then add their comments and/or recommendations back to the Commissioners for final approval.

The work session was adjourned at 8:20 p.m. Arrangements will be made for one or two more work sessions to finish discussions on the plan. Staff will arrange a meeting date and advise the Commissioners and interested parties.

**Minutes Approved by Board of
County Commissioners on _____**

**Diane L. Sullivan
Recording Secretary**