Board Agenda Item
March 30, 2009

3:30 p.m.

Public Hearing on RZ 2008-HM-016 (THI IV Dulles Airport LLC) to Rezone from PCD and AN to PDC and AN to Permit Hotel Development with an Overall Floor Area Ratio of 0.89, Located on Approximately 6.38 Acres, Hunter Mill District

and

Public Hearing on PCA 86-C-029-11 (THI IV Dulles Airport LLC) to Amend the Proffers for RZ 86-C-029 Previously Approved for Commercial Development to Delete Land Area in Order to Include it in RZ/FDP 2008-HM-016 and to Permit Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.89 on the Subject Property, (The Overall FAR of RZ 86-C-029 will Decrease from 0.72 to 0.71.), Located on Approximately 6.38 Acres Zoned PDC and AN, Hunter Mill District

The application property is located on the west side of Sunrise Valley Drive and on the north side of Dulles Corner Drive, Tax Map 15-2 ((2)) 1.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission public hearings on the applications will be held on Wednesday, March 18, 2009. The Commission's recommendations will be forwarded to the Board of Supervisors subsequent to that date.

ENCLOSED DOCUMENTS:
None. Staff Report previously furnished.

STAFF:
Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
William O'Donnell, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
March 18, 2009
Verbatim Excerpt

PCA 86-C-029-11 – THI IV DULLES AIRPORT LLC
RZ 2008-HM-016 – THI IV DULLES AIRPORT LLC
FDP 2008-HM-016 – THI IV DULLES AIRPORT LLC

After Close of Public Hearing

Chairman Murphy: Public hearing is closed; recognize Commissioner de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. This is a relatively simple application. As is always the case with relatively simple applications, it only took seven months to get through. The applicant is seeking a rezoning; however, the rezoning is technical in the sense that it - - the zoning stays the same, but it is just splitting off from a larger parcel. And the - - what is really being asked for is an additional 19,000 square feet of space in the hotel, but it's meeting room space. There are no additional rooms in the hotel, so it really is quite simple. All of the conditions that were - - have been raised and met by either proffers or development conditions. The Hunter Mill Land Use Committee has reviewed it at least twice and last night gave it its unanimous approval. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 86-C-029-11.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. 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 86-C-029-11, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2008-HM-016, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED MARCH 5, 2009.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2008-HM-016, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: I - - the next motion relates to the FDP. We still need that one, right?

William O'Donnell: Yes.

Commissioner de la Fe: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2008-HM-016, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 4, 2009, AND TO THE BOARD'S APPROVAL OF THE ASSOCIATED PCA.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of that motion? All those in favor of the motion to approve FDPA 2008-HM [sic] - -

Commissioner de la Fe: FDP.

Chairman Murphy: Huh?

Commissioner de la Fe: Not FDPA.

Chairman Murphy: FDP 2008 - - recommend to the Board of Supervisors [sic] to approve FDP 2008-HM-016, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT, IN FAVOR OF THE LOADING SPACES DEPICTED ON THE CDP/FDP.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF PFM STANDARD 12-0702.1B2, TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING WIDTH REQUIREMENT FROM EIGHT FEET TO SIX FEET, AS SHOWN ON THE CDP/FDP AND DESCRIBED IN THE PROFFERS.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS, IN FAVOR OF THE LANDSCAPING SHOWN ON THE CDP/FDP.

Commissioner Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Thank you very much. That's it. And Mr. O'Donnell has the - -

Mr. O'Donnell: Commissioner Murphy? On the third motion, I just want to clarify for the record that the Planning - - it's a motion that THE PLANNING COMMISSION APPROVE FDP.

Commissioner de la Fe: Yes, we approve the FDP.

Kristen Abrahamson: You are the final authority.

Mr. O'Donnell: Right.

Chairman Murphy: Okay.

Mr. O'Donnell: SUBJECT to the Board's - - TO THE DEVELOPMENT CONDITIONS MARCH 4TH, AND TO THE ASSOCIATED PCA.

Chairman Murphy: Okay. WITHOUT OBJECTION.

Commissioner de la Fe: That's what it said. I thought I had read it that way.

Chairman Murphy: I repeated it wrong.

Commissioner de la Fe: Okay. Thank you very much.

Chairman Murphy: WITHOUT OBJECTION. Okay, thank you very much.

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(The motions carried unanimously with Commissioner Harsel absent from the meeting.)

KAD