

Planning Commission Meeting
March 22, 2001
Verbatim Excerpts

RZ-2000-MV-046- HUNTINGTON METRO LLC
FDP 2000-MV-046 - HUNTINGTON METRO LLC

Decision Only During Commission Matters
(Public Hearing was held on March 1, 2001)

Commissioner Byers: Mr. Chairman, some time ago -- as a matter of fact, a long time ago, we changed the Comprehensive Plan for the Huntington Metro Station to increase the development at that station to encourage people to use public transportation more instead of driving their cars. Over a number of years we've had a number of applicants who wanted to put lower density development around the Huntington Metro and we were able to stave them off until finally we had Neil Teague, Stout and Teague, come along. He came up with a good plan and over a couple of years, finally got that plan approved. And there it is. It has taken a long time to get there. We had the public hearing on it. There were a few issues that had to be resolved and I believe they all have been, but I would just like Ms. Belgin to go over the changes to the proffers to remind everybody what the issues were and what the resolutions have been. You all were provided a copy of the new proffers and what the changes were. But for the record, Ms. Belgin, would you go over them?

Ms. Catherine Belgin: Sure. One of the issues that came up was with respect to the Mount Eagle Park, which is currently leased land from the Metro and which is proposed to be dedicated to the Park Authority as part of this development. During the time of construction, during the interim construction period, the developer is proposing to use portions of the Park property for construction and/or temporary Metro parking. This raised a little bit of a concern because there weren't any -- we weren't aware of any limits on the length of time or what area of the park that will be, so the developer and the Park Authority have reached an agreement that it will be for a time limit not to exceed one thirty month period. Secondly, the area outside the limits of clearing and grading adjacent to the Huntington Club community -- it was, I guess, a question from that community as to whether that area would remain undisturbed. And it will remain undisturbed. That has been stated specifically in the proffers. There was a question about the distribution of the affordable dwelling units within the community. The applicant has proffered that those units will be disbursed. They will be among the multi-family residential units, but they will be disbursed -- they will not be all in one location. Lastly, the Park Authority has a debt outstanding to WMATA for some of the rent for the land that is leased for the Mount Eagle Park, and it is agreed that the developer will pay that amount and that it will not count towards the \$955 recreation money that is required.

Commissioner Byers: Thank you very much. Is there a representative of the Park Authority here?

Mr. Kirk Holley: Yes, there is.

Commissioner Byers: Sir, would you come down and identify yourself? Go ahead.

4:30 P.M. Item – RZ-2000-MV-046 - HUNTINGTON METRO LLC
Mount Vernon District

On Thursday, March 22, 2001, the Planning Commission voted 9-0-1 (*Commissioner Murphy abstaining; Commissioner Alcorn not present for the votes; Commissioner Harsel absent from the meeting*) to recommend that the Board of Supervisors take the following actions:

Approve RZ-2000-MV-046, subject to execution of the proffers dated March 15, 2001;

Waive the loading requirements for retail uses and modify the office and the multifamily loading requirements;

Waive the transitional screening and barrier requirements along the north, south and west property lines in lieu of that shown on the final development plan;

Waive the provision of a bicycle trail along North Kings Highway in favor of a six foot wide pedestrian sidewalk;

Waive the minimum 200 square foot privacy yard requirement for single family attached dwelling units;

Approve a waiver to permit underground detention and water quality within the residential multifamily area.

The Planning Commission voted 8-1-1 (*Commissioner Wilson opposed; Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting*) to recommend that the Board of Supervisors waive the maximum 600 foot private street length requirement.

The Commission voted 9-0-1 (*Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting*) to approve FDP-2000-MV-046, subject to the proposed conditions contained in the staff report and subject also to Board approval of RZ-2000-MV-046 and the conceptual development plan.

Mr. Holley: Good evening, Mr. Byers. I'm Kirk Holley. I'm the Manager, Planning and Land Management Branch of the Park Authority.

Commissioner Byers: I got a telephone call tonight from Gil McCutcheon who is the Mount Vernon representative on the Park Authority. He told me that there have been some arrangements made for the youngsters who use the Mount Eagle Park to use an adjacent park. Could you elaborate on that a little bit?

Mr. Holley: The Department of Recreation had told us that they would be able to accommodate the Mount Vernon Youth League who use this site for a practice facility at another location. They assured of that, although at the time they didn't identify that location. Since we met, we are in the process of acquiring a property that should come into our possession at the end of the summer that is very close to this site that we think will be appropriate for this use.

Commissioner Byers: The reason I bring this up, this is my big concern, that one of the requirements was that there be no reduction in parking spaces around the Metro Station during the construction. But because there is going to be construction equipment brought in, and they have to park somewhere, they need a place, and one of the places would be where they are going to build the new parking area, but in case they had to have an overflow, they wanted access to the park. I got very concerned about the kids being shut out of their own park. But I learned today from Mr. McCutcheon, and it's just been verified, that there is another site that's just across South Kings Highway where these children will be able to play and do their practicing and that will be ready just about the same time this construction starts. So that issue is resolved. Thank you very much, sir.

Mr. Holley: You're welcome.

Commissioner Byers: There is some concern on my part about the actions of the Park Authority, although the applicant has agreed to resolve, that I think we ought to put it on the public record. The Park Authority leased Mount Eagle Park from WMATA. But sometime ago, the Park Authority quit paying the rent that they owed WMATA. What caused this, I do not know. But I am chagrined to find out that my County does not pay its just debts. On the supposition that WMATA won't make an issue of it because it would become a public relations problem, the Park Authority ran up a debt of over \$80,000 in back rent they did not pay. The developer has agreed and volunteered to pay that rent so he can go ahead with the construction. But I think there is something really wrong with our Park Authority for doing that. If you're going to be a leader, and I think Fairfax County ought to lead -- if you're going to lead, you ought to be able to do it right. If you can't lead, get out of the way. I think the Park Authority's action in this case is reprehensible, and I would hope that the Board would take notice of that. With that, Mr. Chairman, I believe we have resolved all the issues on the Huntington Metro application, and so I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-046, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED MARCH 15, 2001.

Commissioners Hall and Kelso: Second.

Chairman Murphy: Seconded by Ms. Hall and Mr. Kelso. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2000-MV-046, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Byers: Mr. Chairman, I move that the Planning Commission --

Chairman Murphy: Excuse me, Chair abstains, I was not present for the public hearing.

Commissioner Byers: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2000-MV-046, SUBJECT TO THE PROPOSED FDP CONDITIONS CONTAINED IN THE STAFF REPORT, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-MV-046, AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Hall and Kelso: Second.

Chairman Murphy: Seconded by Ms. Hall and Mr. Kelso. Discussion? All those in favor of the motion to approve FDP-2000-MV-046, subject to the Board's approval of the rezoning and Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstain.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE LOADING REQUIREMENTS FOR RETAIL USES AND THE MODIFICATION OF THE OFFICE AND THE MULTI-FAMILY LOADING REQUIREMENTS.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstain.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE IN LIEU OF THAT SHOWN ON THE FINAL DEVELOPMENT PLAN.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstain.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE BICYCLE TRAIL ALONG NORTH KINGS HIGHWAY IN FAVOR OF PROVIDING A SIX FOOT WIDE PEDESTRIAN SIDEWALK.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstain.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE MAXIMUM 600 FOOT PRIVATE STREET LENGTH.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Commissioner Wilson: No.

Chairman Murphy: Opposed? Motion carries. Abstain. Ms. Wilson votes no.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE MINIMUM 200 SQUARE FOOT PRIVACY YARD FOR SINGLE FAMILY ATTACHED DWELLING UNITS.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstain.

Commissioner Byers: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER TO PERMIT UNDERGROUND DETENTION AND WATER QUALITY WITHIN THE RESIDENTIAL MULTI-FAMILY AREA.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstain.

Commissioner Byers: Finally, Mr. Chairman, I would like to give my personal thanks and thanks to the Commission and Neil Teague who has hung in there for a long, long time and has worked assiduously with the community. He's probably done better than anyone I've run into for a long time -- going out and meeting with the community and finding out what their concerns were, meeting all their requirements and really bending over as far as he could to do everything that the community wanted. That kind of service has been really beneficial to the Mount Vernon area. I would also like to give special thanks to Cathy Belgin who's had a hard time getting all the changes in and getting them out to everybody. Thanks very much, Cathy.

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(The first, second, third, fourth, fifth, seventh, and eighth motions carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.)

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March 22, 2001

RZ-2000-MV-046 and FDP 2000-MV-046

(The sixth motion carried by a vote of 8-1-1 with Commissioner Wilson opposed; Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.)

LBR