Board Agenda Item
July 13, 2009

3:00 p.m.

Public Hearing on RZ 2008-PR-009 (INOVA Health Care Services) to Rezone from R-1 and R-12 to C-3 to Permit an Expansion of Existing Medical Care Facilities (Hospital and Accessory Uses) and Public Uses with an Overall Floor Area Ratio of 0.8, Located on Approximately 65.46 Acres, Providence District

and

Public Hearing on SEA 80-P-078-15 (INOVA Health Care Services) to Amend SE 80-P-078 Previously Approved for Medical Care Facilities (Hospital and Accessory Uses) and Increase in Building Height to Permit Increase in Land Area, Building Additions, Site Modifications and Associated Modifications to Site Design and Development Conditions, Located on Approximately 65.46 Acres Proposed to be Zoned C-3, Providence District

and

Public Hearing on PCA 87-P-038-04 (INOVA Health Care Services) to Amend the Proffers for RZ 87 P-038 as Amended Previously Approved for an Assisted Living Facility and Office Uses to Permit Commercial Development and Public Uses and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.7, Located on Approximately 16.14 Acres Zoned C-3, Providence District.

The application property for RZ 2008-PR-009 is located in the northwest quadrant of the intersection of Woodburn Road and Gallows Road. Tax Map 49-3 ((1)) 136C and 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D and 1E.

The application property for SEA 80-P-078-15 is located at 3300-3312 Gallows Road and 3300-3340 Woodburn Road. Tax Map 49-3 ((1)) 136C and 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D and 1E.

The application property for PCA 87-P-038-04 is located in the southeast quadrant of the intersection of Arlington Boulevard and Williams Drive, Tax Map 49-3 ((1)) 141.

PLANNING COMMISSION RECOMMENDATION:
On Thursday, June 25, 2009, the Planning Commission voted 6-0-2 (Commissioner Sargeant recused; Commissioners Harsel and Murphy abstaining; Commissoners Alcorn, Donahue, and Hall absent from the meeting) to recommend the following actions to the Board of Supervisors:

Planning Commission Meeting
June 25, 2009
Verbatim Excerpt

RZ 2008-PR-009/SEA 80-P-078-15/PCA 87-P-038-04 – INOVA HEALTHCARE SERVICES

Decision Only During Commission Matters
(Public Hearing held on May 28, 2009)

Commissioner Lawrence: I have a decision only to do tonight and it's on Inova Healthcare Services. We had some material distributed last night. And before I get into the decision itself –

Commissioner Sargeant: Mr. Chairman, can I interrupt? As you know, during the public hearing, I recused myself, as a colleague of mine of Dominion Virginia Power serves on the Board of Directors for Inova. So therefore, I'm going to recuse myself again tonight during the vote.

Chairman Murphy: Okay.

Commissioner Lawrence: You don't have to leave now. I haven't even said anything. But I did want to check to be sure if – does anyone have any questions about the material that's been distributed? No. Seeing none, okay. I think then that we're going to vote tonight, and what I'd like to do is to do it now. So, Mr. Chairman, tonight we have the decisions on RZ 2008-PR-009 and SEA 80-P-078-15, associated with PCA 87-P-038-04. We had the public hearing on these applications on May 28th, with the decisions deferred to tonight. At the time of the public hearing, staff had published a report recommending denial of the applications. Since then the applicant has worked to resolve staff's issues and to attend to issues raised by neighboring citizens. On June 17th a staff report addendum was published with a recommendation for approval. Yesterday, a final set of proffers was distributed which reflects further changes since the addendum was published. Many of staff's issues with the proposals had to do with transportation. The applicant has been able to satisfy staff that these issues are resolved with the proffer and Plan revisions that have been made; for example, to the proposed improvements on Gallows Road and the refinements made to the TDM programs. A second area of change had to do with citizen concerns. Note, for example, that in Proffer 14D on page 14 of the most recent set, a specific property owner will be invited to attend the tree preservation walk through as the limits of clearing and grading are field verified and an assessment is made of the screening potential as related to the view of the parking garage from the adjacent property. Also, we were contacted by another neighbor and the applicant has worked with that person as well. Mr. Chairman, I'd like to ask the applicant's representative to state the outcome of that work for the record.

Tim Sampson: Thank you, Mr. Chairman, members of the Commission. I'm Tim Sampson. I represent the applicant. We did become aware of the letter that Mr. Wanman had delivered to the Commission, I believe, it was Monday. I became aware of that on Tuesday. I called Mr. Wanman right away and set up a time to meet with him this morning. We did meet at the offices of the Dewberry engineers and were able to address Mr. Wanman's questions about the stormwater pond and some of the technical aspects of the elevations of the various pieces of that that are reflected in his letter. We did address a number of other things and refer him to the additional

Commissioner Lawrence: I have several more motions, Commissioner Harsel. You can do that each time.

Commissioner Harsel: Oh, thank you!

Chairman Murphy: Bite your tongue. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2008-PR-009, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Harsel abstains. I abstain; I was not present for the public hearing. Period.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 80-P-078-15, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED JUNE 23RD, 2009, AND TO THE BOARD'S APPROVAL OF THE ASSOCIATED RZ APPLICATION.

Commissioner Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 80-P-078-15, say aye.

Commissioners: Aye.

Commissioner Harsel: Abstain by popular demand.

Chairman Murphy: Same abstentions. Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT.

Commissioner Lusk: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

SPACE REQUIREMENT FOR OFFICE USES TO PERMIT A MAXIMUM OF THREE LOADING SPACES PER BUILDING SHOWN ON THE GDP.

Commissioner Lusk: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

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(The motions carried by a vote of 6-0-2 with Commissioners Harsel and Murphy abstaining; Commissioner Sargeant recused himself; Commissioners Alcorn, Donahue, and Hall absent from the meeting.)

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