Board Agenda Item
April 27, 2009

4:30 p.m.

Public Hearing on PCA 80-L-004 (Loisdale Road, LLC) to Amend RZ 80-L-004 Previously Approved for Commercial Development to Amend the Proffers and to Permit Associated Modifications to Site Design to Permit a Single Office Building with an Overall Floor Area Ratio of 0.50, Located on Approximately 2.73 Acres Zoned C-2, Lee District

The application property is located on the east side of Henry G. Shirley Memorial Hwy (I-95), south of Loisdale Park and on the west side of the Richmond Fredericksburg Railway 2B. Tax Map 90-4 ((1)) 3.

PLANNING COMMISSION RECOMMENDATION:
On Wednesday, March 18, 2009, the Planning Commission voted unanimously (Commissioner Harsel absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 80-L-004, subject to the execution of proffers consistent with those dated March 6, 2009; and

- Waiver of the loading space requirement to permit one loading space in lieu of four loading spaces.

ENCLOSED DOCUMENTS:
None. Staff Report previously furnished.

STAFF:
Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
Kelli-Mae Goddard-Sobers, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
March 18, 2009
Verbatim Excerpt

PCA 80-L-004 – LOISDALE ROAD, LLC

After Close of Public Hearing

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. This is a very straight-forward request that will result in the development of a single office building that could ultimately accommodate BRAC-related contractors or other users. The previously-approved townhome-style office development, unfortunately, is not viable for these BRAC-related users, and represents an outdated development mile that would be virtually impossible to develop and finance in the current underwriting markets. This PCA request proposes to add 12,000 square feet of additional office uses versus the previous townhome-style office that was approved, and increases the floor area ratio from .40 to a modest .50. The site improvements that come with this proposed new plan include: one, reducing the number of surface parking spaces; two, increasing the amount of landscaping and open space on the property; and three, mitigating the adverse impacts on the neighboring Loisdale community by limiting the height of the office building and ensuring that it does not create a visual nuisance to those living in this community. The only issue that has been raised by the community has centered on the 55 - - or, excuse me - - 59-foot dedication of land for the future widening of Loisdale Road. I support this dedication, but want to express for the record that we do not currently have a plan to widen Loisdale Road in the near term. We are currently undertaking a study of Loisdale Road and we'll need to look at how development and a road infrastructure will be planned in the future. The dedication today gives us the flexibility to widen the road, if in the future the Plan is changed to permit such a widening, and funding is secured. So with this, Mr. Chairman, the applications are [sic] in harmony with the Comprehensive Plan and the Zoning Ordinance, the Planning staff support this request, and the Loisdale community, the immediate adjacent community also supports this request, as does the Lee District Land Use Committee. So with that, I'll make the following motion. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 80-L-004, SUBJECT TO THE DRAFT PROFFERS DATED MARCH 6, 2009.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. 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 80-L-004, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lusk: And the second motion, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE LOADING SPACE REQUIREMENT, TO PERMIT ONE LOADING SPACE INSTEAD OF FOUR.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lusk: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

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

KAD