

2:30 p.m. Items - RZ-85-D-127 - NV COMMERCIAL, INC.  
PCA-84-D-077-1 - NV COMMERCIAL, INC.  
Dranesville District

On Wednesday, May 28, 1986, the Planning Commission voted unanimously (Commissioners Koch, Sparks, and Thillmann not present for the vote; Commissioners Byers and Fasteau absent from the meeting) to recommend to the Board of Supervisors the following actions pertaining to the subject applications:

- 1) Rezoning of the subject property from the R-1 District to the I-3 District, subject to the execution of the draft proffers dated 5-19-86, modified as follows:  
  
--Amend proffer #6 to read: "Applicant's responsibility to fund such signal shall expire on June 1, 1996."
- 2) Approval of PCA-84-D-077, as submitted, with the execution of the draft proffers submitted by the applicant.
- 3) Approval of the requested waiver of the barrier requirements, and modification of the transitional screening requirements along the north and southwest sides of the property, in favor of the landscaping plan.
- 4) Waiver of the 75-foot minimum setback from Route I-495.

Planning Commission Meeting  
May 28, 1986  
Verbatim Excerpts

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After Close of the Public Hearing

Vice-Chairman Harsel: I'll close the public hearing and recognize the Commissioner from Dranesville for action on this case, Mr. Lilly.

Commissioner Lilly: Thank you, Madam Chairman. As the staff report indicates, this application in its present form is in accord with the Comprehensive Plan and in harmony with the policies expressed in that. There has been a good deal of talk about consolidation and the property here has been consolidated. This is the end of the line as far as this particular area is concerned. I think---I've seen the model and I would have to testify to you that it is a good design. It provides a proper buffering situation and amenities. Even though I didn't hear from the McLean Citizens Association, I'm pleased to acknowledge the fact that the height of the building has been reduced from five to four stories and that you have put the trail in. Therefore, I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE ZONING ORDINANCE, AS IT APPLIES TO THE SUBJECT PROPERTY, BE AMENDED FROM THE R-1 TO THE I-3 DISTRICT WITH THE EXECUTION OF THE PROFFERS SUBMITTED BY THE APPLICANT IN DRAFT, DATED MAY 19, 1986, CONTAINED IN APPENDIX 1 OF THE STAFF REPORT WHICH IS DATED MAY 21, 1986, WITH THE EXCEPTION THAT PROFFER NUMBER 6, based on the applicant's representation to that effect, WILL READ: "APPLICANT'S RESPONSIBILITY TO FUND SUCH SIGNAL SHALL EXPIRE ON JUNE 1, 1996."

Commissioners Annunziata and Thomas: Second.

Vice-Chairman Harsel: Seconded by Mr. Thomas and Mrs. Annunziata. Is there any discussion? All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed? The motion carries unanimously. Mr. Lilly.

Commissioner Lilly: I would also MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-84-D-077, AS SUBMITTED, BE APPROVED WITH THE EXECUTION OF THE PROFFERS SUBMITTED BY THE APPLICANT IN DRAFT.

Commissioner Annunziata: Second.

Vice-Chairman Harsel: Seconded by Mrs. Annunziata. Any discussion? All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed? The motion carries unanimously. Mr. Lilly.

Commissioner Lilly: I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE REQUESTED WAIVER OF THE BARRIER REQUIREMENTS, MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTH AND SOUTHWEST SIDES OF THE PROPERTY IN FAVOR OF THE LANDSCAPING PLAN DATED MAY 19, 1986, BE APPROVED.

Commissioner Murphy: Second.

Vice-Chairman Harsel: Seconded by Mr. Murphy. Any discussion? All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed? The motion carries unanimously. Mr. Lilly.

Commissioner Lilly: One more. I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISOR WAIVER OF THE 75-FOOT MINIMUM SETBACK FROM ROUTE I-495.

Commissioner Murphy: Second.

Vice-Chairman Harsel: Seconded by Mr. Murphy. Any discussion? All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed? The motion carries unanimously.

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(All motions carried unanimously with Commissioners Koch, Sparks, and Thillmann not present for the vote; Commissioners Byers and Fasteau absent from the meeting.)

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