

7:30 P.M. Items - FDP-78-P-130-1 - C.F. PROPERTIES (VA.) INC.
FDP-80-P-073-1 - COSTAIN WASHINGTON, INC.
Providence District

On Thursday, June 17, 1982 the Planning Commission voted unanimously (Mr. Sell not present for the vote; Mr. Merrell and Mrs. Wright absent from the meeting) to recommend to the Board of Supervisors approval of FDP-78-P-130-1, subject to the conditions set forth in Appendix 1 of the Staff Report, with the following revision:

- o Deletion of existing condition #6, and substitution of the following language:
"Landscaping shall be provided on the roof top level of structured parking garage building M."

The Planning Commission also voted unanimously (Mr. Sell not present for the vote; Mr. Merrell and Mrs. Wright absent from the meeting) to recommend to the Board of Supervisors approval of FDP-80-P-073-1, subject to the conditions set forth in Appendix 1 of the Staff Report, with the following change:

The addition of a Condition #4 to read:
"Exterior pedestrian access shall be provided to the retail space."

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Verbatim Excerpts

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After close of the public hearing.

Mr. O'Brien: If there are not other comments or questions, I will close the public hearing and recognize the Commissioner from the

Mrs. Annunziata: Thank you, Mr. Chairman.

Mr. O'Brien: ... Providence District, Mrs. Annunziata for any action she may wish to recommend.

Mrs. Annunziata: I don't intend to make this a lengthy statement in this case, it is my view that the analysis done by Mr. Walsh, Mr. Lawrence, Mr. Montenegro, the staff is accurately reflects what they have said the conclusion should be and that is that the final development plan does conform with the proffered conditions on the rezoning case and the conceptual development plan. I don't think in my view there is any question that there is conformance. I am simply going to mention one issue that has already been alluded to, I believe by Mr. Walsh, and that has to do with the storm water monitoring system that the citizenry and the Commission were very anxious to have put into effect and as has been stated, the, all the parties concerned the County inclusive are working on a, an agreement that would provide for the funding of the, of the system. I don't intend to address that this evening. I don't think it needs to be addressed this evening, it appears that it will be resolved by the time the case comes before the County Board so that, so that the decision tonight should be seen with that understanding of what's happening on that issue, because I do think it is probably the major remaining issue in the case. With respect to the Cadillac Fairview property, I would only point out that there seems to be one deviation from what the recommendation of the staff has been or is within the staff report and that has to do with the roof top parking, excuse me, roof top parking landscaping. I feel that I can comfortably state that I'm in concurrence with the applicant on the position that it takes on this issue. I think given the positioning of the buildings and the cost involved and the commitment to landscape the largest parking structure on the site, the one right next to the hotel where there is perhaps the most exposure to those people on upper floors, that this is a good compromise and that no further landscaping need to be required at the, on the roof top parking structure. With respect to Costain I think there is only one other condition that needs to be added to the proposed final development plan condition, conditions that Mr. Lawrence has stated that the applicant is in agreement with the proposal that there be an exterior pedestrian access to the retail space provided so that individuals didn't have to go through a parking garage to get

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to the stores and that would be the only amendment that I propose at this time. Accordingly Mr. Chairman, I WOULD MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT FINAL DEVELOPMENT PLAN 80-P-073-1 BE APPROVED SUBJECT TO THE CONDITIONS SET FORTH IN APPENDIX I OF THE STAFF REPORT WITH ONE AMENDMENT; THAT THERE BE A FOURTH FINAL DEVELOPMENT PLAN CONDITION THAT STATES THAT EXTERIOR PEDESTRIAN ACCESS SHALL BE PROVIDED TO THE RETAIL SPACE.

Mr. O'Brien: Seconded by Mr. Lovelace. Is there any discussion? Mr. Montenegro, this is a final action by the Planning Commission and also a recommendation to the Board?

Mr. Montenegro: Yes, sir. The Board has the final action on this application.

Mr. O'Brien: That is the final development plan.

Mr. Montenegro: Yes, sir.

Mr. O'Brien: So, ours is a recommendation to the Board?

Mr. Montenegro: Yes, sir.

Mr. O'Brien: We have a motion to recommend to the Board of Supervisors that the final development plan 80-P-073-1 be approved subject to the conditions set forth in Appendix I of the staff report with the addition of an additional item number 4 relating to pedestrian access to retail space. All in favor of the motion, please say aye.

Commissioners: Aye.

Mr. O'Brien: Opposed? The motion carries unanimously.
Mrs. Annunziata.

Mrs. Annunziata: With respect to final development plan 79-P-130-1 I WOULD MOVE, I WOULD RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT BE APPROVED SUBJECT TO THE CONDITIONS SET FORTH IN APPENDIX I OF THE STAFF REPORT.

Mr. O'Brien: Seconded by Mrs. Fasteau. Is there any discussion?
Mrs. Annunziata there was no change in item number 6.

Mrs. Annunziata: Yes, I beg your pardon. Item number 6 reads presently that not less than 5 percent of the roof top level of all structured parking garages shall be landscaped. THAT SHOULD BE DELETED, WITH RESPECT TO THIS MOTION, AND I THINK THE LANGUAGE PROBABLY OUGHT TO READ THAT THE, I THINK IS IT BUILDING M? Carlos?

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Mr. Montenegro: Yes.

Mrs. Annunziata: Building M?

Mr. Montenegro: Yes.

Mrs. Annunziata: Yes, THAT LANDSCAPING SHALL BE PROVIDED ON THE ROOF TOP LEVEL OF STRUCTURED PARKING GARAGE BUILDING M.

Mr. O'Brien: That is in place of item number 6.

Mrs. Annunziata: Yes.

Mr. O'Brien: Mrs. Pasteau, do you accept that change? Is there any discussion? If not, we have a motion to recommend to the Board of Supervisors that final development plan 78-P-130-1 be approved subject to the conditions set forth in Appendix 1 of the staff report, with the deletion of existing item number 6 and new item relating to landscaping provided on the roof top of structured parking building M, was that Mrs. Annunziata? M? All in favor of the motion please say aye.

Commissioners: Aye.

Mr. O'Brien: Opposed? The motion carries unanimously. Thank you. Mr. Walsh, Mr. Lawrence.

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(Mr. Sell not present for the vote; Mr. Merrell, Mrs. Wright absent from the meeting).

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