

Planning Commission Meeting
April 22, 2010
Verbatim Excerpt

PCA/FDPA 2002-PR-016-02 – PARK CREST SPE PHASE I, LLC (Decision Only)
(Public Hearing held on April 14, 2010)

During Commission Matters

Commissioner Lawrence: Mr. Chairman, tonight we have the decision on Park Crest, PCA 2002-PR-016-2. The public hearing was held last week with the decision deferred to tonight. The question that arose at the public hearing was about the amount of the public schools proffer. A revised set of proffers was distributed earlier and Commissioners will note that the applicant has altered the payments schedule and increased the total amount of the proffer. There are some points that I want to note here. First is that the development at Park Crest was initially approved in 2003. In 2004 it was revisited with a PCA and at that time the schools proffer was not questioned. Third, in the present PCA the number of units is not increased and there is a high proportion of single-bedroom units. Next, as with all such applications, the 2003 proffers were evaluated as a total package. There were several substantial proffers involved. One in particular that I'd like to highlight was that made for a significant public benefit, The Katherine Hanley Shelter, in the amount of \$1 million. Copies of that part of the original proffers have been given out tonight. Finally, as we all know, a proffer is a voluntary contribution and not a required fee. With that, Mr. Chairman, I have six motions to make. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2002-PR-06-02 (*sic*) AND ASSOCIATED CDPA, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED APRIL 16TH, 2010.

Commissioner de la Fe: Recommend approval – – Second, but it's recommend approval, because we don't approve PCAs.

Commissioner Lawrence: Recommend approval.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2002-PR-016-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Chair abstains, not present for the public hearing.

Commissioner Sargeant: Mr. Chairman?

Chairman Murphy: I'll be abstaining on all the motions.

Commissioner Sargeant: I'll be abstaining too. I was not present for the public hearing.

Chairman Murphy: Mr. Sargeant abstains. Mr. Lawrence.

Commissioner Lawrence: Second, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2002-PR-016-02.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor of the motion to approve FDPA 2002-PR-016-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED USES WITHIN THE DEVELOPMENT.

Commissioner de la Fe: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE 600-FOOT MAXIMUM LENGTH FOR A PRIVATE STREET.

Commissioner de la Fe: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE NON-CORE AREA STREETSCAPE DESIGN CONCEPT IN THE TYSONS CORNER URBAN CENTER PLAN IN FAVOR OF WHAT IS SHOWN ON THE CDPA/FDPA.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Lawrence: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE PREVIOUSLY APPROVED WAIVER FOR UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL AREA SUBJECT TO CONTINUATION OF THE EXISTING CONDITIONS.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor of the –

Commissioner Harsel: Abstain.

Chairman Murphy: – motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions, and Ms. Harsel abstains.

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(Motions 1 through 5 carried by a vote of 6-0-2 with Commissioners Murphy and Sargeant abstaining; Commissioner Alcorn not present for the vote; Commissioners Donahue, Flanagan, and Hall absent from the meeting.)

(Motion 6 carried by a vote of 5-0-3 with Commissioners Harsel, Murphy and Sargeant abstaining; Commissioner Alcorn not present for the vote; Commissioners Donahue, Flanagan, and Hall absent from the meeting.)

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