

Board Agenda Item
May 11, 2010

3:30 p.m.

Public Hearing on PCA C-448-33 (Kingstowne Residential Owners Corp.) to Amend the Proffers for RZ C-448 Previously Approved for Residential Development to Permit the Transfer of Ownership and Maintenance Obligations of Stormwater Management Facilities to Fairfax County Department of Public Works and Environmental Services (DPWES) Located on Approximately 13.02 Acres Zoned PDH-4, Lee District

and

Public Hearing on PCA 85-L-101-5 (Kingstowne Residential Owners Corp.) to Amend the Proffers for RZ 85-L-101 Previously Approved for Residential Development to Permit the Transfer of Ownership and Maintenance Obligations of Stormwater Management Facilities to Fairfax County Department of Public Works and Environmental Services (DPWES) Located on Approximately 2.47 Acres Zoned PDH-4, Lee District

Application property PCA C-448-33 is located at Basin 1, Basin 2, Basin 4, Basin 5, Basin 6, Basin F, and Kingstowne Lake (all located within Kingstowne Community) Tax Map 81-4 ((38)) 74 pt.; 91-2 ((1)) 26l pt., 28A1, 29B pt.; 91-3 ((1)) 63D pt., 64B pt.; 91-3 ((11)) 7pt., 9 pt., 40 pt.; 91-4 ((1)) 1H pt.; 91-4 ((9)) 10 pt. and 91-4 ((9)) (30) G1 pt

Application property PCA 85-L-101-5 is located at Basin 3 (located within Kingstowne Community) Tax Map 91-4 ((9)) 10 pt and 91-4 ((9)) (30) G1 pt.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, April 29, 2010, the Planning Commission voted unanimously (Commissioners Alcorn, Hall, and Litzenberger absent from the meeting) to recommend that the Board of Supervisors approve PCA C-448-3 and PCA 85-L-101-5, subject to the execution of proffers consistent with those dated April 21, 2010.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
St. Clair Williams, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
April 29, 2010
Verbatim Excerpt

PCA C-448-33 & PCA 85-L-101-5 – KINGSTOWNE RESIDENTIAL OWNERS CORPORATION

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. This is a very straightforward case. And I appreciate that the staff has been able to work with Kingstowne to resolve the issues and to clarify what improvements would need to be made in order for these facilities to come under County maintenance. I think it treats them equitably as related to other similarly situated facilities throughout the County. And again, I think this is the right and appropriate thing to do. So we have the support of the Lee District Land Use Committee; we have the support of the Kingstowne Residential Owners Corporation, which we just heard; and we also have the support of the planning staff with regard to these applications. So with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA C-448-33 AND PCA 85-L-101-5, SUBJECT TO THE EXECUTED PROFFERS CONSISTENT WITH THOSE NOW DATED APRIL 21ST, 2010.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to concur – to approve PCA C-448-33 and PCA 85-L-101-5, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.)

JN