

10/25/99

4:00 p.m. Item - PCA-80-S-088 – GLEN ALDEN, L.L.C.  
Sully District

On Wednesday, October 20, 1999, the Planning Commission voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to recommend to the Board of Supervisors approval of PCA-80-S-088, subject to the execution of proffers consistent with those dated September 21, 1999.

The Commission also voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to approve FDP-80-S-088-2, subject to the Board's approval of PCA-80-S-088, and subject to the proposed development conditions dated September 24, 1999.

The Commission further voted unanimously (Commissioner Thomas absent from the meeting; the Providence District seat vacant) to recommend to the Board of Supervisors approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along all the property boundaries in favor of that shown on the CDP/FDP.

Planning Commission Meeting  
October 20, 1999  
Verbatim Excerpts

PCA-80-S-088 - GLEN ALDEN L.L.C.  
FDP-80-S-088-2 - GLEN ALDEN L.L.C.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed. Recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. I thank the speaker for coming out and addressing us tonight. You may remember that on July 28, 1999 we held a public hearing on this application for a 700 square foot child care center with a maximum daily enrollment of 150 children on the 1.19 acre commercial portion of the Alden Glen development and approved the FDP, subject to the Board's approval of the PCA. On September 9 the applicant submitted a revised CDP/FDP that depicted a revised layout for the child care facility. The revised layout shifted the outdoor play area and the child care center building to the south. The bottom line is, with all the changes, the open space has increased from 56 percent to 60 percent and it is my understanding that the Alden Glen Homeowners Association which has been extremely active in this application has supported the changes. As far as the 100 foot buffer, when the original rezoning was done of Alden Glen, yes, there was a hundred foot buffer provided along the residential portion of the application, but that buffer did not include this commercial and this was part of the application and was designated commercial at the time. I'm afraid that if we were to even consider the 100 foot buffer as was mentioned, there is the All States Motel behind here. I'm sure they'd appreciate it, but I think staff pointed out that All States probably should be buffering this application. I'm not quite sure -- it would probably make this site undevelopable as proposed. It is my understanding that the surrounding homeowners association has no problem with the changes. The application is still in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions and continues to have staff's favorable recommendation. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION PCA-80-S-088, SUBJECT TO THE PROFFERS DATED SEPTEMBER 21, 1999.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Commissioner Wilson: Mr. Chairman?

Chairman Murphy: Ms. Wilson.

Commissioner Wilson: Just a quick question. Is there a requirement for the 25 foot buffer on this commercial lot?

Ms. Susan Johnson: They are required to have a transitional screen opposite, or adjacent to Alden Glen, but they don't actually need it adjacent to the All States motel.

Commissioner Wilson: I'm just wondering on the -- I don't know which direction, I guess it's north and south -- on the south side it looks like that buffer area, the 25 foot that's being provided there, buffers open space of Alden Glen.

Ms. Johnson: It does. Yes, it does.

Commissioner Wilson: I'm just wondering if there is a need to maintain that 25 foot, but it already buffers open space to begin with.

Ms. Kristen Abrahamson: Are you speaking to the south?

Commissioner Wilson: Yes, I think it's the south.

Ms. Abrahamson: Yes, that's actually future right-of-way of Route 29 improvements.

Commissioner Wilson: The Alden Glen open space is?

Ms. Abrahamson: Yes, it is.

Commissioner Wilson: So that potentially may be road there?

Ms. Abrahamson: More than potentially.

Commissioner Wilson: Okay. Because what I was getting at -- was wondering -- just going to throw this out -- whether the building in the parking lot could be shifted south. But if you're putting it closer to a road there --

Ms. Abrahamson: What they've actually done is been foresighted enough to actually allow for a buffer. So many of them don't put the buffer in with the right-of-way and we lose it. This one will actually have buffer maintained after the right-of-way.

Commissioner Wilson: Okay.

Chairman Murphy: Further discussion of the motion? All those --

Commissioner Downer: Just a comment. Excuse me, Mr. Chairman.

Chairman Murphy: We're on verbatim. Ms. Downer.

Commissioner Downer: Yes. Being that the tangent over with the corner there at the lot by Alden Glen goes to 60 or 70 feet with trees, I am going to support this. I think that that will mitigate any impact on them. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-80-S-088, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION APPROVE APPLICATION FDP-80-S-088-2, SUBJECT TO THE BOARD'S APPROVAL OF PCA-80-S-088 AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 24, 1999.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to approve FDP-80-S-088-2, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG ALL THE PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Opposed? Motion carries. Thank you very much.

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(The motions carried unanimously with Commissioner Thomas absent from the meeting; the Providence District seat vacant.)

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