

Board Agenda Item  
December 5, 2005

4:00 p.m.

Public Hearing on SEA 80-P-078-14 (INOVA Health Care Services) to Amend SE 80-P-078 Previously Approved for Medical Care Facilities to Permit Building Additions, an Increase in Building Height from 55.0 Feet up to a Maximum of 69.0 Feet for a New Health Education Center and Associated Changes in Site Design and Development Conditions, Located on Approximately 58.90 Acres Zoned R-12, Providence District

The application property is located at 3300 Gallows Road, Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt., 1B pt. 1C pt. 1D and 1E.

**PLANNING COMMISSION RECOMMENDATION:**

On Wednesday, November 30, 2005, the Planning Commission voted unanimously (Commissioners Alcorn and Hall absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SEA 80-P-078-14, subject to the Development Conditions dated November 28, 2005;
- Modification of the transitional screening requirements and waiver of the barrier requirements in favor of those shown on the SEA Plat, subject to the Development Conditions dated November 28, 2005;
- Reaffirmation of the trail requirement waiver along Gallows Road in favor of the trail and sidewalk shown on the SEA Plat.

**ENCLOSED DOCUMENTS:**

None. Staff Report previously furnished.

**STAFF:**

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

David J. Moss, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
November 30, 2005  
Verbatim Excerpt

SEA 80-P-078-14 - INOVA HEALTH CARE SERVICES

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. I'd like before I move on this matter to recommend to my colleagues, Development Condition Number 12 in the package you've received tonight. It's on page 2 of the little package. It describes the applicant's TDM approach. The hospital is a significant presence in the Merrifield area and I think they've -- this is a very good job of putting together a TDM program for this hospital. That said, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 80-P-078-14, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED NOVEMBER 28, 2005.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 80-P-078-14, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS IN FAVOR OF THOSE SHOWN ON THE SEA PLAT, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 28, 2005.

Commissioners Lusk and Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A

REAFFIRMATION OF THE TRAIL REQUIREMENT WAIVER ALONG GALLOWS ROAD  
IN FAVOR OF THE TRAIL AND SIDEWALK SHOWN ON THE SEA PLAT.

Commissioners Lusk and Byers: Second.

Chairman Murphy: Seconded by Mr. Lusk and Mr. Byers. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner Lawrence: Thank you, Mr. Chairman.

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(The motions carried unanimously with Commissioners Alcorn and Hall absent from the meeting.)

KAD