

Board Agenda Item
October 27, 2003

4:30 p.m.

Public Hearing on Proffered Condition Amendment Application PCA 1 999-HM-011 (Van Metre Woodland Park Apartments I, L.P., Van Metre Woodland Park Apartments II, L.P., and Van Metre Woodland Park Apartments IIA, L.P.) to amend the proffers for RZ 1999-HM-011 Previously Approved for Residential Development to Permit Site Modifications with No Increase in Density, Located on Approximately 32.11 Acres Zoned PDH-30, Hunter Mill District

The application property is located on the south side of Sunrise Valley Drive, east of its intersection with Fox Mill Road, Tax Map 16-3 ((1)) 25D1, 25D2, 25D3; 16-4 ((1)) 32B.

On Wednesday, October 15, 2003, the Planning Commission voted 6-0-2 (Commissioners DuBois and Smyth abstaining; Commissioner Harse not present for the votes; Commissioners Byers, Kelso and Moon absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 1999-HM-011, subject to execution of proffers consistent with those dated October 3, 2003;
- Modification of the transitional screening requirements and waiver of the barrier requirements in favor of the existing vegetation and supplemental landscaping shown on the CDPA and the FDPA; and
- Reaffirmation of the waiver of the 600-foot maximum private street length requirement and waiver of the loading space requirements.

The Commission then voted to approve FDPA 1999-HM-011-1-2, subject to the Board approval of PCA 1999-HM-011 and the FDPA conditions dated September 17, 2003.

ENCLOSED DOCUMENTS:

None. Staff Report and Planning Commission verbatim previously furnished.

STAFF:

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

William Mayland, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
October 15, 2003
Verbatim Excerpt

PCA 1999-HM-011 - VAN METRE WOODLAND PARK APARTMENTS I, II, IIA
FDPA 1999-HM-011-1-2 - VAN METRE WOODLAND PARK APARTMENTS I, II, IIA

Decision Only During Commission Matters
(Public Hearing was held on October 1, 2003)

Commissioner de la Fe: Mr. Chairman, I have a decision on PCA 1999-HM-011 and FDPA 1999-HM-011-1-2. This is Van Metre Woodland Park. We held the public hearing on the 1st of October. And although we had pretty much settled all of the issues that had been raised that day, we had to tweak the development conditions. You received those last week. And there also was a question asked at the public hearing about the amount of open space, what the percentage was. And the applicant has confirmed that the open space, after we approve these, is 13.332 acres out of a total 32.57 acres which totals 40.93. Prior to the addition of the 16 parking spaces, there were 13.342 acres of open space out of 32.57, which is 40.96. So the parking spaces did decrease it by 3/100s of a percent, but they still round to 41 which is what raised the question. So having cleared those two points up, Mr. Chairman, I MOVE TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 1999-HM-011, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 3, 2003.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 1999-HM-011, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Smyth: Abstain, Mr. Chairman.

Commissioner DuBois: Mr. Chairman, I abstain also, not here for the public hearing.

Chairman Murphy: Motion carries. Ms. DuBois and Ms. Smyth abstain, not present for the public hearing. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE APPROVAL OF FDP 1999-HM-011-1-2, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1999-HM-011 AND THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED 17 2003 (sic)

Commissioner Hall: Second.

Chairman Murphy: Opposed?

Commissioners Smyth and DuBois: Abstain.

Chairman Murphy: Motion carries. Same abstentions.

Commissioner de la Fe: Thank you, Mr. Chairman.

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(Each motion carried by a vote of 6-0-2 with Commissioners DuBois and Smyth abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.)

GLW