

10/25/99

3:30 p.m. Item - RZ-1999-MA-006 – THE RYLAND GROUP, INC.
Mason District

On Wednesday, October 13, 1999, the Planning Commission voted 7-0-1 (Commissioner Kelso abstaining; Commissioners Downer, Murphy, and Wilson absent from the meeting; the Providence District seat vacant) to recommend that the Board of Supervisors:

- 1) approve RZ-1999-MA-006, subject to the execution of proffers consistent with those dated September 29, 1999;
- 2) approve a waiver of the 600 foot maximum private street length requirement.

The Commission also voted 7-0-1 (Commissioner Kelso abstaining; Commissioners Downer, Murphy, and Wilson absent from the meeting; the Providence District seat vacant) to approve FDP-1999-MA-006, subject to the Board's approval of RZ-1999-MA-006 and subject to the proposed development conditions dated October 13, 1999.

Planning Commission Meeting
October 13, 1999
Verbatim Excerpts

RZ-1999-MA-006 - THE RYLAND GROUP, INC.
FDP-1999-MA-006 - THE RYLAND GROUP, INC.

Decision Only During Commission Matters
(Public Hearing was held on September 8, 1999)

Commissioner Hall: Thank you, Mr. Chairman. On September 8 the Commission heard an application for a Rezoning and a Final Development Plan, 1999-MA-006, the Ryland Group, Inc. At that time there were a number of outstanding issues and it was the staff recommendation that the application be denied. I'm going to ask staff to review what changes have transpired since that time and why they are now currently recommending approval. It's amazing how far we've come in a short time, and I would like to ask Ms. Johnson to briefly outline those changes.

Ms. Susan Johnson: Since the publication of the staff report, the applicant has submitted revised proffers and development plans that address staff's previous concerns regarding the P-District Design Quality Standards, buffering and screening from the adjacent higher intensity uses, future roadway improvements, site access issues and the residential density criteria, as well as the contribution to the Housing Trust Fund. Revisions to the proffers and development plan include a reduction in the number of units, with a corresponding decrease in the density from 11.4 dwelling units per acre to 10.6 dwelling units per acre, realignment of the interparcel access across the Lincolnia Senior Center property to the north which provides for construction of a new travel lane and parking lot improvements on the senior center property, additional recreational amenities, a landscape plan which commits to minimum plant sizes that exceed the PFM requirements, and a contribution to the Housing Trust Fund equal to one percent of the sales price of each of the proposed units per the Board of Supervisors' policy. Staff believes that with these proposed revisions to the development plans and proffers, the applicant has provided a design now that conforms with the Comprehensive Plan recommendations for use and intensity in the vicinity and satisfies the Plan's policies and objectives. All other land use, transportation, environmental and public facility issues have been addressed. As such, staff recommends approval of the subject application, subject to the proffers dated September 29. Staff also recommends approval of FDP-1999-MA-006, subject to the Board of Supervisors' approval of the rezoning application and subject to the proposed development conditions dated this evening. Revised conditions have been handed out to you this evening that address some of the Senior Center issues as far as what exactly was to be proposed as far as the improvements there. And staff also now recommends approval of a waiver of the 600 foot maximum length of private streets requirement.

Commissioner Hall: Thank you very much. The amendment was handed out a week ago to the Planning Commission. That was Amendment 1 dated September 29. And then this evening there was also a memorandum from you which included what was agreed to by

the Senior Center and the development. This is to ensure that everything is in writing. Is that correct?

Ms. Johnson: That is correct.

Commissioner Hall: They are not new issues. It's just putting it down in writing.

Ms. Johnson: Yes.

Commissioner Hall: If I could just ask Mr. Martin to come down, the applicant's representative.

Vice Chairman Byers: Mr. Martin, will you come down and identify yourself and respond to Ms. Hall?

Keith Martin, Esquire: For the record, I'm Keith Martin.

Commissioner Hall: Okay. And I will not ask him to review the package he's carrying.

Vice Chairman Byers: Wonderful.

Commissioner Hall: Have you had an opportunity to look over the proposed development conditions that were handed out this evening?

Mr. Martin: Yes.

Commissioner Hall: Okay. And does your applicant agree to them?

Mr. Martin: We agree to them.

Commissioner Hall: Not that you're -- okay. That is terrific. I would like to take just one moment and thank both of you. You both have worked extremely hard. This application had a long way to go and you guys got it there. And I truly appreciate that. That's all I have right now.

Mr. Martin: Thank you.

Vice Chairman Byers: You have a decision only.

Commissioner Hall: Well, then why don't we move on to a decision only? I understand and I appreciate the Planning Commission's policy of not moving forward with an application when revised development conditions are given out the night of the decision. And I support that. But I would ask your indulgence and allow me to move this application

because as was noted, there was an addendum, and this merely is documenting the last things that were agreed to for the record. And with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF REZONING APPLICATION 1999-MA-006, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 29, 1999.

Commissioner Thomas: Second.

Vice Chairman Byers: Seconded by Mr. Thomas. Any discussion? All in favor of the motion to recommend the Board approve RZ-1999-MA-006, say aye.

Commissioners: Aye.

Commissioner Kelso: Abstain.

Vice Chairman Byers: Opposed? Motion carries. Ms. Hall.

Commissioner Hall: Thank you. I MOVE THAT THE PLANNING COMMISSION APPROVE APPLICATION FDP-1999-MA-006, SUBJECT TO THE BOARD'S APPROVAL OF REZONING 1999-MA-006 AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 13, 1999.

Commissioner Thomas: Second.

Vice Chairman Byers: Seconded by Mr. Thomas. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Kelso: Abstain.

Vice Chairman Byers: Mr. Kelso abstains.

Commissioner Hall: And last, but not least, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM PRIVATE STREET LENGTH REQUIREMENT.

Commissioner Thomas: Second.

Vice Chairman Byers: Seconded by Mr. Thomas. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Commissioner Kelso: Abstain.

Vice Chairman Byers: Opposed? Motion carries. Mr. Kelso abstains. Thank you very much.

Commissioner Hall: Mr. Chairman, before you call the next case, I was expecting a letter from the Charleston Square Homeowners Association for the Ryland case. Unfortunately, it got attached to something else. They have no objection and they were one of the homeowners' associations that came forward and expressed concerns about the Ryland application and they are now supporting it. And that will become part of the record.

Vice Chairman Byers: Thank you.

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(The motions carried by votes of 7-0-1 with Commissioner Kelso abstaining; Commissioners Downer, Murphy and Wilson absent from the meeting; the Providence District seat vacant.)

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