

8/2/99

5:30 p.m. Items - RZ-1999-HM-011 - VAN METRE AT WOODLAND PARK, L.P.
PCA-94-H-065 - VAN METRE AT WOODLAND PARK, L.P.
Hunter Mill District

On Wednesday, July 28, 1999, the Planning Commission voted unanimously (Commissioner Downer absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of RZ-1999-HM-011 and PCA-94-H-065 and the conceptual development plan, subject to the execution of proffers consistent with those dated July 27, 1999;
- 2) approval of a modification of the transitional screening and barrier requirement along the southern perimeter of the site in favor of that shown on the CDP/FDP and as further stipulated in the draft proffers;
- 3) approval of the modification of the transitional screening requirements along the southern boundary adjacent to Fox Mill Road as shown on the CDP/FDP and as further described in the proposed development conditions.

The Planning Commission also voted 10-0-1 (Commissioner Wilson abstaining; Commissioner Downer absent from the meeting) to recommend to the Board of Supervisors approval of a waiver of the 600 foot maximum length of private streets within a residential development.

The Commission further voted unanimously (Commissioner Downer absent from the meeting) to approve FDP-1999-HM-011, subject to the development conditions contained in Appendix 2 of the staff report and dated July 21, 1999, and subject to the Board of Supervisors' approval of RZ-1999-HM-011.

ZONING EVALUATION DIVISION

JUL 30 1999

DEPARTMENT OF PLANNING AND ZONING

RECEIVED

Planning Commission Meeting
July 28, 1999
Verbatim Excerpts

PCA-94-H-065 - VAN METRE AT WOODLAND PARK, L.P.
RZ-1999-HM-011 - VAN METRE AT WOODLAND PARK, L.P.
FDP-1999-HM-011 - VAN METRE AT WOODLAND PARK, L.P.

After Close of the Public Hearing

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

Commissioner Palatiello: Mr. Chairman, I first want to thank Mr. Hanson, Mr. MacAuley and Mr. Carr for coming out this evening. I think they have put this application in the proper context. We do have language in here that addresses the buffering issue that Mr. Carr has raised. We've made one slight modification that if there should be an approved change in the Greg-Roy area before the site plan is filed on this, that there would be some modification of that, but if there is not a change to Greg-Roy, we are going to protect that neighborhood with buffering that goes above and beyond what is required in the Ordinance. As I indicated before, an Out-of-Turn Plan Amendment has been authorized this past Monday by the Board. I share Mr. Hanson's, Mr. MacAuley's and Mr. Carr's hope that we can come to some agreement on some reasonable Plan language that will help bring Greg-Roy along with the redevelopment that has been occurring in this part of the County. As all three mentioned, this is a key transportation corridor. This is a part of the County that is going through great transition, both in terms of land use and transportation, and as all three gentlemen pointed out and as Ms. Baker's aerial photograph so graphically showed us, Greg-Roy is really a doughnut hole and a whole lot has occurred around it. And I'm pleased that the Board has taken the action that it has. We do have a Planning Commission date in late October for this Plan amendment that I was able to work out with staff today. We will be working with the Greg-Roy community on coming up with some language that hopefully myself and staff and Greg-Roy can all come to agreement on and we can write the last chapter of this long novel in a couple of months. Mr. Thomas and I were just chatting because Mr. Hanson had raised the issue and Mr. MacAuley had raised the issue. Mr. Thomas very ably chaired a Task Force of the Commission that looked at the entire McNair Farms area and came up with the plan that we have today. In fact, McNair Farms has not been built out to the maximum density that was approved in Mr. Thomas' plan. Market conditions changed and there are many, many fewer units in McNair Farms to the south of the subject property and to the south of Greg-Roy than was originally approved. This application was before us some time ago. We had a public hearing and it was deferred. There were a number of design features that I was not comfortable with and quite frankly, I thought that we should transition to higher densities as we moved closer to the transit station. And in the aggregate of this parcel as it's created by the County, is near the high end of the range that's permitted under the Plan. And I think that's exactly the way to go. I want to thank the applicant for being sensitive to the folks in Greg-Roy in accommodating their interests. The applicant has met with other neighboring homeowners associations, including the nearest cluster within the Reston Master Plan and has made some modifications in response to their desires and finally made some modifications that we've discussed here this evening in response to some final concerns that I had. With that, Mr. Chairman I would MOVE THAT THE PLANNING

PCA-94-H-065, RZ-1999-HM-011 and FDP-1999-HM-011

COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATIONS PCA-94-H-065 AND RZ-1999-HM-011 AND THE CONCEPTUAL DEVELOPMENT PLAN BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 27, 1999.

Commissioners Thomas and Byers: Second.

Chairman Murphy: Seconded by Mr. Thomas and 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 PCA-94-H-065 and RZ-199-HM-001 (sic) and the accompanying Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: 011.

Chairman Murphy: 011. Opposed? Motion carries.

Commissioner Palatiello: Mr. Chairman, I also MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1999-HM-011, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND DATED JULY 21, 1999 AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-HM-011.

Commissioners Byers and Thomas: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. Thomas. Is there a discussion of that motion? All those in favor of the motion to approve FDP-1999-HM-011, subject to the approval of the Proffered Condition Amendment and the rezoning and conceptual development plan, say aye.

Commissioners: Aye.

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

Commissioner Palatiello: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE SOUTHERN PERIMETER OF THE SITE IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP/FDP AND AS FURTHER STIPULATED IN THE DRAFT PROFFERS.

Commissioners Thomas and Byers: Second.

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

July 28, 1999

PCA-94-H-065, RZ-1999-HM-011 and FDP-1999-HM-011

Commissioners: Opposed? Motion carries.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN BOUNDARY ADJACENT TO FOX MILL ROAD AS SHOWN ON THE CDP/FDP AND AS FURTHER DESCRIBED IN THE PROPOSED DEVELOPMENT CONDITIONS.

Commissioners Thomas and Byers: Second.

Chairman Murphy: Seconded by Mr. Thomas 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 Palatiello: And finally, Mr. Chairman, inasmuch as this is a higher density multi-family and townhouse development, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS WITHIN A RESIDENTIAL DEVELOPMENT.

Commissioners Thomas and Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Wilson: Abstain.

Commissioner Harsel: Ms. Wilson abstains.

Chairman Murphy: Ms. Wilson abstains.

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(The first four motions carried unanimously with Commissioner Downer absent from the meeting and the last motion carried by a vote of 10-0-1 with Commissioner Wilson abstaining and Commissioner Downer absent from the meeting.)

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