

7/25/94

4:00 p.m. Item - RZ-94-P-005 - INOVA HEALTH SYSTEMS HOSPITALS
SEA-80-P-078-7 - INOVA HEALTH SYSTEMS HOSPITALS
Providence District

On Thursday, July 21, 1994, the Planning Commission voted 10-0-1 (Commissioner Strickland abstaining; Commissioner Palatiello absent from the meeting) to recommend to the Board of Supervisors approval of RZ-94-P-005, subject to the execution of proffers consistent with those dated July 21, 1994.

The Commission further voted 10-0-1 (Commissioner Strickland abstaining; Commissioner Palatiello absent from the meeting) to recommend to the Board of Supervisors approval of SEA-80-P-078, subject to the proposed development conditions dated July 21, 1994, amended as follows:

In paragraph 14, the last sentence should read:
"If it is determined by DEM that any utility must be located within the limits of clearing and grading it:

- 1) shall be so located and designed so as not to reduce the effectiveness of the buffers, as shown on the SEA plat to provide appropriate mitigation of hospital and ancillary facilities on the surrounding communities and
- 2) shall be limited to the minimum clearing and grading required both as may be approved by DEM after consultation with the Office of Comprehensive Planning."

The Commission also voted 10-0-1 (Commissioner Strickland abstaining; Commissioner Palatiello absent from the meeting) to recommend to the Board of Supervisors reaffirmation of the previously approved modifications of the transitional screening requirement and waiver of the barrier requirement approved in conjunction with SE-80-P-078 through SEA-80-P-078-6 and SE-89-P-066, to that shown on the SEA plat.

The Commission also voted 10-0-1 (Commissioner Strickland abstaining; Commissioner Palatiello absent from the meeting) to recommend to the Board of Supervisors that it approve a waiver of the barrier requirements along the eastern and western property boundaries of parcel 136C, pursuant to paragraph 12 of Section 13-304 of the Zoning Ordinance and subject to the SEA plat.

Planning Commission Meeting
July 21, 1994
Verbatim Excerpts

RZ-94-P-005 - INOVA HEALTH SYSTEMS HOSPITALS
SEA-80-P-078-7 - INOVA HEALTH SYSTEMS HOSPITALS

Decisions Only During Commission Matters

Commissioner Hanlon: Mr. Chairman, last night we heard two applications in the Providence District, a rezoning and a special exception, that would allow a number of improvements to take place on the Fairfax Hospital site. As we listened to them, and I don't pretend to have memorized them all, I suspect that even Mr. Walsh has not memorized all of them, but we have some additional child care on an additional parcel that is being added to the site. We have sort of the equivalent of a Ronald McDonald house to allow parents to be with their children when they're being treated at the hospital. We have some residences for residents of the hospital that is partial of an attempt to -- to establish a relationship between the hospital and the University of Virginia to enhance the hospital as a training facility. We had some other things that are designed to improve laboratories. We have some renovations of operating rooms. When you look at the list it's clear that we already have a hospital that is one of the outstanding facilities of its kind, and it's being made better, and it's a benefit to the whole community. That doesn't necessarily prevent an application from being controversial. What prevented this application from being controversial in essence is the hard work that the hospital has done with the citizens, and I will point out that they are active and vigilant citizens in this area, in order to address the various needs that the citizens perceived, and in order to address the requirements of the Comprehensive Plan, which were designed to provide the protection of the surrounding residential community from this burgeoning facility which, while it benefits many, can, if it's not done in a careful way, have an adverse effect on surrounding neighborhoods. Mr. Chairman, I'd like to ask Mr. Walsh to come up to the podium.

Chairman Murphy: Mr. Walsh.

Commissioner Hanlon: I'd like to inquire if Mr. Walsh is in agreement with the revised proposed development conditions that are dated July 21, 1994, with this change. And I'd like to direct everyone's attention to paragraph 14. The last underlined sentence would be revised to read: "If it is determined by DEM that any utility must be located within the limits of clearing and grading, it shall be so located and designed so as to not -- so as to not reduce the effectiveness of the buffers, as shown on the SEA Plat, to provide appropriate mitigation of hospital and ancillary facilities on the surrounding communities and shall not be limited -- and shall be limited to the minimum clearing and grading required, both as may be approved by DEM after consultation with the Office of Comprehensive Planning." That sound all right to you?

Martin D. Walsh, Esquire: Yes, sir. Also, there were other amended conditions that had been worked on by Ms. Chianese and the applicant and we agree to those amended conditions as well. And we appreciate Ms. Chianese spending the better part of today working on these conditions.

Commissioner Hanlon: Thank you. Mr. Chairman, the over -- as I indicated before, the overriding consideration that is included in the Comprehensive Plan is two. One of them -- both of them relate to protection of the surrounding community. One has to do with the development of adequate buffers and mitigation to avoid the fairly intense use that happens on the hospital site from having an adverse effect on the community, and the other has to do with specific problems of stormwater drainage and those are problems that the applicant has worked out primarily, I gather, with the Pine Ridge community which has always taken this particular issue close to heart. The various potential problems with this application have all been resolved by discussions between the applicant, the community, the applicant and staff, and some times the community and staff, and some times occasionally even me. And I think that this application is -- is probably one of the best put together that we've had occasion to send on to the Board of Supervisors. Accordingly, Mr. Chairman, I'd like to MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-94-P-005, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THAT DATED JULY 21, 1994, which was distributed this evening.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. As amended?

Commissioner Hanlon: No, these things -- these are -- this is the proffers. Did I say that? With the SEA we'll have an amendment on the development conditions.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-94-P-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hanlon. Mr. Strickland abstains.

Commissioner Hanlon: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-80-P-0 -- let me get the number -- make sure I have the number right 80-P-078-

Chairman Murphy: Seven.

Commissioner Hanlon: -- 7 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 21, 1994, AMENDED AS FOLLOWS: ON PARAGRAPH 14, THE LAST SENTENCE SHOULD READ: "If any utility must be located within the limits of clearing -- excuse me, "IF IT IS DETERMINED BY DEM THAT ANY UTILITY MUST BE LOCATED WITHIN THE LIMITS OF CLEARING AND GRADING IT

- 1) SHALL BE SO LOCATED AND DESIGNED SO AS NOT TO REDUCE THE EFFECTIVENESS OF THE BUFFERS, AS SHOWN ON THE SEA PLAT TO PROVIDE APPROPRIATE MITIGATION OF HOSPITAL AND ANCILLARY FACILITIES ON THE SURROUNDING COMMUNITIES AND
- 2) SHALL BE LIMITED TO THE MINIMUM CLEARING AND GRADING REQUIRED BOTH AS MAY BE APPROVED BY DEM AFTER CONSULTATION WITH THE OFFICE OF COMPREHENSIVE PLANNING."

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. 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-078-7, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? The motion carries.

Commissioner Strickland: Abstain.

Commissioner Hanlon: Mr. Chairman, I --

Chairman Murphy: Mr. Strickland abstains. Mr. Hanlon.

Commissioner Hanlon: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT REAFFIRM THE PREVIOUSLY APPROVED MODIFICATIONS OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT APPROVED WITH SEA -- or excuse me, SE-80-P-078 THROUGH SEA-80-P-078-6 AND SE-89-P-066, TO THAT SHOWN ON THE SEA PLAT.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? The motion carries.

Commissioner Strickland: Mr. Chairman?

Chairman Murphy: Mr. Strickland abstains. Mr. Hanlon.

Commissioner Hanlon: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN AND WESTERN PROPERTY BOUNDARIES OF PARCEL 136C, PURSUANT TO PARAGRAPH 12 OF SECTION 13-304 OF THE ORDINANCE AND SUBJECT TO THE SEA PLAT.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? The motion carries.

Commissioner Strickland: Abstain.

Chairman Murphy: Mr. Strickland abstains.

Commissioner Hanlon: Mr. Chairman, I'd like to thank both the citizens, Fran Wallingford who I know is here this evening, and I'm sure, if I could only see all the people out in the audience, there would be others. And I'd like to thank Ms. Chianese who has done a really good job on this case, and I'd like to thank the applicant, Mr. Scott, Mr. Walsh, and others who've worked hard to make this as easy as it is -- as I think this application was for us.

Chairman Murphy: And for all those great breakfasts at Fran's house, I guess. Mr. Walsh has his Clarence Darrow bow-tie on tonight too for the occasion.

Mr. Walsh: I'm glad Mr. Lilly isn't here.

Chairman Murphy: Yeah, I am too.

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(The motions carried by a vote of 10-0-1 with Commissioner Strickland abstaining; Commissioner Palatiello absent from the meeting.)

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