

3:30 P.M. Items - RZ-2000-SU-032 - INOVA HEALTH CARE SERVICES  
SEA-84-C-076-6 - INOVA HEALTH CARE SERVICES  
Sully District

On Thursday, December 7, 2000, the Planning Commission voted (*Commissioners Alcorn, Smyth and Wilson abstaining; Commissioner Palatiello not present for the vote; Murphy absent from the meeting*) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2000-SU-032, subject to execution of proffers consistent with those dated December 6, 2000;

Approval of SEA-84-C-076-6, subject to the development conditions contained in Appendix 2;

Modification or waiver of the transitional screening yard requirement along the eastern boundary and modification or waiver of the barrier requirement along the eastern boundary in favor of that shown on the generalized development plan and the special exception plat;

Reaffirmation of the previously granted modification of the transitional screening requirement and the previously granted waivers of the barrier requirements on the other boundaries of the application property.

Planning Commission Meeting  
December 7, 2000  
Verbatim Excerpts

RZ-2000-SU-032 - INOVA HEALTH CARE SERVICES  
SEA-84-C-076-6 - INOVA HEALTH CARE SERVICES  
(Public Hearing was held on November 29, 2000)

Decision Only During Commission Matters

Commissioner Koch: Thank you, Mr. Chairman. Last week we held a public hearing on the expansion of Inova Health Care Services. Primarily, the expansion will provide much needed health care services to the residents of Western Fairfax County. The application will increase the number of critical care beds at the hospital and will provide much needed expansion of the operating room facilities and Emergency Department. The hospital is often at capacity and is too frequently on emergency enroute. These capacity constraints cause a ripple effect in other hospitals which the proposed expansion will help alleviate. The application proposes additional parking and a reoriented, more user friendly, campus. The application also maintains substantial buffers on all sides of the improvements. In addition, the application will provide significant public infrastructure improvements in the area. Most notably the application will advance the timing of the improvement of Rugby Road. In addition, the application will provide a new traffic signal at the intersection of Rugby Road and Alder Woods Drive. The applicant has proffered stormwater and erosion and sedimentation control in excess of the PFM requirements to address concerns of a resident downstream. The hospital previously dedicated 7.5 acres of its property to the Park Authority and has proffered additional dedications subject to the reservation of the right to construct stormwater management controls in the area. Additionally, if parcels L and K are not used for emergency access, we look forward to those two parcels being dedicated to the Park Authority also. The application is in accord with the Comprehensive Plan. The applicant has met with the surrounding neighbors and, if you recall last week when we had the public hearing, there were no speakers in opposition to this. So, Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ-2000-SU-032 BE APPROVED, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED DECEMBER 6, 2000.

Commissioner Kelso: Second.

Vice Chairman Byers: Seconded by Mr. Kelso. Any discussion? All in favor of the motion to recommend that the Board approve RZ-2000-SU-032, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners Alcorn and Smyth: Abstain.

Vice Chairman Byers: Motion carried. Mr. Koch. Oh, Ms. Smyth and Mr. Alcorn abstain.

Commissioner Wilson: Abstain. I wasn't here for the public hearing either, Mr. Chairman.

Vice Chairman Byers: Ms. Wilson. Anybody else? Was anybody here?

Commissioner Harsel: I was. I voted yes.

Vice Chairman Byers: Mr. Koch.

Commissioner Koch: Appreciate that. Mr. Chairman, I FURTHER RECOMMEND THAT SEA-84-C-076-6 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2.

Commissioner Kelso: Second.

Vice Chairman Byers: Seconded by Mr. Kelso. Any discussion? All in favor of the motion to recommend that the Board approve SEA-84-C-076-6, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners Alcorn, Smyth and Wilson: Abstain.

Vice Chairman Byers: Same abstentions. Mr. Koch.

Commissioner Koch: I MOVE THAT WE RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED OR WAIVED ALONG THE EASTERN BOUNDARY AND THAT THE BARRIER REQUIREMENT BE MODIFIED OR WAIVED ALONG THE EASTERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN AND THE SPECIAL EXCEPTION PLAT REFERENCED IN THE PROFFERS AND DEVELOPMENT CONDITIONS.

Commissioner Kelso: Second.

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

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners Alcorn, Smyth and Wilson: Abstain.

Vice Chairman Byers: Motion carried. Same abstentions. Mr. Koch.

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT WE RECOMMEND THAT THE PREVIOUSLY GRANTED MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVERS OF THE BARRIER ON THE OTHER BOUNDARIES OF THE APPLICATION PROPERTY BE REAFFIRMED.

Commissioner Kelso: Second.

Vice Chairman Byers: Opposed?

Commissioners Alcorn, Smyth and Wilson: Abstain.

Vice Chairman Byers: Motion carried. Same abstentions.

//

(The motions carried by a vote of 7-0-3 with Commissioners Alcorn, Smyth and Wilson abstaining; Commissioner Palatiello not present for the vote; Commissioner Murphy absent from the meeting.)

LBR