

Board Agenda Item  
May 1, 2006

3:00 p.m.

Public Hearing on PCA 2000-SU-032-2 (INOVA Health Care Services) to Amend the Proffers for RZ 2000-SU-032 Previously Approved for Commercial Development (Hospital & Related Facilities) to Permit Building Additions and Site Modifications with an Overall Floor Area Ratio of 0.29, Located on Approximately 61.82 Acres Zoned C-3, Sully District

And

Public Hearing on SEA 84-C-076-08 (INOVA Health Care Services) to Amend SE 84-C-076 Previously Approved for Medical Care Facilities to Permit Building Additions and Site Modifications, Located on Approximately 61.82 Acres Zoned C-3, Sully District

The application property is located south of Ox Trail, east of Rugby Road, north and south of Alder Woods Drive at 3500, 3600, 3650, 3676, 3700 and 3760 Joseph Siewick Drive and 3801 and 3807 Rugby Road. Tax Map 45-2 ((1)) 41B and 41L; 45-2 ((2)) 38, 39A, 39B and 46A.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, February 16, 2006, the Planning Commission voted unanimously (Commissioners Hall and Murphy absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 2000-SU-032-02, subject to the execution of proffers consistent with those dated January 31, 2006;
- Approval of SEA 84-C-076-08, subject to the Development Conditions dated February 14, 2006; and
- Reaffirmation of the modification of the transitional screening requirements and waiver of the barrier requirement to that shown on the GDP/SEA plat, as proffered.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

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

Jonathan Papp, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
February 16, 2006  
Verbatim Excerpt

PCA 2000-SU-032-2 - INOVA HEALTH CARE SERVICES (Sully District)  
SEA 84-C-076-08 - INOVA HEALTH CARE SERVICES " "

After Close of the Public Hearing

Vice Chairman Byers: Close the public hearing; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. As indicated, this is a pretty straight-forward case and the application is to amend the PCA 2000-SU-035 [sic] and SE 84-C-076, previously approved for medical care facilities to permit plan and proffer amendments, building additions, and site modifications. It meets all the set forth standards for approval and has staff's recommendation for approval and they have been before the Sully District Land Use Committee and they had no objection to the application. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA 2000-SU-032-02 BE APPROVED, SUBJECT TO THE PROFFERS DATED JANUARY 31, 2006.

Commissioner Lawrence: Second.

Vice Chairman Byers: Seconded by Mr. Lawrence. Any discussion? All in favor of the motion to recommend the Board approve PCA 2000-SU-032-02, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch.

Commissioner Koch: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA 84-C-076-08 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 14, 2006.

Commissioner Lawrence: Second.

Vice Chairman Byers: Seconded by Mr. Lawrence. Any discussion? All in favor of the motion to recommend the Board approve SEA 84-C-076-08, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried.

Commissioner Koch: Thank you.

Vice Chairman Byers: Do you have another motion to make?

Commissioner Koch: Is there another recommendation?

Kristen Abrahamson: There's a recommendation that you reaffirm the previous modification of the transitional screening waiver of the barrier, just to keep the record straight.

Commissioner Koch: Okay. I MOVE THAT WE RECOMMEND THE APPROVAL OF THE REAFFIRMATION OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENT TO THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT AS PROFFERED.

Commissioner Lawrence: Second.

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

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Thank you very much.

Commissioner Koch: Thank you.

Timothy Sampson: Thank you.

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(The motions carried unanimously with Commissioners Hall and Murphy absent from the meeting.)

KAD