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12/11/2000 Board Meeting

5:00 P.M. Item - RZ-2000-SP-026 - IVY DEVELOPMENT, LC
Springfield District

On Wednesday, November 8, 2000, the Planning Commission voted unanimously (*Commissioner Downer absent from the meeting*) to recommend that the Board of Supervisors approve RZ-2000-SP-026 and the conceptual development plan, subject to the proffers contained in the staff report.

The Planning Commission then voted unanimously (*Commissioner Downer absent from the meeting*) to approve FDP-2000-SP-006, subject to Board approval of RZ-2000-SP-026, the conceptual development plan, and the proffers contained in the staff report.

Planning Commission Meeting
November 8, 2000
Verbatim Excerpts

RZ-2000-SP-026 - IVY DEVELOPMENT, LC
FDP-2000-SP-026 - IVY DEVELOPMENT, LC

After Close of the Public Hearing

Vice Chairman Byers: I'll close the public hearing and recognize Mr. Murphy.

Commissioner Murphy Thank you, Mr. Chairman. I think Mr. Jensen's remarks about the first application for this parcel as not being very good was extremely kind. It was probably the craziest, strangest plan I have ever seen in my 18 years on the Planning Commission. And when we met with the citizens, first I thought it was April Fool's. It was a combination on this small parcel of single family attached, single family detached -- and for some unknown reason -- the preservation of the old house there that everybody would like to get rid of. That's why it was deferred for about eight years. It never saw the light of day and it never got to public hearing until Mr. Bannister and Mr. Jeannin came in and took over the development and came up with what I think is a very sound infill design for this parcel. I cannot compliment them enough for coming up with a good design and also for working with the citizens of Westwater Point HOA. And when we had the meeting with Carolyn and her board, it was a very harmonious meeting. We just discussed about tweaking a little thing here and a little thing there. Mr. Jensen did bring up the sidewalk. In the community, he was the only one. A voice of one crying in the desert. I don't support that position. I respect you for having it. I think the community wants connectivity here. I don't think it's going to be a problem and I think it's going to be a solid development, especially if Westwater Point HOA has any intention in the future to incorporate this development with their development to make it one harmonious sort of mixed use development with the sidewalk connecting the two. I think it would be a great idea. I want to enter into the record the letter that Carolyn Y'Blood alluded to in her testimony. It's dated November 3rd from the Westwater Point HOA and is signed by Carolyn on behalf of the Board of Directors. This application is for 11 units. It's planned for a 2.88 density. It's in conformance with the Comprehensive Plan. It's in conformance with the Zoning Ordinance. It addresses successfully the applicable residential development criteria. For an infill parcel, this maxes. As you can see the room tonight, for an infill parcel, there's no one here to really speak against it. So, therefore Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-SP-026, AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS CONTAINED IN THE STAFF REPORT.

Commissioner Hall: Second.

Vice Chairman Byers: Seconded by Ms. Hall. Any discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Murphy.

Commissioner Murphy: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2000-SP-026, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING, PROFFERS AND CONCEPTUAL DEVELOPMENT PLAN.

Vice Chairman Byers: And subject to the development conditions.

Commissioner Murphy: AND SUBJECT TO THE DEVELOPMENT CONDITIONS.

Commissioners Alcorn and Koch: Second.

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

Commissioners: Aye.

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

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(Both motions carried unanimously with Commissioner Downer absent from the meeting.)

GLW