

3:30 P.M. Item - RZ-2000-SU-054 - ROCKLAND VILLAGE, LC
Sully District

On Wednesday, February 21, 2001, the Planning Commission unanimously voted (*Commissioner Harsel absent from the meeting*) to recommend the following actions to the Board of Supervisors:

- Approval of RZ-2000-SU-054 and the conceptual development plan, subject to execution of proffers consistent with those contained in Appendix 1 of the staff report;
- Approval of a variance of the minimum district size of two acres for the PDH District to provide 21,806 square feet;
- Approval of a variance of the 25% open space requirement for the PDH-8 district to provide zero% open space.

The Planning Commission then voted unanimously (*Commissioner Harsel absent from the meeting*) to approve FDP-2000-SU-054, subject to the development conditions contained in Appendix 2 of the staff report and Board approval of RZ-2000-SU-054.

Planning Commission Meeting
February 21, 2001
Verbatim Excerpts

RZ-2000-SU-054 - ROCKLAND VILLAGE, LC
FDP-2000-SU-054 - ROCKLAND VILLAGE, LC

After Close of the Public Hearing

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

Commissioner Koch: Thank you, Mr. Chairman. Once again, we revisit the Rockland Village because more land has been added to the consolidation. We have before us tonight an application for 21,806 square feet to be developed at 7.99 dwelling units per acre. The application is in conformance with the Comprehensive Plan and has the favorable recommendation of staff and WFCCA's Land Use Committee. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-054 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2000-SU-054, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-054, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2000-SU-054 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers: Second, but isn't there a development condition to be added?

Chairman Murphy: The condition on the signs?

Commissioner Koch: Well, I'm just taking the developer at his word that he'll add that.

Chairman Murphy: Okay. Seconded by Mr. Byers. All those in favor of the motion to approve FDP-2000-SU-054, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PDH DISTRICT TO PROVIDE 21,806 SQUARE FEET.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE OF THE 25 PERCENT OPEN SPACE REQUIREMENT FOR THE PDH-8 DISTRICT TO PROVIDE ZERO PERCENT OPEN SPACE.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(Each motion carried unanimously with Commissioner Harsel absent from the meeting.)

GLW