

Planning Commission Meeting
June 21, 2001
Verbatim Excerpts

RZ/FDP-2000-MV-045 - LORTON VALLEY, L.C.

Decision Only During Commission Matters
(Public Hearing held on May 17, 2001)

Commissioner Byers: Mr. Chairman, some time ago we had two connected cases in the Mount Vernon area, the Lorton area, Lorton Valley North and Lorton Valley South. We moved affirmatively on the Lorton Valley South, but there were some problems with Lorton Valley North. Those problems have, for the most part, been resolved now. I'd ask Ms. Godfrey, if you would, to sort of bring us up to speed on what were the problems and how they have been fixed.

Ms. Mary Ann Godfrey: Thank you, Mr. Byers. The Planning Commission heard this case on May 17th and the decision date at that point was scheduled for June 14th and it had to be deferred. On June 6th revised proffers and reductions in a revised CDP/FDP were distributed. That was in order to change the configuration in lots A, D1 and D2 in order to provide 18 foot driveways which had become an issue because of the parking situation. When that change was made, the applicant had also eliminated a possible future public street connection to Cooper Drive and at that point, the Department of Transportation did not support the change. Therefore, the applicant submitted a revised plan which reconfigured the lots in D1 and D2 and they now have a private street connection that could take place between the development and Cooper Drive. When they were working on making the changes to provide the street connection, there were some configurations of units or lots in areas D1 and D2 which staff had a problem with because they were a very strange configuration and the relationship between the lots was not good. That was revised. And that was what was distributed on June 6th. Also the proffers that were distributed on June 6th were dated June 4th which are the latest proffers. So at this point staff is satisfied with the reconfiguration of lots D1 and D2 that were done. I distributed this evening revised development conditions and the only change is to change the date of the development plan to May 31st and then Development Condition Number 2, which spoke to the provision of ADUs, has been eliminated because the applicant is no longer proposing to locate ADUs in this development that would be required in the development to the south. So those are the only changes. So that's where we are at this point.

Commissioner Byers: Thank you, Ms. Godfrey. I have a question, I guess, for you, Ms. Johnson. Development Condition Number 5 speaks to a 25 foot wide landscape buffer. In the final development plan, part of the turnaround at the end of one of the streets extends into that buffer. If we approve the final development plan, which takes precedence -- the approval of the final development plan or the approval of the development conditions -- because we are going to have to move that turnaround.

Ms. Leslie Johnson: The development conditions would change the development plan.

5:00 P.M. Item - RZ-2000-MV-045 - LORTON VALLEY, L.C.
Mt. Vernon District

On Thursday, June 21, 2001, the Planning Commission voted 10-0-1 (Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2000-MV-045, subject to execution of proffers consistent with those dated June 4, 2001;

Waiver of the 600-foot limitation on the length of private streets;

Modification of the transitional screening and waiver of the barrier requirement adjacent to parcel 1 on the west and in Land Bay C2 on the south;

Modification of the transitional screening and waiver of the barrier requirement between the single family attached and detached units within this development.

The Commission also voted 10-0-1 (Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting) to approve FDP-2000-MV-045, subject to the development conditions dated June 21, 2001 and subject also to Board approval of RZ-2000-MV-045 and the Conceptual Development Plan.

Commissioner Byers: Okay.

Ms. Johnson: So the development conditions would supersede.

Commissioner Byers: Okay. Thought so. All right. Mr. Chairman, with that I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE REZONING 2000-MV-045, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 4, 2001.

Commissioner Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson. Is there a discussion of the motion?

Commissioner Kelso: Mr. Chairman, I will abstain. I wasn't here for the public hearing.

Chairman Murphy: Okay. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2000-MV-045, say aye.

Commissioners: Aye.

Commissioner Kelso: Abstain.

Chairman Murphy: Opposed? Motion carries. Mr. Kelso abstains. Mr. Byers.

Commissioner Byers: I MOVE THE PLANNING COMMISSION APPROVE FDP-2000-MV-045, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 21, 2001 AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Koch and Hall: Second.

Chairman Murphy: Seconded by Mr. Koch and Ms. Hall. Is there a discussion of the motion? All those in favor of the motion to approve FDP-2000-MV-045, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Commissioner Kelso: Abstain.

Chairman Murphy: Opposed? Motion carries.

Commissioner Byers: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE 600 FOOT PRIVATE STREET LENGTH.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Commissioner Kelso: Abstain.

Chairman Murphy: Opposed? Motion carries. Mr. Kelso abstains throughout the duration.

Commissioner Byers: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ADJACENT TO PARCEL 1 ON THE WEST AND IN LAND BAY C2 IN THE SOUTH.

Commissioner Hall: Second.

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

Commissioners: Aye.

Commissioner Kelso: Abstain.

Chairman Murphy: Opposed? Motion carries. Mr. Kelso abstains.

Commissioner Byers: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE SINGLE FAMILY ATTACHED AND DETACHED UNITS WITHIN THIS DEVELOPMENT.

Commissioner Hall: Second.

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

Commissioners: Aye.

Commissioner Kelso: Abstain.

Chairman Murphy: Opposed? Motion carries. Mr. Kelso abstains.

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

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