

4:00 P.M. Item - RZ-2000-MD-048 - PULTE HOME CORPORATION
Sully and Springfield Districts

On Wednesday, February 21, 2001, the Planning Commission voted 9-0-2 (*Commissioners Alcorn and Smyth abstaining; Commissioner Harsel absent from the meeting*) to recommend that the Board of Supervisors approve RZ-2000-MD-048 and the conceptual and generalized development plans, subject to execution of proffers consistent with those contained in Appendix 1 of the staff report, as amended by the applicant on February 21, 2001.

The Planning Commission then voted 9-0-2 (*Commissioners Alcorn and Smyth abstaining; Commissioner Harsel absent from the meeting*) to approve FDP-2000-MD-048, subject to the development conditions contained in Appendix 2 of the staff report as well as Board approval of RZ-2000-MD-048 and the conceptual and generalized development plans.

Planning Commission Meeting
February 21, 2001
Verbatim Excerpts

RZ-2000-MD-048 - PULTE HOME CORPORATION
FDP-2000-MD-048 - PULTE HOME CORPORATION

After Close of the Public Hearing

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

Commissioner Koch: Thank you, Mr. Chairman. First of all, I'd like to thank the citizens for taking the time to come out and address us tonight. This is difficult. We met with the people on Bunkers Court and they're right. These homes are not going to be as big as theirs. They have some beautiful homes on beautiful lots. But these are going to be nice homes on pretty good size lots. It's all relative I guess. The Plan calls for a buffer along Compton Road. They are providing it. As I indicated earlier, when you have two developments of detached units, the Ordinance does not call for any buffering and this applicant, at staff's request, has provided as much of a buffer as they can and still get their homes in there. The Plan is 1 to 2. They are at the high end, but they're doing a lot with tree save and contributions. I can understand that the citizens would prefer this development go out to Compton Road. That's not a possibility. VDOT says absolutely no way. And quite honestly, I agree with them. I think it would be very dangerous to take this community out to Compton Road. So that leaves one way for these people to get in and out and that's through the existing community. I can understand that people have been used to living on a cul-de-sac and they would like to stay that way, but I'm afraid that's not going to happen. There's a landowner here. She's lived there for many years. She did not oppose Little Rocky Run when it came in. She tried very hard to get buffering and just about everything else that anyone else would try to do, and her quality of life changed. She moved away and now she wants to rezone her property. And when we go to do the rezoning, we have to go by the Ordinance and the Comprehensive Plan. The applicant has met all the -- I know you don't agree that he meets the criteria, but the staff, who I look to, is adamant that he has met the applicable criteria. So, Mr. Chairman, I'm going to -- this is in conformance with the Plan. They do meet all the Ordinance requirements. People ask that I deny this. There's absolutely no justification for me to deny it. That would be arbitrary and capricious if I were to do that. They ask for a deferral. I can honestly say that I cannot see any purpose for a deferral because the issues that have been put out there just are not issues that can be resolved. The people just don't want this development at this density. So a deferral would serve no purpose. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MD-048 AND THE CONCEPTUAL AND GENERALIZED DEVELOPMENT PLANS, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE UNDERSTANDING THAT THERE WILL BE FOUR AMENDMENTS TO THOSE PROFFERS THAT THE APPLICANT AGREED TO TONIGHT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion?

Commissioner Byers: Mr. Chairman, we've heard considerable discussion tonight about the lot size. And the lots that are adjacent to this are half acre lots. This applicant could clear cut this land and put in 30 houses and have the same size lots as the adjacent lots are, but instead this applicant is going to have a considerable amount of tree save and he's only going to put in 26 lots, although the lot sizes will be smaller. It seems to me that the community ends up better with this application, than if it were rezoned R-2 and clear cut. The larger size lot doesn't give you necessarily a better looking community. I think the tree save will be much appreciated.

Chairman Murphy: Further discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2000-MD-048, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Alcorn and Smyth: Abstain.

Chairman Murphy: Motion carries. Mr. Alcorn abstains. Ms. Smyth abstains. Mr. Koch.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2000-MD-048, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF RZ-2000-MD-048 AND THE CONCEPTUAL AND GENERALIZED DEVELOPMENT PLANS.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion?

Commissioner Wilson: Mr. Chairman, just one quick question. I don't recall whether any of the conditions West Fairfax wanted were development conditions, but would those changes be included in your motion as well?

Chairman Murphy: They're proffers.

Commissioner Wilson: They were all proffers?

Chairman Murphy: With the rezoning.

Commissioner Wilson: All right. Thank you.

Chairman Murphy: All those in favor of the motion to approve FDP-2000-MD-048, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Alcorn and Smyth: Abstain.

Chairman Murphy: Motion carries. Same abstentions.

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(Each motion carried by a vote of 9-0-2 with Commissioners Alcorn and Smyth abstaining;
Commissioner Harsel absent from the meeting.)

GLW