

5:00 P.M. Items- RZ-2000-HM-063 - AC ASSOCIATES II LIMITED PARTNERSHIP
SE-00-H-035 - AC ASSOCIATES II LIMITED PARTNERSHIP
Hunter Mill District

On Wednesday, January 17, 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-HM-063, subject to execution of proffers consistent with those dated January 17, 2001;
- Waiver of the minimum distance requirement of 75 feet from the Dulles Airport Access Road;
- Approval of SE-00-H-035, subject to the development conditions dated January 17, 2001;
- Modification of the transitional screening requirement along the eastern and northern property lines in favor of that shown in the GDP/SE plat and as conditioned in the development conditions;
- Waiver of the barrier requirement along the eastern and northern property lines;
- Waiver of the service drive requirement along the Dulles Airport Access Road.

Planning Commission Meeting
January 17, 2001
Verbatim Excerpts

RZ-2000-HM-063 - AC ASSOCIATES II LIMITED PARTNERSHIP
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After Close of the Public Hearing

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

Commissioner Palatiello: Another one of those cases in Reston. Mr. Chairman, there is no one here to speak in opposition to this application. That is because the applicant has reached out to the community and shared their plans with the community and made modifications to be responsive to the interests and concerns of the community. This does enjoy the support and recommendation of the Planning and Zoning Committee of the Reston Citizens Association. It is in conformance with the Comprehensive Plan, particularly an APR item that was approved by the Commission a few years ago. I think everything is in order. This is a much improved application for having gone through the citizen review process and I commend the applicant for that. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-HM-063, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 17, 2001.

Commissioners Byers and DuBois: Second.

Chairman Murphy: Seconded by Mr. Byers and Ms. DuBois. Discussion? All those in favor of the motion to recommend to the Board that it approve RZ-2000-SU-021 (sic), say aye.

Commissioners: Aye.

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

Commissioner Palatiello: Wait a minute. 021? Wrong case.

Chairman Murphy: Oh, I'm sorry. I had the wrong -- RZ-2000-HM-063, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. I still thank you very much.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 75-FOOT MINIMUM DISTANCE REQUIREMENT FROM THE DULLES AIRPORT ACCESS ROAD.

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 Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-H-035, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 17, 2001.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion? All those in favor of the motion to recommend to the Board that it approve SE-00-H-035, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN AND NORTHERN PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT AND AS CONDITIONED IN THE DEVELOPMENT CONDITIONS.

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 Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN AND NORTHERN PROPERTY LINES.

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 Palatiello: Finally, Mr. Chairman, I don't know why there is a service road requirement along the Dulles Airport Access Road, but I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE DULLES AIRPORT ACCESS ROAD.

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.

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(All motions carried unanimously with Commissioner Harsel absent from the meeting.)

GLW