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9/10/01 Board Meeting

3:00 P.M. Items - RZ-2001-MV-011 - LCOR/JV ACQUISITION LLC  
SEA-88-V-023 - LCOR.JV ACQUISITION LLC  
Mt. Vernon District

On Thursday, July 26, 2001, the Planning Commission unanimously voted (Commissioners Koch, Moon and Palatiello absent from the meeting) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2001-MV-011 and the conceptual development plan, subject to the execution of proffers dated July 25, 2001;

Approval of a waiver to permit underground stormwater detention in a residential area, subject to approval by the Department of Public Works & Environmental Services;

Modification of the loading requirement for multifamily dwellings, waiver of the 600-foot maximum length requirement for private streets, and waiver of the transitional screening and barrier requirements adjacent to the WMATA property to the southwest;

Approval of SEA-88-V-023, subject to the development conditions dated July 19, 2001.

The Planning Commission also unanimously voted (Commissioners Koch, Moon and Palatiello absent from the meeting) to approve FDP-2001-MV-011, subject to Board approval of RZ-2001-MV-011.

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

**SEP 5 2001**

ZONING EVALUATION DIVISION

Planning Commission Meeting  
July 26, 2001  
Verbatim Excerpts

RZ/FDP-2001-MV-011 - LCOR/JV ACQUISITION  
SEA-88-V-023 - LCOR/JV ACQUISITION

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed. Recognize Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. This particular case is one that I've waiting for since the Comprehensive Plan was designed in 1978 -- to see this thing come to fruition. It's been a long hard haul. But finally we are getting it. We've got the Zoning Ordinance amended for a PMR District and we've kept the Comprehensive Plan from being changed half a dozen times when people wanted to put less dense things in there. This is the last piece. Now I am very cognizant of the parking problem because I have a daughter who parks there and who got all over my case, literally, last week about it. So, Ms. Katz is not alone. I am going to be talking to Mr. Hyland in the morning about this and suggest that perhaps he and I together go to the Hoffmans and see if we can get something done over there to try to alleviate this problem. But, that is private property. The County has no control over it. The County cannot require that the owner of that continue to operate his parking space. So while this is a critical issue for the community, and it certainly is, it really is not a justifiable obstacle to the approval of this case. Mr. Chairman, I would note that this application has the whole hearted approval of the local community and of the Southeast Fairfax Development Corporation and of the Mount Vernon Council. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2001-MV-011 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED JULY 25, 2001.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2000-MV-011, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN 2001-MV-011, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion to approve FDP-2000-MV-011, subject to the Board's approval of the rezoning and conceptual development plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Byers: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER TO PERMIT UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL AREA SUBJECT TO APPROVAL BY DPWES.

Commissioner Wilson: Second.

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

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE LOADING REQUIREMENT FOR MULTI-FAMILY DWELLINGS AND A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS, AND A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ADJACENT TO THE WMATA PROPERTY TO THE SOUTHWEST.

Commissioners Hall and Kelso: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Byers: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SEA-88-V-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 19, 2001.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA-88-V-023, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Byers: And finally, Mr. Chairman, I would like to offer my thanks to Mr. Sampson, the gentlemen from LCOR, Mack Rhoades of the Huntington Civic Association, and Cathy Belgin, who has left us already, and to the staff for seeing this thing through. It was a little bit of a tough row to hoe, but this is the last piece in a very complicated development, and I am glad to see it done.

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: I just want to comment. I don't think any of us minimize the comments from the citizens on this. I am very heartened that Commissioner Byers and Supervisor Hyland will be looking at this. Hopefully there is something that can be done to tide this situation over until the area is stabilized and there is adequate, or at least more parking than there is now.

Chairman Murphy: I was going to say, we appreciate those comments. They are very accurate and very well received. The good news story is that we are filling up our parking lots and garages and taking those single occupancy vehicles off the road. That is really good news. The bad news is that we've got to do more as far as far as parking facilities are concerned. I think we are all aware of that and I appreciate your testimony.

Commissioner Smyth: Mr. Chairman?

Commissioner Byers: And we need to take the lead.

Commissioner Smyth: Yes. We had a similar problem at Vienna when we were building the garage there and the Colonial Parking lot closed up. But we did find space at a nearby shopping center. WMATA ran a shuttle. We did make provisions for people riding and it worked out. So I hope it does here too.

Chairman Murphy: Thank you very much.

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(The motions carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.)

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