

2:30 p.m. Item - RZ-84-D-029 & SE-84-D-065 - DOLLEY MADISON PARTNERSHIP
Dranesville District

On Thursday, September 6, 1984, the Planning Commission voted unanimously (Commissioners Brinitzer and Sparks not present for the vote; Commissioner Annunziata absent from the meeting) to recommend to the Board of Supervisors that the Zoning Ordinance, as it applies to the application property of RZ-84-D-029, be amended from the R-3 and C-2 Districts to the C-3 District; subject to execution of the proffers consistent with those contained in Appendix 1 of the staff report.

The Planning Commission then voted unanimously (Commissioners Brinitzer and Sparks not present for the vote; Commissioner Annunziata absent from the meeting) to recommend that the Board of Supervisors modify the transition screening and barrier requirements of the Zoning Ordinance, as they apply to the proposed development, as shown on the Generalized Development Plan.

The Planning Commission also voted unanimously (Commissioners Brinitzer and Sparks not present for the vote; Commissioner Annunziata absent from the meeting) to recommend to the Board of Supervisors approval of SE-84-D-065, subject to the proposed development conditions contained in Appendix 2 of the staff report.

Planning Commission Meeting
September 6, 1984
Verbatim Excerpts

RZ-84-D-029 - DOLLEY MADISON PARTNERSHIP
SE-84-D-065 - DOLLEY MADISON PARTNERSHIP

After Close of the Public Hearing

Vice-Chairman Harsel: We will close the public hearing and recognize the Commissioner from the Dranesville District. Mr. Lilly.

Commissioner Lilly: Madam Chairman the staff report in this case indicates that the public facilities necessary for this use are in place. There were some transportation issues which apparently have been resolved to the staff's satisfaction. This application is substantially in accordance with the Comprehensive Plan. I think from the development plans that you see and so forth in the staff report that it is an attractive development. It is on Dolley Madison Boulevard which the people of McLean in particular have been able to keep free of intrusive commercial use in the sense of strip commercial, however there are attractive small low rise office buildings developing along here which I think will add to the general appearance. There has been a suggestion and for those of you that looked in your packages you will see a publication called Quidnunc, only in McLean would we have a publication with a name like that, but Quidnunc I understand means, what now, Mrs. Fasteau is that right.

Commissioner Fasteau: Yes.

Commissioner Lilly: All right. Probably ought to be quovotus but I won't, I won't go into that, but on that you see on the front of this Quidnunc which is the publication of the Community Center, you see depicted a graphic illustration of a pedestrian overpass over Dolley Madison Boulevard that would actually allow people to go back and forth to the library, park, community center area on the other side. The applicant in this case has offered, if I have it right, the sum of approximately \$25,000 to do the studies that would be required for this and then as I understand it another amount of money that would go toward the construction of which the County now has a certain percentage which, they need some more, and I don't know whether they are going to get some kind of a drive going for that or what but, the overpass is mentioned in the Comprehensive Plan and this would be an appropriate place for it to come down on that side of Dolley Madison Boulevard so I think that the applicant here in making this situation available for the possible future development of this overpass is making a substantial community contribution. This application has been before the McLean Citizens Association and the McLean Planning Committee and I would therefore MOVE THAT THE PLANNING COMMISSION

RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE ZONING ORDINANCE AS IT APPLIES TO THIS PROPERTY, THE APPLICATION PROPERTY, BE AMENDED FROM R-3 AND C-2 TO THE C-3 DISTRICT SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Murphy: Second.

Vice-Chairman Harsel: You've heard the motion, it was seconded by Mr. Thillmann and Mr. Thomas, is there any discussion? And, Mr. Murphy. All those in favor signify, all those in favor say aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed? The motion carries unanimously.

Commissioner Lilly: Madam Chairman, I would FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITION SCREENING AND BARRIER REQUIREMENTS OF THE ZONING ORDINANCE AS THEY APPLY TO THE PROPOSED DEVELOPMENT BE MODIFIED AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Murphy: Second.

Vice-Chairman Harsel: Seconded by Mr. Murphy and Mr. Thomas. Any discussion? All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed? The motion carries unanimously. Any other business, Mr. Lilly.

Commissioner Lilly: Madam Chairman, since this is an application that will, an office building that will also contain a drive-in bank facility there is a special exception involved and I would RECOMMEND TO THE BOARD OF SUPERVISORS THAT SPECIAL EXCEPTION 84-D-065 BE APPROVED SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2.

Commissioner Murphy: Second.

Vice-Chairman Harsel: Seconded by Mr. Murphy. Any discussion? All those in favor signify by saying aye.

Commissioners : Aye.

Vice-Chairman Harsel: Opposed? The motion carries unanimously. Mr. Lilly.

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Commissioner Lilly: That is it Mrs. Harsel.

Vice-Chairman Harsel: All right.

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MWF

(Vote: Unanimous with Commissioners Brinitzer and Sparks not present for the vote; Commissioner Annunziata absent from the meeting).