Board Agenda Item
July 11, 2005

3:30 p.m.

Public Hearing on RZ 2004-LE-012 (MDP Groveton LLC) to rezone from C-3, CRD and HC to PRM, CRD and HC to Permit Residential Development at a Density of 63.04 Dwelling Units Per Acre with Accessory Office and Retail Uses at an Overall Floor Area Ratio of 1.80 and Approval of the Conceptual and Final Development Plans, Located on Approximately 4.60 Acres, Lee District

The application property is located in the southwest quadrant of Richmond Highway and Memorial Street, east of Donora Drive and north of Groveton Street, Tax Map 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; 93-1 ((38)) (1) 1, 4 and 7.

Planning Commission Recommendation:
On Thursday, June 30, 2005, the Planning Commission voted unanimously (Commissioners Murphy and Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of RZ 2004-LE-012 and the Conceptual Development Plan, subject to the execution of proffers consistent with those dated June 29, 2005;
- Waiver of the service drive requirement along Richmond Highway; and
- Waiver of the barrier requirements along the eastern and western property lines.

The Planning Commission voted 9-0-1 (Commissioner Harsel abstaining; Commissioners Murphy and Wilson absent from the meeting) to recommend that the Board modify the transitional screening requirements along the eastern and western property lines to that shown on the CDP/FDP.

The Planning Commission voted 9-1 (Commissioner Harsel opposed; Commissioners Murphy and Wilson absent from the meeting) to recommend that the Board waive PFM Section 6-0303.8 to permit the use of an underground detention facility and a separate underground water quality control facility in a residential area, subject to the development conditions entitled Waiver #22564-WPFM-001-1 Conditions, dated April 21, 2005.

The Planning Commission voted unanimously (Commissioners Murphy and Wilson absent from the meeting) to approve FDP 2004-LE-012, subject to the proposed Development Condidtions dated June 29, 2005 and subject also to Board approval of RZ 2004-LE-012.

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ENCLOSED DOCUMENTS:
None. Staff Report previously furnished.

STAFF:
Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
Cathy Lewis, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
June 30, 2005
Verbatim Excerpt

RZ 2004-LE-012 - MDP GROVETON LLC
FDP 2004-LE-012 - MDP GROVETON LLC

After Close of the Public Hearing

Vice Chairman Byers: Close the public hearing; recognize Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. I'll start by saying I'm delighted to see that Madison Development Partners has been able to create a high-quality, mixed-use development proposal on the 4.59 acre property. This rezoning request is in harmony with the Comprehensive Plan, it was supported by the community, and it was approved by this Commission last fall. I believe that this urban inspired, mixed-use development will provide a number of community benefits. One, clearly it advances the goals of the commercial revitalization district. It will result in a development that locates buildings close to Richmond Highway and that provides streetscape amenities, including sidewalks, plazas, and street furniture. Additionally, I believe a number of the retail establishments that will be connected with this development will want front on Richmond Highway and I envision that these retail uses will provide additional shopping outlets that will benefit not only those residents of the multi-family units and the townhomes but those who are living in nearby Groveton. The project will result in development of a minimum of 50,000 square feet of office. As the Commission will recall, I made some comments back in the fall, and I still feel very strongly about increasing the amount of available office space that's located along the Richmond Highway corridor. As I've stated before, we need a better mix between office, retail, and residential, with the emphasis on office. This request for office and the applicant's concurrence appears timely in light of the proposed recommendations of the BRAC regarding the relocation of agencies at Ft. Belvoir. If these recommendations are implemented, it is likely that we will see an increase in office demand along the corridor which means the decision to require office on this property is probably a good one. The applicant has a strong proffer package associated with this rezoning request and specifically on transportation, I won't repeat them but noted earlier and I still believe the transportation demand management program seeding that. I feel strongly about the shuttle bus service which I think will help address some of the morning and evening trips and I think the provision of a telework center will help the residents who would like to work from home and I think that gets people off the road, as well. I'll recognize too that the historic Huntley proffer, the $50,000, is one that they voluntarily agreed to do and that working with the community they also agreed with the folks from Groveton to provide a dog park at Lanier (sic) Park which I think will also be of interest not only to the residents of this project but those who are in the adjacent area. As a dog owner, I think, more dog parks are always a benefit. The applicant has worked very diligently with the residents who are adjacent to this property. They've worked very diligently with the Land Use Committee and they've worked diligently with the staff. And for that, they've received a favorable disposition of support from Lee District Land Use Committee, from SFDC as we heard earlier, from the Groveton Civic Association, and the staff. So, with that, Mr. Chairman, I WILL MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF

SUPERVISORS APPROVAL OF RZ 2004-LE-012 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 29, 2005.

Commissioners Alcorn and de la Fe: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn. Any discussion? Mr. Alcorn or Mr. de le Fe?

Commissioner de la Fe: Both.

Vice Chairman Byers: All right. Add Mr. de la Fe on that. All in favor of the motion to recommend the Board of Supervisors approve RZ 2004-LE-012 and the Conceptual Development Plan, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION APPROVE FDP 2004-LE-012, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 29, 2005, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2004-LE-012.

Commissioner Alcorn: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn. Any discussion? All in favor of the motion to approve FDP 2004-LE-012, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY BE WAIVED.

Commissioner de la Fe: Second.

Vice Chairman Byers: Seconded by Mr. de la Fe. Any discussion? All in favor of the motion to recommend the Board waive the service drive requirement along Richmond Highway, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN AND WESTERN PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE CDP/FDP.

Commissioner de la Fe: Second.

Vice Chairman Byers: Seconded by – you have to speak. You can't wave.

Commissioner de la Fe: I'm sorry.

Vice Chairman Byers: Seconded by Mr. de la Fe who's waving his arm at me. All in favor of the motion to recommend the Board modify the transitional screening requirements to that shown on the CDP/FDP, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Harsel: Abstain.

Vice Chairman Byers: Ms. Harsel abstains. Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman, two more motions. I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENT ALONG THE EASTERN AND WESTERN PROPERTY LINES BE WAIVED.

Commissioner de la Fe: Second.

Vice Chairman Byers: Seconded by Mr. de la Fe. Any discussion? All in favor of the motion to recommend the Board waive the barrier requirements, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Lusk.

Commissioner Lusk: Last motion, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND THAT PFM SECTION 6-0303.8 BE WAIVED TO PERMIT THE USE OF AN UNDERGROUND DETENTION FACILITY AND A SEPARATE UNDERGROUND WATER QUALITY CONTROL FACILITY IN A RESIDENTIAL AREA SUBJECT TO DEVELOPMENT CONDITIONS ENTITLED *WAIVER #22564-WPFM-001-1,* CONDITIONS DATED APRIL 21, 2005.

Commissioner Alcorn: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn. Any discussion? All in favor of that motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Harsel: Aye. Nay. I mean I'm voting No.

Vice Chairman Byers: Ms. Harsel votes No.

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(Motions 1, 2, 3, 5 carried unanimously with Commissioners Murphy and Wilson absent from the meeting.)

(Motion 4 carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Murphy and Wilson absent from the meeting.)

(Motion 6 carried by a vote of 9-1 with Commissioner Harsel opposed; Commissioners Murphy and Wilson absent from the meeting.)

SMD