

9/24/01 Board Meeting

4:00 P.M. Item - RZ-1999-PR-034 - COURTYARD MANAGEMENT CORP.
Providence District

On Thursday, September 20, 2001, the Planning Commission voted 8-0-4 (Commissioners Alcorn, Byers, Harsel and Koch abstaining) to recommend the following actions to the Board of Supervisors:

Approval of RZ-1999-PR-034, subject to execution of proffers consistent with those dated September 20, 2001;

Modification of the loading requirement for the multifamily uses;

Modification of the transitional screening requirement and waiver of the barrier requirement on the eastern property boundary in favor of that shown on the CDP/FDP;

Waiver to permit underground detention and water quality within the multifamily residential area.

The Planning Commission then voted 8-0-4 (Commissioners Alcorn, Byers, Harsel and Koch abstaining) to approve FDP-1999-PR-034, subject to the conditions contained in Attachment 2 of the staff report addendum dated August 29, 2001, and subject also to Board approval of RZ-1999-PR-034.

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DEPARTMENT OF PLANNING AND ZONING

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PLANNING AND ZONING DIVISION

Planning Commission Meeting
September 21, 2001
Verbatim Excerpts

RZ-1999-PR-034 – COURTYARD MANAGEMENT CORP.
FDP-1999-PR-034 – COURTYARD MANAGEMENT CORP.

Decision Only During Commission Matters
(Public Hearing held on September 13, 2001)

Commissioner Smyth: Thank you, Mr. Chairman.

Commissioner Byers: Here it is.

Commissioner Smyth: Yes. There it is, hot off the press. Mr. Chairman, before we go absolutely on the record, would it be possible to summarize or have Mr. Martin summarize, some of the changes here?

Chairman Murphy: Well, that would be on the record.

Commissioner Smyth: Okay. Then maybe I can do that quicker than Mr. Martin. Sorry, Keith.

Chairman Murphy: As a lawyer he's probably getting paid by the word. So your economy of words would be most appreciated.

Commissioner Smyth: Thank you, Mr. Chairman. The issues that were raised at the public hearing last week were fairly limited, in number at least. First of all, the streetscape along Gallows was incomplete. The applicant has shifted the building. Now we have the full landscaping as prescribed by the Merrifield Plan. The second major objection from the citizens was on building materials. The applicant has increased the amount of brick on the hotel and added a proffer on the quality of the EIFS, its installation, its maintenance, and its inspection. You will also find in tonight's proffers, if you didn't -- if you did get them earlier today -- I'm not sure if the e-mail system was working or not this afternoon, but they should have been e-mailed to you. There is one other change that may not have been made and that is on page 2, letter e, "The façade of the residential building shall consist of a minimum of 75 per cent brick and glass." One of the questions that had been added -- one of the questions that the Commission had asked was about the loading spaces. With the shift in the building there was a reconfiguration of the loading spaces. There is no longer a request for waiver of the loading spaces for the hotel. And one of the transportation issues that had not quite been addressed was the possible location of an interparcel access to the south. That's now identified as a possible area on these plans. Mr. Chairman, looking at this application

now, I think that it has covered the bases that the Merrifield Plan prescribes and that it has lived up to the expectations of the Task Force. Therefore, Mr. Chairman, keeping this short, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1999-PR-034, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED SEPTEMBER 20, 2001.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall: 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-1999-PR-034, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Byers, Harsel and Koch: Abstain. Not here for the public hearing.

Chairman Murphy: Motion carries. Mrs. Harsel and Mr. Byers and Mr. Koch abstain.

Commissioner Alcorn: Abstain.

Chairman Murphy: And Mr. Alcorn abstains. Ms. Smyth.

Commissioner Smyth: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF FDP-1999 PR-034, SUBJECT TO THE PROPOSED FDP CONDITIONS CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM DATED AUGUST 29TH AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-PR-034.

Commissioner Wilson: Second.

Commissioner Murphy: Seconded by Ms. Wilson. Is there a discussion of that motion? All those in favor of the motion to approve FDP-1999-PR-034, subject to the Board's approval of the rezoning and the Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions. Ms. Smyth.

Commissioner Smyth: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF LOADING REQUIREMENTS FOR THE MULTIFAMILY USES.

Commissioner Wilson: Second.

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

Commissioners: Aye.

Commissioners Byers, Harsel and Koch: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions. Ms. Smyth.

Commissioner Smyth: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER ON THE EASTERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Murphy: Seconded by the Chair. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Commissioners Byers, Harsel and Koch: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions. Ms. Smyth.

Commissioner Smyth: Thank you, Mr. Chairman. Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER TO PERMIT UNDERGROUND DETENTION AND WATER QUALITY WITHIN THE MULTIFAMILY RESIDENTIAL AREA.

Commissioner Wilson: Second.

Commissioner Murphy: Seconded by Ms. Wilson and the Chair. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

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Commissioners Byers, Harsel and Koch: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

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(The motions carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.)

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