

**Board Agenda Item
July 22, 2002**

4:00 p.m. Items - PCA-1996-MV-037-6 - South Station LLC
 RZ-2002-MV-002 - South Station LLC
 RZ-2002-MV-018 - South Station LLC
 Mount Vernon District

On Thursday, July 18, 2002, the Planning Commission voted 9-0-1 (Commissioner Harsel abstaining; Commissioner Hall not present for the votes; Commissioner Murphy absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA-1996-MV-037-6, subject to execution of proffers consistent with those dated July 15, 2002;
- Approval of RZ-2002-MV-002, subject to execution of proffers consistent with those dated July 15, 2002;
- Approval of RZ-2002-MV-018, subject to execution of proffers consistent with those dated July 15, 2002; and
- Waiver of the transitional screening and barrier requirements along the entire site periphery and between the PDC and PRM Districts to that shown on the site plan.

The Planning Commission then voted 9-0-1 (Commissioner Harsel abstaining; Commissioner Hall not present for the votes; Commissioner Murphy absent from the meeting) to take the following actions on two related applications:

- Approval of FDPA-1996-MV-037-3, subject to the development conditions dated July 16, 2002 and subject also to Board approval of PCA-1996-MV-037-6; and
- Approval of FDP-2002-MV-002, subject to the development conditions dated July 16, 2002, and subject also to Board approval of RZ-2002-MV-002.

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Planning Commission Meeting
July 18, 2002
Verbatim Excerpt

RZ-2002-MV-018 - SOUTH STATION LLC
RZ-2002-MV-002 - SOUTH STATION LLC
FDP-2002-MV-002 - SOUTH STATION LLC
PCA-1996-MV-037-06 - SOUTH STATION LLC
FDPA-1996-MV-037-03 - SOUTH STATION LLC
FDPA-1996-MV-037-04 - SOUTH STATION LLC

Decision Only During Commission Matters
(Public Hearing was held on July 10, 2002)

Commissioner Byers: We had two cases heard back on July 10th in the Mount Vernon District. One was the Lorton Station Town Center and the other was South Station, LLC, a very small development. We had some discussion and as a result of the discussion in the public hearing, the proffers were revised slightly. In the second case, a new condition was added. I would start with the complicated one first. Madam Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-1996-MV-037-06, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 15, 2002.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries unanimously.

Commissioner Byers: Madam Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDPA-1996-MV-037-03, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 16, 2002, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-1996-MV-037-6.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries unanimously.

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RZ-2002-MV-018, RZ-2002-MV-002, FDP-2002-MV-002, PCA-1996-MV-037-06,
FDPA-1996-MV-037-03 AND FDPA-1996-MV-037-04

Commissioner Byers: Madam Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2002-MV-002, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 15, 2002.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries unanimously.

Commissioner Byers: Madam Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDP-2002-MV-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 16, 2002, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-2002-MV-002.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. Any discussion? Linda, I'm sorry, I was absent, so I am going to be abstaining on all these Mt. Vernon votes.

Commissioner Byers: Madam Chairman --

Secretary Harsel: All those in favor -- I have to take the vote -- you have to give me time to get a breath in -- all those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries. The Chair abstains.

Commissioner Byers: Madam Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2002-MV-018, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 15, 2002.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

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RZ-2002-MV-018, RZ-2002-MV-002, FDP-2002-MV-002, PCA-1996-MV-037-06,
FDPA-1996-MV-037-03 AND FDPA-1996-MV-037-04

Secretary Harsel: Opposed? The Chair abstains. Motion carries.

Commissioner Byers: Madam Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE WAIVERS OF TRANSITIONAL SCREENING AND BARRIERS ALONG THE ENTIRE SITE PERIPHERY BETWEEN THE PDC AND PRM DISTRICTS TO THAT SHOWN ON THE SITE PLAN.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. Discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? The Chair abstains. Mr. Byers.

Commissioner Byers: The second case, Madam Chairman was FDPA-1996-MV-037-04, South Station, LLC. You will remember that this was a small triangular piece of land in which the applicant was trying to shoe-horn a large number of buildings into and didn't quite fit and they reduced the number of buildings -- dwelling units -- and revised the parking and made some other changes, but we still have some concern about whether they can put the streetscape trees along Lorton Boulevard the way they planned because there is very little space for them. We have written a condition, which was passed out to you all yesterday. It's Condition Number 6 and essentially what it says is that the applicant must demonstrate to DPWES' approval that they can actually put these trees in and if they cannot, then they must come back for an FDPA and we will chop off some more dwelling units.

Secretary Harsel: Okay.

Commissioner Byers: With that change, Madam Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDPA-1996-MV-037-04, SUBJECT TO THE DEVELOPMENT CONDITION DATED JULY 16, 2002 CONTAINED IN THE STAFF REPORT ADDENDUM.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. And that's the addendum?

Commissioner Byers: Yes.

Commissioner Harsel: Or new language?

Commissioner Byers: Yes.

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RZ-2002-MV-018, RZ-2002-MV-002, FDP-2002-MV-002, PCA-1996-MV-037-06,
FDPA-1996-MV-037-03 AND FDPA-1996-MV-037-04

Secretary Harsel: The addendum has the new language. Discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? The Chair abstains. Motion carries.

Commissioner Byers: Madam Chairman, I MOVE THAT THE PLANNING COMMISSION REAFFIRM THE WAIVER TO PERMIT PRIVATE STREETS THAT EXCEED 600 FEET IN LENGTH.

Commissioners Kelso and de la Fe: Second.

Secretary Harsel: Seconded by Mr. Kelso and Mr. de la Fe. Discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? The Chair abstains. Motion carries.

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(The motions carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Hall not present from the vote; Commissioner Murphy absent from the meeting.)

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