

Board Agenda Item  
September 29, 2003

4:30 p.m.

Public Hearing on Proffered Condition Amendment Application PCA 2001-BR-028 (Zion Neighborhoods LLC) to Amend the Proffers for RZ 2001-BR-028 Previously Approved for Residential Development to Permit the Addition of One Lot, the Elimination of a Stormwater Management Pond and Site Modifications at a Density of 2.39 Dwelling Units Per Acre, Located on Approximately 8.80 Acres Zoned PDH-3, Braddock District

The application property is located in the southeast quadrant of Zion Drive and Laura Belle Lane, Tax Map 68-4 ((1)) 48, 49, 50A, 68-4 ((4)) A1, C, D, 1; 77-2 ((26)) 1 - 3.

On Wednesday, September 10, 2003, the Planning Commission voted unanimously (Commissioner DuBois absent from the meeting) to recommend the following actions to the Board of Supervisors:

1. Approval of PCA-2001-BR-028, subject to execution of proffers consistent with those dated August 27, 2003 and contained in Appendix 1 of the staff report;
2. Waiver of the Public Facilities Manual standards to allow 24% of the lots in the subdivision to be pipestem lots.

The Planning Commission then voted unanimously (Commissioner DuBois absent from the meeting) to approve FDPA 2001-BR-028, subject to the Final Development Plan Conditions contained in Appendix 2 of the staff report and subject also to Board approval of PCA 2001-BR-028.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

William Mayland, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
September 10, 2003  
Verbatim Excerpt

PCA 2001-BR-028 - ZION NEIGHBORHOODS LLC

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed. Mrs. Harsel, please.

Commissioner Harsel: Thank you, Mr. Chairman. I gave my explanation before we went on the record. This is just adding one lot in place of an original stormwater -- which is going to be combined and taken care of with the one big combined -- and the massive road improvements that will be done. Therefore, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2001-BR-028, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED AUGUST 27, 2003.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board that it approve PCA 2001 -BR-028, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mrs. Harsel.

Commissioner Harsel: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2001-BR-028, SUBJECT TO THE BOARD'S APPROVAL OF PCA 2001-BR-028 AND THE FINAL DEVELOPMENT PLAN CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT DATED AUGUST 27, 2003.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion? All those in favor of the motion to approve FDPA 2001-BR-028, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mrs. Harsel.

Commissioner Harsel: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE

A WAIVER OF THE PUBLIC FACILITIES MANUAL STANDARDS TO ALLOW  
24 PERCENT OF THE LOTS IN THIS SUBDIVISION TO BE PIPESTEMS.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(Each motion carried unanimously with Commissioner DuBois absent from the meeting.)

GLW

