

**Board Agenda Item  
September 23, 2002**

**4:00 p.m. Item – RZ-2002-DR-019 – Waterford McLean, LLC  
Dranesville District**

**On Thursday, September 19, 2002, the Planning Commission voted 8-0-1 (Commissioner Harsel abstaining; Commissioner Byers not present for the votes; Commissioners Moon and Smyth absent from the meeting) to recommend the following actions to the Board of Supervisors:**

- **Approval of RZ-2002-DR-019, subject to execution of proffers consistent with those dated September 18, 2002, and approval of the conceptual development plan, subject to the development conditions contained in Appendix 2; and**
- **Modification of the peripheral parking lot landscaping on the northern boundary in accordance with those depicted on the CDP/FDP and reduction of the loading space requirement for the project to three spaces.**

**The Planning Commission then voted 8-0-1 (Commissioner Harsel abstaining; Commissioner Byers not present for the votes; Commissioners Moon and Smyth absent from the meeting) to approve FDP-2002-DR-019, subject to Board approval of RZ-2002-DR-019 and the conceptual development plan.**

Planning Commission Meeting  
September 19, 2002  
Verbatim Excerpt

RZ-2002-DR-019/FDP-2002-DR-019 - WATERFORD MCLEAN, LLC

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Ms. DuBois.

Commissioner DuBois: Thank you, Mr. Chairman. As has been noted, this is a revisit of the project previously known as "Civic Place" in the McLean Central Business Center, which received many words of praise from the Commission when it was approved in April 2001. As has also been stated, the purpose is to change the mix of uses within the previously approved development. The change is to increase the residential portion of the development while reducing the proportion devoted to commercial uses. No increase in the number of residential units is proposed. It's still 70, but the size of the units is to increase, thereby the request to rezone from the PDC District to the PRM District. As noted by staff, the basic design and proffers associated with the previous PDC District approval are substantially unchanged. There is also a minor increase in the gross floor area. I would like to once acknowledge that Proffer Number 13, which is the one million dollar contribution in support of the McLean Main Street Development Concept as set forth in the County's Comprehensive Plan. As I referenced the escrow agreement, in response to Ms. Harsel, it references projects that may include, but are not limited to, public parking, building construction, purchase of property and easements, installation of underground utilities, streetscape enhancements such as paved sidewalks, street furniture, trees, lighting and coordinated signage. And that's in the escrow agreement. And once again, the escrow agreement is subject to terms and conditions to be executed by and between the applicant, the Board of Supervisors and the McLean Revitalization Committee. This application has the support of the McLean Planning Committee and I would like to acknowledge their efforts, and particularly those of the current MPC Chairman Dan Duval, and Jack Wilbern in negotiating matters during the review of this application. Now on to Lowell Avenue. Mr. Chairman, sometimes you have to let an issue go through a process before it can reach a final resolution. This Lowell Avenue issue was one of those. The vacation may not be feasible, but the McLean Planning Committee again discussed that topic at their meeting last evening and once again a majority of those in attendance recommended the retention of the proffer as written. The proffer does include an alternative of a special paving treatment of brick pavers over a concrete bed constructed to VDOT standards if the vacation does not occur. Therefore, Mr. Chairman, I am not inclined to make changes to that proffer at this time. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2002-DR-019, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED SEPTEMBER 18, 2002 AND THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2.

Commissioners Koch and Alcorn: Second.

Chairman Murphy: Seconded by Mr. Koch and Mr. Alcorn. 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-2002-DR-019 and Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Harsel: Abstain.

Chairman Murphy: Ms. Harsel abstains.

Commissioner DuBois: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE Final Development Plan -- you didn't give me the number, Peter --

Mr. Peter Braham: The same number.

Commissioner DuBois: Okay. FDP-2002-DR-019, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2002-DR-019.

Commissioner Koch: Second.

Chairman Murphy: Seconded by Mr. Koch. Discussion? All those in favor of the motion to approve FDP-2002-DR-019, subject to the Board's approval of the rezoning and the conceptual development plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Harsel: Abstain.

Chairman Murphy: Motion carries. Ms. Harsel abstains.

Commissioner DuBois: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REQUESTED MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ON THE NORTHERN BOUNDARY IN ACCORDANCE WITH THAT DEPICTED ON THE CDP/FDP AND THAT THE LOADING SPACE REQUIREMENTS FOR THIS PROJECT BE REDUCED TO THREE SPACES.

Commissioner Koch: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Harsel: Abstain.

Chairman Murphy: Motion carries. Ms. Harsel abstains.

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(The motion carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioner Byers not present for the vote; Commissioners Moon and Smyth absent from the meeting.)

LBR