

11/5/90

4:30 p.m. Item - RZ-89-A-044 - EAGLE DEVELOPMENT LIMITED PARTNERSHIP
Annandale District

On Wednesday, September 19, 1990, the Planning Commission voted unanimously (Commissioner Thomas not present for the vote; Commissioners Bobzien, Huber and Strickland absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to the subject application:

- 1) approval of RZ-89-A-044, subject to the proffers dated September 18, 1990 and the cluster development plan as submitted;
- 2) waiver of the minimum district size requirements for the cluster development.

Planning Commission Meeting
September 19, 1990
Verbatim Excerpts

RZ-89-A-044 - EAGLE DEVELOPMENT LIMITED PARTNERSHIP

After Close of the Public Hearing.

Chairman Murphy: The public hearing is closed; recognize Mrs. Harsel.

Commissioner Harsel: Thank you, Mr. Chairman. Before I start my remarks, like I said earlier, this has been around for -- I think since April of '89. We have had several submissions, resubmissions, cluster, not cluster, citizens meetings and such. At this time I would like to recognize the letter that I had read previously by Carol Carrick into the record. I would also like to thank the two citizens that came out, Diane Flyer. Like I said, she has worked on this case from the very beginning; Barbara Faist, who spoke on behalf of Woodlyne Association. That association has been tracking this application plus the adjoining application. And I'd like to recognize the fact that we have received a phone call from John Brusard who lives across Zion Drive in the Glen Cove Community Association. His concern was about the traffic that would be generated by this application. I have to go with the citizens from the standpoint that it would be nice to keep this as a buffer, to keep the whole lot as is, with the exception of the Hunter house. And I have to admit the house -- and I have to admit that the house being destroyed is a house -- that was my concern, what happened to the Hunters and that's a new house. But it will not be part of this generation. I'm very familiar with this site. I've lived across the street from it for awhile. My daughter knew and played with the little girl that lived on this site. I can assure Mr. Byers that there is the 15-foot buffer on this side between here and Bartons Grove. There are trees; they are down hill. In a perfect world we would have lots of open spaces, we haven't. You've heard the -- the adjoining -- the townhomes that are most directly affected have come out in support of the cluster development. I am going to say that at this time I go back to the meeting that we had with staff, when we were talking about development criteria, where staff said it is judgment call one way or the other. We didn't resolve anything. There are five applicable conditions to this application. Staff has given credit for one and a half. I feel that since we're doing judgment calls, I must go back over and give my own. And I'm not going to read them such way, but I will go back over and say that according to criteria #1, I feel that the applicant receives full credit on this. Especially since he has brought in and shown us that he can develop both conventional and cluster, and that the cluster criteria as to preserving open space has been met. I would say with criteria 4 that that has been met. Roberts Road is a very, very important priority in the Annandale District. And the commitment is Roberts Road stops now at a certain point and cannot continue until we can get a bridge over the railroad track. And any little bit helping us on that the District takes and appreciates. I think, and I will tip my hand and say that I'm going to go cluster at this time, that #6 we do have credit on. That he has given us credit by the clustering. If it was conventional I would have to agree with Mr. Robinson, there would be no credit on that, but there would be credit. In #7 I will say, I do go ahead and feel

that we have half credit. Therefore, we have -- I count this up -- two and a half credits on this application and that would meet the criteria for an approval of a rezoning at the mid point of the range. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-89-A-044 CONSISTENT WITH THE PROFFERS RECEIVED TONIGHT, DATED AND AMENDED IN THE APPLICANT'S HANDWRITING, DATED SEPTEMBER 18, 1990, AND I'M GOING FOR THE CLUSTER DEVELOPMENT THAT WE SEE BEFORE US.

Commissioner Hubbard: Second.

Chairman Murphy: Seconded by Mr. Hubbard. 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-89-A-044, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? The motion carries.

Commissioner Harsel: Mr. Chairman?

Chairman Murphy: Mrs. Harsel.

Commissioner Harsel: Mr. Chairman, I further MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY WAIVE THE MINIMUM DISTRICT SIZE FOR THE R -- FOR THE CLUSTER DEVELOPMENT CONCERNING RZ-89-A-044.

Commissioner Hubbard: Second.

Chairman Murphy: Seconded by Mr. Hubbard. Discussion of that motion? All those in favor of that motion to recommend that we waive the Board of Supervisors (sic), say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? The motion carries. Is there any other business on this application? Thank you very much.

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(The motions passed unanimously with Commissioner Thomas not present for the vote; Commissioners Bobzien, Huber and Strickland absent from the meeting.)

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