

Planning Commission Meeting
April 21, 1994
Verbatim Excerpts

PCA-84-L-020-5 & PCA-C-448-9 - KINGSTOWNE LP
PCA-86-L-033-2 - KINGSTOWNE LP
PCA-85-L-101-3 - KINGSTOWNE LP
FDP-C-448-23 - KINGSTOWNE LP

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Sell.

Commissioner Sell: Mr. Chairman, before we start, I'd like to thank Kathy Ichter for coming out tonight. They had a family crisis; their daughter had an asthmatic attack and is in the hospital, so it's above and beyond the call of duty. And Mr. Thompson, who represents Kingstowne, is here under some duress because he had an operation not long ago and we dragged him out. So I appreciate them both taking the time and maintaining their good will in the last few minutes of the negotiation and I think we got it squared away. Mr. Chairman, this has been a long, involved process to accomplish two (2) things: to make sure that we provide moderate priced housing in Kingstowne, as per the 1985 proffer, and correct what we all felt in 1985 was an oversight, if you will, that Hayfield Road -- VDOT didn't require it, so therefore it was not really a part of the zoning or didn't think it was necessary that we give Hayfield Road a four (4) lane from Kingstowne Village Parkway up to Manchester Boulevard. And the County has a separate project which will take it from Kingstowne Village Parkway on to New Telegraph Road. So we'll have a four (4) lane road from basically Hayfield High School area all the way up to Manchester Boulevard. We're going to open a Metro Station on the Parkway, just to the west of Springfield Mall in 1997, and a URE station in 1995 and it behooves us to try to be able to move folks to get to those mass transit station facilities as quickly as possible. And now -- if it were in effect now, we could help people get to the HOV lanes on I-95 and the parkway much quicker. We are moving the money from -- that was proffered to be spent for grade separated interchange in the future at Franconia Road and South Van Dorn -- and Van Dorn Street. The amount of money that's proffered obviously won't build a grade separated interchange and we can use this money now to put in a project that is helpful to the entire transportation system. So we're going to move that money and the developer of Kingstowne is going to build the road. If there's any additional cost over the money that's going to be moved, he's on the hook for that and understands that he's going to provide that funding. The County is going to have to acquire some off site right-of-ways. The road, unfortunately, cannot be built entirely on Kingstowne sites, so therefore that's going to require some off site acquisition and we're moving ahead on that. So I, again, would like to thank everybody who has been involved -- the Housing Authority, Redevelopment Housing Authority staff, Transportation Office, Kevin (Guinaw) and all the folks in the County that's worked on it and Bob Lawrence from Kingstowne, and the citizens groups that have worked on it to make this come about. This has

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PCA-86-L-033-2; PCA-85-L-101-3; & FDP-C-448-23

the support of the Kingstowne Homeowners Association and it has the support of the Lee District Land Use Advisory Committee. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PROFFER CONDITION AMENDMENTS PCA-C-448-9, PCA-84-L-020-5, PCA-85-L-101-3, AND PCA-86-L-033-2, SUBJECT TO THE PROFFERS DATED APRIL 21, 1994, WITH A CHANGE IN PROFFER 49A, ON PAGE 6, AND THAT THE LAST FIVE (5) LINES OF 49A WOULD BE DELETED: THE SIXTH LINE WOULD BECOME THE LAST LINE AND WOULD READ: "KINGSTOWNE, FROM THE SAME MEDIAN BREAK, AT APPROXIMATELY STATION 14 PLUS 75." That's it.

Chairman Murphy: Is there a second to the motion?

Commissioners Hartwell and Thomas: Second.

Chairman Murphy: Seconded by Mr. Hartwell and Mr. Thomas. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve the PCAs as enumerated by Mr. Sell, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Sell.

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN FDP-C-448-23, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT DATED APRIL 12, 1994.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Is there a discussion? Mr. Guinaw? Discussion of the motion? All those in favor of the motion to approve FDP-C-448-23, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Sell.

Commissioner Sell: Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION MODIFY THE MAXIMUM LENGTH LIMITATIONS SPECIFIED IN THE ZONING ORDINANCE TO A PRIVATE STREET IN A RESIDENTIAL DEVELOPMENT AS SHOWN ON THE FDP.

Commissioner Thomas: Second.

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

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Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sell: Thank you, Mr. Chairman. Again, thanks to Mr. Guinaw for leading me through this hard, long road.

Chairman Murphy: Kathy, hope your daughter is better tomorrow.

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(The motions carried unanimously with Commissioners Byers, Downer, and Hanlon absent from the meeting.)

DEB