

June 21, 2000

RZ-1999-LE-073/FDP 1999-LE-073, PCA-C-448-23, FDPA-C-448-10-2

RZ-1999-LE-042/FDP-1999-LE-042

PCA-84-L-020-18/FDPA-84-L-020-2-9

Chairman Murphy: Seconded by Mr. Koch. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1999-LE-073, say aye.

Commissioners: Aye.

Commissioner Byers: Abstain.

Chairman Murphy: Opposed? Motion carries. Mr. Byers abstains.

Commissioner Kelso: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS FOR RZ/FDP-1999-LE-073 ALONG SOUTH VAN DORN STREET BE WAIVED.

Commissioner Koch: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains.

Commissioner Kelso: Mr. Chairman, I thank the applicant and the Kingstowne community for their efforts in working closely with staff and myself to bring this project to reality and thank Mr. Braham for leading me by the hand through this number exercise.

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(The first six motions carried unanimously with Commissioners Alcorn and Wilson not present for the vote.)

(The seventh and eighth motions carried by a vote of 9-1 with Commissioner Byers opposed; Commissioners Alcorn and Wilson not present for the vote.)

(The ninth and tenth motions carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Wilson not present for the vote.)

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June 21, 2000

RZ-1999-LE-073/FDP 1999-LE-073, PCA-C-448-23, FDPA-C-448-10-2

RZ-1999-LE-042/FDP-1999-LE-042

PCA-84-L-020-18/FDPA-84-L-020-2-9

Chairman Murphy: Seconded by Mr. Koch and Mr. Palatiello. 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-1999-LE-073, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Chairman Murphy: Opposed?

Commissioner Byers: No.

Chairman Murphy: Mr. Byers votes no.

Commissioner Kelso: The next development plan addresses the particulars of the new use and the site planning. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1999-LE-073, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-LE-073 AND THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Koch: Second.

Chairman Murphy: Seconded by Mr. Koch. Discussion of the motion? All those in favor of the motion to approve FDP-1999-LE-073, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Commissioner Byers: No.

Chairman Murphy: Opposed? Motion carries. Mr. Byers votes no. Mr. Kelso.

Commissioner Kelso: A few modifications are in order to adjust transitional screening and barrier requirements to those shown on the FDP. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISOR MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS FOR RZ/FDP-1999-LE-073 ALONG SOUTH VAN DORN STREET IN FAVOR OF THAT SHOWN ON THE COMBINED CDP/FDP AND REFERENCED IN THE PROFFERS IN APPENDIX 2 AND THE DEVELOPMENT CONDITIONS IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Koch: Second.

June 21, 2000

RZ-1999-LE-073/FDP 1999-LE-073, PCA-C-448-23, FDPA-C-448-10-2

RZ-1999-LE-042/FDP-1999-LE-042

PCA-84-L-020-18/FDPA-84-L-020-2-9

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-C-448-23, say aye.

Commissioners: Aye.

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

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-10-2.

Commissioner Byers: Second. Mr. Chairman?

Chairman Murphy: Mr. Byers?

Commissioner Byers: Does this include the mini-mart, gas station, car wash?

Commissioner Kelso: Yes, it does.

Mr. Peter Braham: Mr. Byers, this actually removes the area where that will be developed from the existing FDP on the site.

Commissioner Kelso: That's coming up next.

Commissioner Byers: All right.

Commissioner Kelso: The next motions will allow --

Chairman Murphy: Wait a minute -- hold on. We didn't vote. All those in favor of the motion to approve FDPA-C-448-10-2, subject to the Board's approval of PCA, say aye.

Commissioners: Aye.

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

Commissioner Kelso: The next motion will allow the rezoning of the proposed project parcel from PDH-4 to PDC to allow the hotel/auto-use. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-LE-073, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 6, 2000, AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Koch and Palatiello: Second.

RZ-1999-LE-073/FDP 1999-LE-073, PCA-C-448-23, FDPA-C-448-10-2
RZ-1999-LE-042/FDP-1999-LE-042
PCA-84-L-020-18/FDPA-84-L-020-2-9

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

Commissioner Kelso: Now that we have removed this parcel from the Town Center core, we will rezone that parcel from PDC to PDH as follows. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-LE-042, SUBJECT TO THE EXECUTION OF PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1999-LE-042, say aye.

Commissioners: Aye.

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

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1999-LE-042, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-LE-042.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion to approve FDP-1999-LE-042, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries. Mr. Kelso.

Commissioner Kelso: The next series of motions --

Chairman Murphy: This is like watching time lapse photography.

Commissioner Kelso: -- will remove an area from the former PDH area of the original Kingstowne plan at the site of the proposed new hotel/auto-use project and rezone it to PDC to allow this requested new use. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-23.

Commissioner Byers: Second.

Planning Commission Meeting
June 21, 2000
Verbatim Excerpts

RZ-1999-LE-073/FDP 1999-LE-073 - KINGSTOWNE COMMERCIAL L.P.
PCA-C-448-23 - KINGSTOWNE COMMERCIAL L.P.
FDPA-C-448-10-2 - KINGSTOWNE COMMERCIAL L.P.
RZ-1999-LE-042/FDP-1999-LE-042 - KINGSTOWNE COMMERCIAL L.P.
PCA-84-L-020-18/FDPA-84-L-020-2-9 - KINGSTOWNE COMMERCIAL L.P.

After Close of Public Hearing

Chairman Murphy: Public hearing is closed. Recognize Mr. Kelso.

Commissioner Kelso: Thank you, Mr. Chairman. This series of applications request amended proffers and final development plans within the Town Center area of Kingstowne, Lee District, to develop a hotel and auto-use project. This is being accomplished through an exchange of zoning and open space area bordering the Town Center from PDC to PDH, leaving the existing open space landscaping intact and transfer of that parcel's zoning to the new hotel and auto-use parcel now zoned PDH. The applicant has met with the Kingstowne Residential Owners Corporation and our Lee District Transportation and Land Use Council and has received the endorsement of both. I would like to enter a letter of support from KROC, which I received today, into the record. Staff recommends approval as well. My first series of motions will allow the rezoning and FDPA of that currently existing PDC parcel to PDH-4. Therefore, Mr. Chairman, to remove the open space area from the Town Center core, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-18.

Commissioners Palatiello and Byers: Second.

Chairman Murphy: Seconded by Mr. Palatiello and Mr. Byers. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-84-L-020-18, say aye.

Commissioners: Aye.

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

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-82-L-020-2-9.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. All those in favor of the motion to approve FDPA-82-L-020-2-9, subject the Board's approval of the PCA, say aye.

Commissioners: Aye.

7/24/00

4:00 p.m. Items - RZ-1999-LE-042 – KINGSTOWNE COMMERCIAL L.P.
RZ-1999-LE-073 – KINGSTOWNE COMMERCIAL L.P.
PCA-C-448-23 – KINGSTOWNE COMMERCIAL L.P.
PCA-84-L-020-18 – KINGSTOWNE COMMERCIAL L.P.
Lee District

On June 21, 2000, the Planning Commission voted (details of votes are contained at the end of the attached verbatim transcript) to recommend to the Board of Supervisors the following actions:

1. approval of PCA-84-L-020-2-9;
2. approval of RZ-1999-LE-042, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report and approval of the conceptual development plan;
3. approval of PCA-C-448-23;
4. approval of RZ-1999-LE-073, subject to the execution of proffers consistent with those dated June 6, 2000 and approval of the conceptual development plan;
5. modification of the transitional screening yard requirements for RZ/FDP-1999-LE-073 along South Van Dorn Street in favor of that shown on the combined CDP/FDP and referenced in the proffers in Appendix 2 and the development conditions in Appendix 3 of the staff report; and
6. waiver of the barrier requirements for RX/FDP-1999-LE-073 along South Van Dorn Street.

The Commission also took the following actions:

- approved FDPA-82-L-020-2-9 and FDPA-C-448-10-2;
- approved FDP-1999-LE-042, subject to Board approval of RZ-1999-LE-042; and
- approved FDP-1999-LE-073, subject to Board approval of RZ-1999-LE-073 and the proposed development conditions in Appendix 3 of the staff report.