



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

July 31, 2013

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PRESENT: Commissioners de la Fe, Donahue, Flanagan, Hall, Hart, Hedetniemi, Hurley, Lawrence, Litzenberger, Migliaccio, Murphy, Sargeant

ABSENT: None.

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy.

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COMMISSION MATTERS

Chairman Murphy announced that tonight was the last Planning Commission meeting before the August recess and noted that the next meeting would be on Thursday, September 12, 2013.

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On behalf of the Planning Commission, Chairman Murphy thanked staff from the Planning Commission Office for their work, noting that there had been numerous changes to personnel in recent months, and recognized Director, Jill Cooper; Deputy Director, Kim Bassarab; Deputy Clerk, Jeanette Nord; Associate Clerk, Jacob Caporaletti; Communication Specialist, Regina Stewart; and Planning Technician, Toni Denson. He added that the new Clerk to the Commission, John Cooper, would begin work on August 12, 2013. He also thanked County Executive, Edward Long Jr., for his assistance during this transition period. In addition, he thanked the Department of Planning and Zoning, Department of Transportation, and Cable Programming for their excellent work.

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Chairman Murphy welcomed Gizele Johnson, Clerk to the Arlington County Planning Commission, who was attending tonight's meeting.

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SEA-2009-DR-008 – OAKCREST SCHOOL (Hunter Mill District) (Decision Only)
(Public Hearing held on June 20, 2013)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 2009-DR-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 30, 2013

Commissioner Litzenberger seconded the motion which carried by a vote of 6-5-1 with Commissioners Donahue, Hall, Hart, Hedetniemi, and Lawrence opposed; Commissioner Sargeant abstaining.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE EAST AND SOUTH TO FAVOR EXISTING VEGETATION AND AS SHOWN ON THE SPECIAL EXCEPTION AMENDMENT PLAT.

Commissioner Litzenberger seconded the motion which carried by a vote of 8-2-1 with Commissioners Hart and Lawrence opposed; Commissioner Sargeant abstaining; Commissioner Hall not present for the vote.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION OF THE LOCATION OF THE REQUIRED BARRIER ALONG THE EASTERN AND SOUTHERN BOUNDARIES TO FAVOR THAT BARRIER SHOWN ON THE SPECIAL EXCEPTION AMENDMENT PLAT.

Commissioner Litzenberger seconded the motion which carried by a vote of 8-2-1 with Commissioners Hart and Lawrence opposed; Commissioner Sargeant abstaining; Commissioner Hall not present for the vote.

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CSPA 1999-PR-060-03 – ROCKS TYSONS TWO, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 1999-PR-060-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 31, 2013.

Commissioners Flanagan and Hall seconded the motion which carried unanimously.

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RZ/FDP 2011-HM-032 – TYSONS WEST RESIDENTIAL, LLC AND JBG/TYSONS HOTEL, LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2011-HM-032, SUBJECT TO EXECUTION OF PROFFERS DATED JULY 23, 2013.

Commissioner Lawrence seconded the motion which carried unanimously.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-HM-032, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 31, 2013, AND THE BOARD OF SUPERVISORS' APPROVAL OF CONCURRENT REZONING.

Commissioner Lawrence seconded the motion which carried unanimously.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- A WAIVER TO ALLOW THE USE OF UNDERGROUND STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES IN A RESIDENTIAL DEVELOPMENT (6279-WSWD-001-1), SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 28, 2013, AND CONTAINED IN ATTACHMENT A TO APPENDIX 10 OF THE STAFF REPORT;
- A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO PERMIT STRUCTURES AND VEGETATION ON A CORNER LOT, AS SHOWN ON THE CDP AND FDP;
- A MODIFICATION TO THE ZONING ORDINANCE TO ALLOW FOR A PARAPET WALL, CORNICE, OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE FEET, AS MAY BE INDICATED ON THE FDP, TO SCREEN MECHANICAL EQUIPMENT;
- A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES/STRUCTURES LOCATED WITHIN THE REAR YARD FOR AREAS ASSOCIATED WITH SPORTS COURTS AND URBAN PLAZAS, AS IDENTIFIED ON THE FDP;
- A MODIFICATION OF THE REQUIREMENT FOR A MINIMUM DISTANCE OF FORTY FEET FOR LOADING SPACE IN PROXIMITY TO DRIVE AISLES TO THAT DEMONSTRATED ON A CDP OR FDP;
- A WAIVER OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW A PRIVATE STREET TO EXCEED 600 FEET IN LENGTH, AS SHOWN ON THE CDP;
- A MODIFICATION OF SECTION 7-800 OF THE PUBLIC FACILITIES MANUAL (PFM) TO ALLOW THE USE OF TANDEM PARKING SPACES AND VALET SERVICES TO BE COUNTED AS REQUIRED PARKING AND AS PERMITTED BY THE PTC DISTRICT REGULATIONS;
- A MODIFICATION OF THE ZONING ORDINANCE REQUIREMENT FOR AN FDP AS PREREQUISITE TO A SITE PLAN FOR PUBLIC IMPROVEMENTS PLANS ASSOCIATED WITH PUBLIC ROADWAY, INFRASTRUCTURE, OR PARK SPACES;
- A WAIVER OF THE ZONING ORDINANCE REQUIREMENT TO PROVIDE ANY ADDITIONAL INTERPARCEL CONNECTIONS TO ADJACENT PARCELS BEYOND THAT SHOWN ON THE PLANS AND AS PROFFERED;
- A MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETScape AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE PLANS;
- A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEESBURG PIKE;
- A WAIVER TO ALLOW ESTABLISHMENT OF PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PRIVATE STREETS WITHIN THE DEVELOPMENT;
- A WAIVER OF THE ZONING ORDINANCE REQUIREMENT FOR ANY FURTHER DEDICATION AND CONSTRUCTION FOR WIDENING EXISTING ROADS TO ADDRESS COMPREHENSIVE PLAN REQUIREMENTS BEYOND THAT WHICH IS INDICATED IN THE PLANS AND PROFFERS;

- A MODIFICATION OF THE PFM MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT IN FAVOR OF THAT SHOWN ON THE PLANS;
- A MODIFICATION TO ALLOW TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIORETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS, AS DEPICTED ON THE CDP AND FDP;
- A MODIFICATION OF THE 10 YEAR TREE CANOPY REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE PLANS AND AS PROFFERED; AND
- A MODIFICATION OF THE ZONING ORDINANCE AND PFM FOR REQUIRING TREE PRESERVATION TARGET AND TEN PERCENT CANOPY TO BE CALCULATED AS SHOWN ON THE OVERALL CDP AREA.

Commissioner Lawrence seconded the motion which carried unanimously.

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The meeting was adjourned at 9:50 p.m.
Peter F. Murphy, Chairman