

Planning Commission Meeting  
February 12, 2015  
Verbatim Excerpt

PA 2014-III-DS2 – DULLES SUBURBAN CENTER, LAND UNIT 1

After Close of the Public Hearing

Vice Chairman de la Fe: I will close the public hearing; Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I was fully prepared to defer this this evening, but since there's no new evidence and my fellow commissioners were able to articulate in a precise manner the problems with the transportation, I'm going to go ahead and move for approval. As staff indicated, the amendment would modify the Plan language for Tax Map parcel 34-3 ((13)) 03 to remove the restriction limiting retail development on the subject property to a furniture store and allowing for additional opportunities for retail use while retaining the existing plan conditions for development on this site. Staff has indicated that the retail development options for the subject property would align with the existing character of development within the land unit. Additional flexibility for retail uses at this site could potentially activate a highly visible vacant site. The two Sully District Land Use committees split on their recommendations on this proposed amendment. The WFCCA voted to support it with a vote of 4 to 2, and the SDC Land Use committee voted unanimously to oppose it. After discussing the concerns with the land use committee members, both committees expressed grave concern for the transportation implications entering this site. One idea was to construct a bridge over the stormwater retention pond; however, this could be very expensive yet may be needed if the future transportation requirements get any worse. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2014-III-DS2, AS SHOWN ON THE STAFF REPORT DATED JANUARY 29<sup>TH</sup>, 2015. Thank you.

Commissioners Flanagan and Lawrence: Second.

Vice Chairman de la Fe: Seconded by Commissioners Flanagan and Lawrence. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(The motion carried by a vote of 9-0. Commissioners Hurley, Murphy, and Sargeant were absent from the meeting.)

JN