

Planning Commission Meeting
February 24, 2011
Verbatim Excerpt

RZ/FDP 2010-LE-013 – WPPI SPRINGFIELD HS, LLC

After the Close of the Public Hearing

Vice Chairman Alcorn: I'll close the public hearing; recognize Commissioner Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. What we have tonight is a fairly straightforward case. It is a request to take a vacant piece of commercial land from the C-6 District to a PDC District in order to allow for a proposed 120,000 square foot hotel. This location is in the Springfield CRD nearby to what was the old mixing bowl. The applicant has met with the community on multiple occasions from the start to make this a better project and I think they have succeeded. The application has the support of the Lee District Land Use Committee and staff's recommendation for approval. I concur. Therefore, Mr. Chairman, I have a series of motions to make.

Vice Chairman Alcorn: Yes, you do.

Commissioner Migliaccio: And I apologize.

Vice Chairman Alcorn: Not a problem.

Commissioner Migliaccio: First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2010-LE-013, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 11TH, 2011.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Does he need to reference the CDP in that motion as well?

Mr. Williams: The FDP?

Commissioner Migliaccio: That's the next one.

Vice Chairman Alcorn: The CDP.

Commissioner Migliaccio: Oh, CDP. I'm sorry.

Vice Chairman Alcorn: Okay, and so, would your motion also include the associated Conceptual Development Plan, Commissioner?

Commissioner Migliaccio: Yes.

Vice Chairman Alcorn: Okay. That motion's been made. Is there a second?

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion?
Commissioner Hart.

Commissioner Hart: Thank you, Mr. Chairman. I'm sorry, got my light here. The – just, I would request, as a FRIENDLY AMENDMENT, that that be SUBJECT TO STRAIGHTENING OUT THIS PAGE NUMBER business in – wherever that is – [PROFFER] 8C, AS TO WHICH PAGES WE'RE TALKING ABOUT. IT'S NOT 14, 15, 16; IT'S SOMETHING ELSE. Straighten that out before we get to the Board.

Commissioner Migliaccio: I accept that as a friendly amendment.

Commissioner Hart: Thanks.

Vice Chairman Alcorn: Okay, any other discussion on the motion? All those in favor of recommending approval of RZ 2010-LE-013 and the associated Conceptual Development Plan, subject to the proffers consistent with those dated February 11th, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Migliaccio.

Commissioner Migliaccio: Thank you. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2010-LE-013, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2010-LE-013.

Commissioner Flanagan: Second.

Commissioner de la Fe: – and the Conceptual Development Plan.

Vice Chairman Alcorn: – and the Conceptual Development Plan?

Commissioner Migliaccio: Yes.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Okay, so moved. Seconded by Commissioners Flanagan and Sargeant. Is there a discussion of that motion? All those in favor of recommending approval - - I'm sorry - -

all those in favor of approving FDP 2010-LE-013, subject to the Board of Supervisors' approval of the rezoning and the CDP, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Migliaccio.

Commissioner Migliaccio: Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AN INCREASE IN MAXIMUM FAR FROM 1.5 TO 1.68, PURSUANT TO PARAGRAPH 3 OF SECTION 6-2 - - 208 OF THE ZONING ORDINANCE.

Commissioners Flanagan and Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioners Flanagan and Sargeant. Any discussion of that motion? All those in favor of recommending approval of an increase in maximum FAR from 1.5 to 1.68, pursuant to Paragraph 3 of Section 6-208 of the Zoning Ordinance, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Migliaccio.

Commissioner Migliaccio: Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE OFF-STREET LOADING SPACE REQUIREMENT.

Commissioners Flanagan and Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioners Sargeant and Flanagan. Any discussion of that motion? All those in favor of recommending approval of the modification of the off-street loading space requirement, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Migliaccio.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE 20 PERCENT PARKING REDUCTION.

Commissioners Flanagan and Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioners Flanagan and Sargeant. Any discussion of that motion? All those in favor of recommending approval of the 20 percent parking reduction, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Migliaccio.

Commissioner Migliaccio: Thank you. Just two more. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE 20-FOOT MINIMUM REAR YARD REQUIREMENT TO PERMIT A MINIMUM REAR YARD OF EIGHT FEET ALONG THE EASTERN BOUNDARY.

Commissioners Flanagan and Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioners Flanagan and Sargeant. Any discussion of that tongue-twister motion? All those in favor of approving the motion as articulated by Commissioner Migliaccio, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. And finally, Commissioner Migliaccio.

Commissioner Migliaccio: Yes, finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE FRONT YARD 45-DEGREE BULK PLANE REQUIREMENTS TO PERMIT A FRONT YARD BULK PLANE OF FOUR DEGREES.

Commissioners Flanagan and Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioners Flanagan and Sargeant. Any discussion of that motion? All those in favor of recommending approval of the modification of the front yard 45-degree bulk plane requirements to permit a front yard bulk plane of four degrees, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries as well.

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(The motions carried unanimously with Commissioners Hall, Harsel, and Murphy absent from the meeting.)

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