

Planning Commission Meeting
February 25, 2010
Verbatim Excerpt

RZ 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC AND SECOND MADISON BUILDING ASSOCIATES LLC
FDP 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC AND SECOND MADISON BUILDING ASSOCIATES LLC

After Close of the Public Hearing

Vice Chairman Alcorn: Close the public hearing; recognize Mr. Donahue.

Commissioner Donahue: Thank you, Mr. Chairman. I just have one real quick - - I guess - - housekeeping item with staff. We got these two - - we got three conditions here. Number 2 is fine. With respect to Numbers 1 and 2 - - I'm sorry - - One and Three, I would like to delete them. I will attempt to delete them as part of my motion. The impression I get is staff is not terribly troubled by those two deletions. Am I correct about that?

Kristen Abrahamson: It wouldn't - - they are staff's position, but I'm not prepared to fall on my sword.

Commissioner Donahue: I won't see any heart attacks or anybody falling down, okay? Mr. Chairman, this is - - as a number of people have said this evening, this application has gone on for a long time and the applicant and the community, I personally think, have interacted beautifully to get to a solution and some compromises that are going to bring us a very good application, one the community is very happy with. I think we've already discussed the number of groups and associations in McLean that have endorsed this particular project. So, without further ado, Mr. Chairman, I'm going to MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ 2009-DR-016, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 17, 2010.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. All those - - Any discussion? All those in favor of approving RZ 2009- - sorry, I'm looking at the wrong document - - DR-016, subject - - consistent with the proffers - - What was the date again?

Commissioner Donahue: February 17th.

Vice Chairman Alcorn: February 17, 2010, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. A number of follow-up motions.

Vice Chairman Alcorn: Yes.

Commissioner Donahue: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2009-DR-016, SUBJECT TO BOARD APPROVAL OF RZ 2009-DR-016, THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, AND THE DEVELOPMENT CONDITIONS DATED FEBRUARY 18, 2010, WITH THE FOLLOWING CHANGES: DELETE CONDITION 1 AND DELETE CONDITION 3.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion of that motion?

Commissioner Hall: Mr. Chairman, the - - these conditions are not numbered, so I think you need to say what they are.

Commissioner Donahue: Thank you, thank you. Condition Number 1.

Vice Chairman Alcorn: Perhaps, you might just read the one condition that you want to remain.

Commissioner Donahue: Fine. Delete all conditions, except the following condition.

Ms. Abrahamson: They're numbered.

Commissioner Donahue: They are on my sheet.

Commissioner Hart: They're numbered 1, 2, 3 on mine.

Commissioner Hall: Oh, sorry. I was looking at the motions.

Vice Chairman Alcorn: Okay. Your motion as stated is fine.

Commissioner Donahue: Fine.

Vice Chairman Alcorn: All those in favor of recommending approval - - or, approval, I'm sorry. All those in favor of approval of FDP 2009-DR-016, subject to Board approval of Rezoning 2009-DR-016 and subject to the development conditions dated February 18, 2010, with Development Conditions 1 and 3 deleted, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Mr. Donahue.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE THE P-DISTRICT

VARIANCE, IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 8 OF SECTION 16-401, TO ALLOW THE PROPOSED SECONDARY USES AS PROFFERED TO EXCEED 25 PERCENT OF THE PROPOSED PRINCIPAL USES.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion of that motion? All those in favor of the Planning Commission recommending approval of the P-District variance, as articulated by Commissioner Donahue, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE 20 PERCENT REDUCTION IN REQUIRED PARKING TO PERMIT 229 SPACES INSTEAD OF 286.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion? All those in favor of recommending approval of the 20 percent reduction minimum required parking spaces to permit 229 instead of 286 spaces, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Mr. Donahue.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN LOT LINE OF RZ 2009-DR-016, BE MODIFIED TO THAT SHOWN ON THE PLAN.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion? All those in favor of the modification of transitional screening requirement, as articulated by Commissioner Donahue, please say aye.

Commissioners: Aye.

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

Commissioner Donahue: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES OF PARCEL 47A AND ALONG THE WESTERN PROPERTY LINE OF PARCEL 11B, BE WAIVED TO THAT SHOWN ON THE PLAN.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion? All those in favor of recommending approval of the waiver of the barrier requirements, say aye.

Commissioners: Aye.

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

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD MODIFY THE MAJOR PAVED TRAIL ALONG OLD CHAIN BRIDGE ROAD, IN FAVOR OF THAT SHOWN ON THE PLAN.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion? All those in favor of recommending the modification of trail requirement, please say aye.

Commissioners: Aye.

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

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE PERIPHERAL PARKING LOT LANDSCAPING BE MODIFIED TO THAT SHOWN ON THE PLAN.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion? All those in favor of recommending approval of the modification of peripheral parking lot landscaping requirement, in lieu, or in favor of that shown on the plan, please say aye.

Commissioners: Aye.

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

Commissioner Donahue: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD DIRECT THE DIRECTOR OF DPWES TO PERMIT A DEVIATION FROM THE TREE PRESERVATION TARGET AND TREE

COVER REQUIREMENTS FOR RZ/FDP 2009-DR-016, IN FAVOR OF THE PROPOSED
LANDSCAPING SHOWN ON THE PROFFER PLAN.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion? All those in favor of that motion, as articulated by Commissioner Donahue, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. I want to thank you for your patience in getting through these motions. I especially want to thank Brenda for her patience and persistence right up until about 4 o'clock this afternoon when e-mails were still flying around on this application. And of course, I want to thank Maya and Mr. Freeman for showing up this evening too, and Mr. Imler. Thank you very much.

Vice Chairman Alcorn: Okay. Thank you, Mr. Donahue.

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(The motions carried unanimously with Commissioner Sargeant recused; Commissioners de la Fe, Harsel, and Murphy absent from the meeting.)

KAD