

Planning Commission Meeting
March 8, 2012
Verbatim Excerpt

RZ/FDP 2011-LE-022 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD 6601, LLC
PCA 1998-LE-064-02 & PCA 2008-LE-015 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC

After the Close of the Public Hearing

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

Commissioner Migliaccio: Thank you, Mr. Chairman. Tonight, we have before us an application that builds upon a previously-approved rezoning from just a few years ago. The new rezoning, also known as Springfield Metro Center Phase II, seeks to place 6.28 acres into the PDC District. This Phase II will have structured parking – a structured parking garage and two office buildings and is designed to be complementary to Phase I. In fact, the two phases are designed as a single office park once fully built out. And all the buildings in both phases will be designed to achieve LEED Silver status. As we heard tonight, there has been some discussion centered on transportation improvements and TDM goals. Again, in Phase II the applicant has committed to seek a strong TDM goal of 30 percent. During this process, the applicant has also reassessed their initial TDM goal in Phase I and has decided to raise it from 20 to 30 percent. The applicant has also committed to provide nearly one million dollars in road improvements for Phase II. This includes stoplights on Loisdale Road, if warranted, and more than a half-million dollars in the form of a direct contribution to the Springfield Area Road Fund that Commissioner Sargeant alluded to. In addition, the applicant has carried over their commitment to providing shuttle buses into Phase II. I believe that this application, when fully built out and occupied, will be a welcome addition to the Springfield transit area. This application has the support of County staff, the Lee District Land Use Committee, and a letter of support from the Northern Virginia Community College that is adjacent to it. Therefore, Mr. Chairman, I have a few motions to make tonight.

Vice Chairman Alcorn: Please.

Commissioner Migliaccio: And then we can go home. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2008-LE-015 AND PCA 1998-LE-064-02, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 7, 2012.

Commissioners Flanagan and Sargeant: Second.

Vice Chairman Alcorn: Motion has been made and seconded by Commissioner Flanagan and Commissioner Sargeant. Any discussion of that motion? All those in favor of recommending approval of the PCAs as articulated by Commissioner Migliaccio, please say aye.

Commissioners: Aye.

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

Commissioner Migliaccio: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MINIMUM DISTRICT SIZE.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

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

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE REAR YARD REQUIREMENT AND REAFFIRM THE WAIVER OF THE BARRIER REQUIREMENT AND MODIFICATION OF THE TRANSITIONAL SCREENING TO THE ADJACENT MULTI-FAMILY DWELLINGS TO THE WEST.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman. Now I'm going to move to the rezoning. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-LE-022, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 7, 2012.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion on that motion? All those in favor recommending approval of RZ 2011-LE-022, subject to the proffers dated March 7, 2012, please say aye.

Commissioners: Aye.

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

Commissioner Migliaccio: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO ALLOW FOUR SPACES.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AN INCREASE TO THE MAXIMUM FLOOR AREA RATIO FROM 1.5 TO 1.89.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BARRIER REQUIREMENT AND MODIFICATION OF THE TRANSITIONAL SCREENING TO THE EAST.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion on that motion? All those in favor, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Migliaccio: And one last motion, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2011-LE-022, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 3 OF THE STAFF REPORT AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2011-LE-022.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of approving FDP 2011-LE-022, subject to the proposed development conditions contained in Appendix 3 of the staff report and the Board of Supervisors' approval of RZ 2011-LE-015 [sic], say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman. I'd just like to thank staff, Bill Mayland, and the applicant for their work on this to get us an approval. Thank you.

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(The motions carried unanimously with Commissioners Donahue and Murphy absent from the meeting.)

JLC