

Planning Commission Meeting
April 16, 2015
Verbatim Excerpt

RZ 2013-PR-014 – AUASABLE, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed – Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. First, let me thank the speakers for coming out this evening. Let me thank, also, the applicant for continuing to work with staff and make changes in conjunction with the comments from the community and the Supervisor's office. Let me also thank Mike Van Atta and Cathy Lewis for their assistance, again, in getting me up to speed in a relatively short period of time. This is a property – I think I've been reading staff reports about this property for about 15 years. Between the BZA and the Planning Commission, we've seen this property several times. But I think this is the – the best reading we've had of this material. This is – this is the best scheme, I think, we've seen for development on this property. We have a proffer package that does a number of things. It will clean up the fill in the RPA that shouldn't be there. It will dedicate that area to the Park Authority if they take it and we have built in – Plan B if, for whatever reason, they don't take it – that the HOA will have. It's – this is a challenging site in some ways. It's right along a major highway. It's wide and shallow and all the homes are always going to be right along the road. But I think we have – we have worked out the details. We have a favorable staff recommendation and I concur with the rationale with the staff report. I think that the question of the confirmation about the open space not being able to be severed and combined with somebody else for additional density will be clarified before the Board. I think it's – I think it's clear as a bell now, but we'll chisel that in stone. And with the most recent package, I think the conceivable impacts from this will be satisfactorily mitigated. I would not also, with respect to the trails waiver, my sympathies lie with the trails advocate tonight. I think I would ordinarily – and maybe up until a couple years ago – I would have pushed pretty hard to get even a little segment across the front of this property. I note also that with the topography that Ms. Greenlief described – particularly the bridge over the stream – or how you get across the stream – those, in my experience as the trails chairman, were always very expensive connections to make and even more difficult to require of an applicant not on that property, but an adjacent property. And so I think that, given the rationale that we've been given for the waiver – given the current state of affairs of the properties around it – and given, also, the possibility in the future of a widening project for Route 50, that it would – Route 50 is going to get a third lane at some point – hopefully, the money would materialize – in conjunction with that project – everything that's going to have to be sorted out, including such things as the bicycle or multi-purpose trails along either side of the road. And so – even though it isn't solving the problem now – I think we're not precluding anything in the future. This application certainly isn't precluding that from happening at an appropriate time, in accordance with whatever the legislative scheme may be. I think this is ready to go and I think we feel good about this property and that this going to be a positive asset for the neighborhood. Therefore, Mr. Chairman, first I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2013-PR-014, SUBJECT TO PROFFERS DATED APRIL 15, 2015.

Commissioners Hedetniemi and Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder and Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2013-PR-014, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hart.

Commissioner Hart: Yes, thank you, Mr. Chairman. Second, I'm going to – I'm going to do the package all together unless somebody wants to –

Commissioner Flanagan: No.

Commissioner Hart: -pull something out.

Chairman Murphy: Go.

Commissioner Hart: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

- A MODIFICATION OF THE MINIMUM DISTRICT SIZE, PURSUANT TO SECTION 9-610 OF THE ZONING ORDINANCE TO PERMIT A DISTRICT SIZE OF 3.72 ACRES;
- A MODIFICATION OF SECTION 17-201 (3A) OF THE ZONING ORDINANCE TO CONSTRUCT A SERVICE DRIVE across the site – ACROSS THE SITE AND DETAIL TS-3 OF THE PUBLIC FACILITIES MANUAL (PFM) TO CONSTRUCT A SIDEWALK ALONG THE SERVICE DRIVE TO PERMIT THE SERVICE DRIVE AND SIDEWALK AS SHOWN ON THE GDP;
- A MODIFICATION OF SECTION 17-201(2) OF THE ZONING ORDINANCE TO CONSTRUCT A TRAIL ALONG ARLINGTON BOULEVARD TO PERMIT THE SIDEWALK AS SHOWN ON THE GDP;
- A WAIVER OF SECTION 17-201(4) OF THE ZONING ORDINANCE TO CONSTRUCT A THIRD LANE ALONG ARLINGTON BOULEVARD;
- A WAIVER OF SECTION 7-0101.1 OF THE PFM TO PROVIDE INTERPARCEL ACCESS; AND
- A WAIVER OF SECTION 9-610 OF THE ZONING ORDINANCE FOR THE MINIMUM LOT WIDTH FOR A CORNER LOT FOR LOTS 3 AND 11.

Commissioners Hedetniemi and Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder and Mr. – Ms. Hedetniemi. Is there a discussion of that motion? All those in favor of the motion, as articulated by Mr. Hart, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Thank you.

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(Each motion carried by a vote of 7-0. Commissioners Lawrence, Litzenberger, Sargeant, and Strandlie were absent from the meeting. Commissioner de la Fe was not present for the vote.)

JLC