

Planning Commission Meeting
May 31, 2012
Verbatim Excerpt

PRC A-787-02 & SE 2011-BR-016 – CARDINAL FOREST (E&A), LLC

Decision Only During Commission Matters
(Public Hearing held on May 3, 2012)

Chairman Murphy: I'm sorry to take up your time. Ms. Hurley, please.

Commissioner Hurley: Yes, regarding the TD Bank at Cardinal Forest, is the applicant present?

Chairman Murphy: Up in the cheap seats.

Commissioner Hurley: As he approaches us, I have a – this is a question about what you just talked about. The sidewalks are not necessarily good. They're not up to the current conditions. And Mr. – you'll introduce himself.

Steven Teets, Engineer, with Edens and Avant: I'm Steve Teets with Edens.

Commissioner Hurley: And Mr. Teets, we have received questions about whether the sidewalk on the Old Keene Mill Road could be brought up to current standards as part of the Special Exception and staff believes it would be inappropriate to require widening of the existing four-foot sidewalk at this time. And I do recognize that you are creating a bus waiting pad and adding steps from the parking lot down to the sidewalk for pedestrians. However, as you know there is no buffer between this walkway and the road that carries approximately 46,000 cars a day. I walked it myself. It was not the most pleasant experience. It's my understanding that your company, which has only owned Cardinal Forest for a short time – the shopping center, Cardinal Forest – has long term plans to upgrade the center. When you do undertake a more comprehensive rehabilitation of the Cardinal Forest Plaza, do we have your commitment that you will, as part of the overall project, widen the sidewalk to create a safer access for pedestrians?

Mr. Teets: Yes, ma'am. As I said when you look at the – especially with the planned district that's there and the ability to do a lot of different things on that center – the first steps are obviously to make certain things better and have the business model put in place. But to do anything of substantial nature we would have to bring not only the Old Keene Mill, but actually the Rolling Road entrance as well as another area to look at on how that would be treated. So yes, ma'am. We would be doing that.

Commissioner Hurley: Thank you. And with that understanding, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PRC A-787-02.

Commissioners Alcorn and Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Migliaccio and the Chair. I also second the motion. All those in favor of the motion on PRC A-787-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2011-MA-013 [sic], SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 31, 2012.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2011-BR-016, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS: FIRST, THE ON-ROAD BIKE ROUTE REQUIREMENT ALONG THE NORTH SIDE OF ROUTE 644; AND SECOND, THE LOADING SPACE REQUIREMENT.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hurley: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT around – ALONG ROUTE 644 IN FAVOR OF THAT DEPICTED ON THE SE PLAT.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. Just a – I'd like to add one comment also. On behalf of Supervisor Herrity and Marlae Schnare from his office and myself, I'd like to thank Rosemary Ryan, who's here tonight, and also Nell Hurley for including us in the citizens meetings and the deliberations on this application. Three corners of that quadrant are in the Springfield District and one is in the Braddock District and it's nice to be neighborly. Thank you very much. I thank the applicant too for your last concession.

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(The motions carried unanimously with Commissioner Hall absent from the meeting.)

JLC