

Planning Commission Meeting
July 28, 2010
Verbatim Excerpt

APR Item #09-IV-13MV – Mount Vernon District

Markup Session (Public Hearing held on July 14, 2010)

Chairman Murphy: All right. Turn the page here. APR 09-IV-13MV.

Commissioner Flanagan: APR Item 09-IV-13MV is generally located west of Schellhorn Road, north of Sherwood Hall Lane - - a part, and west of Friars Court and Bayberry Drive, and north of Apple Hill Road and east of the Holland Road. APR Item 09-IV-13MV proposes to designate the nominated area as a unified campus that includes greater internal pedestrian and bicycle connectivity, new pedestrian and bicycle connections to the larger community, and increases access to public transit. Redevelopment of the site is recommended to preserve existing open space and allow for additional open space to be created by removing some of the existing surface parking areas, and installing structured parking on the site. The nominated area is proposed to be planned for an intensity up to .50 FAR. Due to issues related to transportation and loss of open space, staff recommended an alternative that designates the nominated area as a unified campus and includes the nomination text related to pedestrian and bicycle connectivity and public transit, and removal of existing surface parking to create additional open space. The current Plan intensity of .35 FAR would be retained. The Task Force recommended that the adopted Plan be retained. Mr. Chairman, FOR APR ITEM 09-IV-13MV, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE WITH THE FOLLOWING MODIFICATIONS: ONE, I would ADD NEW TEXT TO THE FOURTH PARAGRAPH THAT STATES THAT THE ADOPTED PLAN FAR OF .35 APPLIES TO PARCEL 102-1 ((1)) LOT 4, AND THAT THE PARCELS LOCATED ON THE NORTH SIDE OF SHERWOOD HALL LANE ARE PLANNED FOR OFFICE USE; AND TWO, DELETION OF THE LAST SENTENCE OF THE FOURTH PARAGRAPH THAT READS, "THE EXISTING MEDICAL OFFICE CONDOMINIUMS LOCATED SOUTH OF HINSON FARM ROAD (PARCELS ((38)) 201 THROUGH 219 AND ((39)) 301-319, 401-419 AND 501-515) ARE PLANNED TO BE RETAINED." The modified staff alternative is shown on my handout dated July 28, 2010.

Commissioners Sargeant and Hart: Mr. Chairman?

Chairman Murphy: Without - - all right. Without objection. Mr. Hart - - Mr. Sargeant, then Mr. Hart. Sorry about that.

Commissioner Sargeant: Thank you, Mr. Chairman. Questions on this one. As the Task Force recommendation regarding retaining the adopted Plan comes in, I think the question that we had was how you have a unified campus involving a hospital, a government center with Police substation, a road that divides this from a middle school and a library that are also envisioned as part of the campus, on a busy road intersected to a T-intersection with Sherwood Hall Lane. The uses, while similar, I mean the traffic - - the traffic concerns regarding the use for the school, buses, parents, children, coupled with library use, seemed to collide, and I use that word loosely

here, with uses - - auto-oriented uses of a hospital, a Police substation, and a government center facility. I'm uncomfortable with the use of the word "campus setting," certainly appreciate the use of walkability, of bicycle and pedestrian-friendly uses, but I'm not sure this - - this coincides - - this coordinates as a campus here. I'd appreciate staff reaction to this, given that the Task Force said to retain the adopted Plan.

Aaron Klibaner, Planning Division, Department of Planning and Zoning: Aaron Klibaner from DPZ. I think we're using the term "campus" loosely, but the main focus of this is to establish greater pedestrian and bicycle connections between all of these different properties. So, I think that's what the term "campus" is meant to refer to.

Commissioner Sargeant: I guess I question the - - the concept of connectivity between a hospital and a middle school, among other - - among other points of connectivity here for pedestrian or bicycle use. Thank you, Mr. Chairman?

Chairman Murphy: Who else?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Mr. Hart. Sorry.

Commissioner Hart: Thank you. Question for staff. Has staff had a chance to review the changes in tonight's handout from what the staff alternative said before, and is staff comfortable with tonight's changes? I wasn't really following - - I mean - - I - - the references to these parcels are kind of tricky in - - in what's being deleted. I don't really understand. But has staff gone through this, and is staff okay with tonight's changes?

Mr. Klibaner: Yes.

Commissioner Hart: Okay. Thank you.

Chairman Murphy: All right. Without objection.

Commissioner Flanagan: Thank you.

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(The motion carried unanimously with Commissioner Harsel not present for the vote.)

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