

PA 2015-IV-MV3 – COMPREHENSIVE PLAN AMENDMENT (PENN DAW CBC, LAND UNIT G (PT.) (Mount Vernon District)

Decision Only During Commission Matters  
(Public Hearing held on September 15, 2016)

Commissioner Flanagan: Thank you, Mr. Chairman. At the public hearing for this Plan Amendment, two major issues arose concerning staff's recommendations regarding direct pedestrian and bicycle access to a planned transit station and the timing of the dedication of a public street connection between Fairview Drive and property to the north of the subject area. The size of the property does not appear to present challenges to achieving direct pedestrian and bicycle access at this time. Removing the word "direct" also would not preclude the ability of this type of connection to be made as part of the rezoning process. In fact, the transit station – the planned transit station location has not been fixed at this particular point, but will be maybe moved as a part of the Embark process. The two options for Plan language were presented at the public hearing to accommodate a suggested change from the property owner about the timing of right-of-way dedication that caused confusion. The staff recommendation about the right-of-way dedication does not involve the issue of timing and is more appropriate for discussion during the rezoning phrase (sic). Therefore, I support the staff recommended text regarding dedication, as shown on page 9 of the staff report dated September 1, 2016, which is to require the dedication with the site plan. I MOVE, THEREFORE, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF A PLANNING COMMISSION ALTERNATIVE TO THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2015-IV-MV3, AS SHOWN ON PAGE 2 THROUGH 4 OF MY HANDOUT DATED SEPTEMBER 22, 2016. The alternative would modify the staff recommendation bullets about pedestrian and bicycle access and parking and add a new bullet about contributions to offset the impact of the proposed development.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Plan Amendment PA 2015-IV-MV3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Mr. Chairman, I was absent. I would like to abstain.

Chairman Murphy: Okay. Ms. Strandlie abstains.

//

(The motion carried by a vote of 8-0-1. Commissioner Strandlie abstained from the vote. Commissioners Hedetniemi, Lawrence, and Ulfelder were absent from the meeting.)

JLC