

Planning Commission Meeting  
October 27, 2011  
Verbatim Excerpt

FDPA 82-P-069-06-12 – FAIR LAKES RESIDENTIAL L.C.

After the Close of the Public Hearing

Secretary Harsel: I will close the public hearing and recognize Mr. Murphy.

Commissioner Murphy: Thank you, Madam Chairman. This is a straightforward application which actually began back in the 1980s in the Providence District, and it has had some amendments to it since then. But this evening, the applicant wishes to take a 10-story residential building with 123 units, reduce it to 6 stories with 160 units. There is no change in the FAR or the gross square footage. It is in conformance with the Comprehensive Plan, the Zoning Ordinance, and it successfully addresses the residential criteria established in Fairfax Corner (*sic*) - - Fairfax Center, I mean - - excuse me. So, therefore, Madam Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-12 , SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT, DATED OCTOBER 12<sup>TH</sup>.

Commissioner Litzenberger: Second.

Secretary Harsel: Seconded by Commissioner Litzenberger. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries unanimously.

Commissioner Murphy: Madam Chairman, I WOULD ALSO MOVE THAT THE PLANNING COMMISSION APPROVE THE REAFFIRMATION OF A MODIFICATION OF THE PDC STANDARDS TO PERMIT RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF PRINCIPAL USES, AND A REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE RESIDENTIAL USES AND THE ADJACENT OFFICE AND HOTEL USES, IN FAVOR OF THE TREATMENTS DEPICTED ON THE FDPA.

Commissioner Litzenberger: Second.

Secretary Harsel: Seconded by Commissioner Litzenberger. Any discussion? All those in favor, signify by saying aye.

Commissioners: Aye.

Secretary Harsel: Opposed? Motion carries.

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(The motions carried unanimously with Commissioners Alcorn and Hall absent from the meeting.)

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