

Planning Commission Meeting
November 19, 2015
Verbatim Excerpt

RZ 2015-SP-003 – CHRISTOPHER LAND, LLC

Decision Only During Commission Matters
(Public Hearing held on November 4, 2015)

Commissioner Murphy: Okay, thank you very much. RZ 2015-SP-003 is a residential – proposed for residential development at – to go from R-1 to R-8, excuse me, with a density of – let me get my notes together here.

Mr. Rogers: 6.4, sir.

Commissioner Murphy: Oh, here it is right here – yeah, 6.58 dwelling units per acre with 12 units – a townhouse development. We had a lot of testimony and I appreciate the folks who sent in testimony – written and email testimony – and those who came to the public hearing, especially our neighbors across the white line – or median strip on Burke Lake Road in the Braddock District. They took an interest in this application and I can see why. Some of the problems that they had with the application were, in fact, what I would call pre-existing conditions. It had been part of Burke Lake Road for a long time. In 1984, the Comprehensive Plan said that Burke Lake Road would become a four-lane road from Rolling Road right out through where the bypass is now. And quite frankly, that is in itself right now, when built in 1977 or – actually, it was built in the late 80s – there is a connectivity between Braddock Road on one side and Braddock Road on the other side. You can go from one end of Braddock Road to the other. If you go down Burke Lake Road across the parkway up onto – across West Ox Road – rather go through the Town of Clifton – meander through the town – you come out, eventually, on Braddock Road. And it was designed to accumulate – to accommodate, I should say, a higher volume of traffic because it was, at that time, an area that was landlocked almost every morning – every evening – people using Burke Lake Road. It was only two lanes. And during that particular time, Lincolnwood was one of the developments that was built in 1977. I'm sure there are some people who have lived in Lincolnwood since 1977 and remember what Burke Lake Road was like without the median strip. And there are some that still – that live in Lincolnia – in Lincolnwood now that bought their property when the median strip was built and knew at that time – and still know – that it's a right-in/right-out community. And that brings about some U-turns at Compton Road and at Shiplett Boulevard. And I know someone said that those extensions of the median strip at Shiplett Boulevard and Burke Lake Road do not help. I disagree with that. I think they help a lot and that was done by a development that was in the Braddock District – and, parenthetically, had the same applicant as we have here this evening. Someone talked about volumes of traffic on Burke Lake Road. This current development would have 96 key – 96 trips during the rush hour. And the other development that's down Burke Lake Road that was in the Braddock District is nine units. They would have 90 vehicle trips per day. Sunrise, which was the big R-2 to R-3 development with the Special Exception for senior housing – they had averaged over about – over 200 vehicle trips per day. So just because there are – U-turns are allowed at several intersections there does not mean that those U-turns were designed to stop growth on Burke Lake Road. On the contrary, there are still some parcels on

Burke Lake Road that will also – will develop. And as I mentioned at the end of the public hearing, we received some letters and comments and emails from folks on applications or problems or issues that were not a part of this application. So going back to what we have to do – we have to look at this application in light of the Comprehensive Plan. And it is in accordance with the Comprehensive Plan – with the Zoning Ordinance – it is in conformance with the Zoning Ordinance – and with the Residential Development Criteria – and it meets the Residential Criteria. It was aired before the West Springfield Land Use – the Springfield Land Use Committee and received approval – rating of approval with one dissenting vote. And also, we have the staff's approval. So therefore, Mr. Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2015-SP-003, SUBJECT TO the proffers – and there's only that one change in the proffers, which deals with Sheet 5A – with THE PROFFERS DATED NOVEMBER 18TH, 2015.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying, aye.

Commissioners: Aye.

Vice Chairman de la Fe: I, as the Mr. Chairman – I abstain. I was not present for the public hearing. So the motion carries.

Commissioner Murphy: And we have four modifications or waivers to consider. Mr. Rogers, I know you gave your sheet with three and I've misplaced that again. So I WOULD MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

- THE MODIFICATION OF PARAGRAPH 1 OF SECTION 3-806 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF FIVE ACRES FOR THE R-8 DISTRICT TO ALLOW 1.88 ACRES;
- MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE REQUIRING TRANSITIONAL SCREENING TO PERMIT THE LANDSCAPING, AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN;
- WAIVER OF SECTION 13-304 OF THE ZONING ORDINANCE REQUIRING BARRIERS; AND
- Deviation from the – A DEVIATION FROM SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL TO PERMIT A REDUCED TREE PRESERVATION TARGET, AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying, aye.

Commissioners: Aye.

Vice Chairman de la Fe: Motion carries with my abstention.

Commissioner Lawrence: Mr. Chairman?

Vice Chairman de la Fe: Yes.

Commissioner Lawrence: Although I'm in the affirmative on this proposition, I think I'm going to need to retract my vote because I'm pretty sure I wasn't here for the public hearing.

Vice Chairman de la Fe: Okay.

Commissioner Murphy: Just one other thing, Ms. Strandlie-

Vice Chairman de la Fe: Same abstentions.

Commissioner Murphy: -couldn't be here this evening, but she sent me an email. And I would like to ask the developers – between now and the Board hearing date, she's interested in the proffer regarding the contribution to the homeowners association. If you'd take a look at that and review it and let us know what you're going to do prior to the Board hearing, I would be most appreciative. Thank you very much.

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(Each motion carried by a vote of 7-0-2. Commissioners de la Fe and Lawrence abstained. Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting.)

JLC