

Planning Commission Meeting
November 21, 2013
Verbatim Excerpt

ST 09-III-DS1, S07-III-UP2, S09-III-UP2 – COMPREHENSIVE PLAN AMENDMENT
(LAND UNIT A, ROCKS PARCEL, AND ELDEN STREET PARCEL)

Decision Only During Commission Matters
(Public Hearing held on October 30, 2013)

Commissioner Donahue: Mr. Chairman, again, a few weeks ago, we had a public hearing on what amounts to three Plan amendments presented in one package. Again, I want to thank staff. I want to thank the development community. I want to thank the task force for an awfully fine job. I haven't been on – I haven't watched all that many task forces yet, but the work of this one really was good. And the integration of the work, and the agreement, and coming to a decision on many items – I vote staff and that task force is something I really would like to see happen more often because it went very well. You had some material – the Commission had some materials passed out this evening; which had to do with some changes that we're making to the text. With those changes, Mr. Chairman, I would like to make the following motion: three Plan Amendments were the subject of a planning study for the area around the planned Innovation Center Metrorail Station. These amendments add Plan guidance for a balanced mix of uses that are not integrated with the south side to the Innovation Center Metrorail Station. The new Plan focuses growth near the station and is consistent with the County's Transit-Oriented Development policies that were adopted in 2007. This guidance provides recommendations for creating a multi-modal transportation system, environmental stewardship, urban parks, and recreation and schools. Urban design guidance is included to emphasize the creation of a high-quality walkable environment. Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENTS ST09-III-DS1, S07-III-UP2, AND 209-III-UP2 [sic] FOUND ON ATTACHMENTS 1 AND 2 OF THE STAFF REPORT DATED OCTOBER 17TH, 2013, WITH SOME REVISIONS INTENDED TO CLARIFY THE INTENT OF THE RECOMMENDATIONS AND PROVIDE FOR ENHANCED INTER-PARCEL CONNECTIVITY. MY REVISIONS TO THE STAFF RECOMMENDATIONS MODIFY THE WORKFORCE HOUSING GUIDANCE TO EXCLUDE EDUCATIONAL, INSTITUTIONAL, AND GOVERNMENTAL USES FROM THE MONETARY CONTRIBUTION AND RECOGNIZE THAT THERE MAY BE CHANGES IN COUNTY POLICY REGARDING NON-ESSENTIAL [sic] CONTRIBUTIONS; MAKE THE BICYCLE RECOMMENDATIONS CONSISTENT with the trails – WITH THE TRAILS PLAN; AND CLARIFY THE INTENT OF THE NOISE RECOMMENDATIONS. OTHER CHANGES ADD FLEXIBILITY FOR ROAD CONFIGURATION IN LAND UNIT A-5 AND ENCOURAGE ENHANCED PEDESTRIAN CONNECTIVITY ACROSS THE DULLES TOLL ROAD. THESE REVISIONS ARE SHOWN IN MY HANDOUT DATED NOVEMBER 21ST, 2013. AND ONE MORE CHANGE: I WANT TO MAKE SURE EVERYONE NOTICES THAT NUMBER ONE IS THE DELETION OF THE WORD "MINIMUM."

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 adopt Plan Amendments ST09-III-DS1, S07-III-UP2, and S09-III-UP2, as articulated by Mr. Donahue, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 11-0. Commissioner Hall was absent from the meeting.)

JLC