

Planning Commission Meeting
November 21, 2013
Verbatim Excerpt

RZ/FDP 2012-DR-016 – DULLES ROCKHILL PARTNERS, LP AND NUGGET JOINT VENTURES, LC
PCA C-696-9 – DULLES ROCKHILL PARTNERS, LP
PCA C-698-3 –NUGGET JOINT VENTURES, LC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Donahue.

Commissioner Donahue: Thank you, Mr. Chairman. I to make one quick comment on retail and it expands on the comment that Mr. O'Donnell made. If you understand the geography of this area – and Mr. O'Donnell mentioned the Camden Summit situation of a year or two ago – what we did in that case was we allowed Camden Summit to go to residential for a certain number of years. It seems to me that they'll have to come back to us in 2025 to get that extended. And the reason we did it that way – and kind of in conformance with what Mr. Riegle has said – we do believe retail is going to work down there at some point in time. We believe that anybody who is willing to do retail is going to be rewarded, and we believe the collective retail that's going to convene here between Camden Summit, between this project and between potentially other projects is going to work very well, so we're very hopeful for retail. I think this is a great project. I'm not going to go into it too much because you're all asleep and you don't want to hear too much about this great project. But from the standpoint of transportation, from the standpoint of parks, from the standpoint of design, it really has followed closely upon the earlier application or the earlier – the earlier Plan that we moved upon and it fits into it very, very well. So with that, Mr. Chairman, if I can still find my motion, I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2012-DR-016 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 19TH, 2013.

Commissioner de la Fe: Second

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2012-DR-016, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2012-DR-016, SUBJECT TO THE BOARD'S APPROVAL OF THE CONCURRENT REZONING APPLICATION.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor of the motion to approve FDP 2012-DR-016, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA C-696-9.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA C-698-3.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE TWO MODIFICATIONS ON THE MOTION DATED NOVEMBER 21ST, 2013.

William O'Donnell, Zoning Evaluation Division, Department of Planning and Zoning: Sorry Commissioner Donahue, the waivers weren't circulated, so if you wouldn't mind, please just read –

Commissioner Donahue: The modifications were not either?

Mr. O'Donnell: Yes, the modifications weren't – sorry.

Commissioner Donahue: I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE LOADING REQUIREMENT IN FAVOR OF THE LOADING SPACES DEPICTED ON THE CDP/FDP.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE USE LIMITATIONS ON CORNER LOTS IN SECTION 2-505 OF THE ZONING ORDINANCE TO PERMIT THE PROPOSED BUILDING, LANDSCAPING, AND SIGN LOCATIONS WITHIN THE ZONING ORDINANCE SIGHT TRIANGLES FORMED BY THE STREETS ALONG THE CORNER LOT, AS SHOWN ON THE CDP/FDP AND AS PROFFERED.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you. And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE BOARD OF SUPERVISORS' POLICY TO PERMIT THE LOCATION OF THE UNDERGROUND STORMWATER MANAGEMENT FACILITIES IN A RESIDENTIAL AREA (PFM SECTION 6-0303.8), SUBJECT TO WAIVER NUMBER 6848-WPFM 004-1 CONDITIONS, DATED SEPTEMBER 26TH, 2013.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Now you know I didn't want to read that.

Chairman Murphy: One more – wait a minute, hold on. There's one more.

Mr. O'Donnell: I apologize.

Commissioner de la Fe: Mr. Donahue?

Chairman Murphy: There's one more.

Commissioner de la Fe: There's one more, isn't there?

Mr. O'Donnell: Is there one more?

Commissioner Donahue: No, I thought I –

Chairman Murphy: Tree preservation?

Commissioner de la Fe: Deviation?

Mr. O'Donnell: There is. That's correct. And I apologize, Commissioner Donahue.

Chairman Murphy: See, we have them here.

Commissioner de la Fe: It's in there.

Mr. O'Donnell: Yes.

Chairman Murphy: It's not that we're that smart, it's just they're right in front of us.

Commissioner Donahue: Yes.

Kimberly Bassarab, Deputy Director, Planning Commission Office: It's in the staff report?

Commissioner de la Fe: Yes.

Chairman Murphy: Yes, it's the one with the blue cover.

Commissioner Flanagan: The last page – or last –

Commissioner Donahue: I never read this.

Mr. O'Donnell: I got it for you. Hold on one second.

Commissioner de la Fe: You got it there. It's the one that says staff recommends – halfway through.

Mr. O'Donnell: I've got it.

Ms. Bassarab: No, he's got it.

Commissioner Donahue: Which one is it?

Chairman Murphy: We've all got it.

Ms. Bassarab: Everybody has it.

Commissioner de la Fe: We all got it.

Commissioner Donahue: It's the last one staff recommends. Which page? I – Mr. Chairman, I MOVE THE PLANNING COMMISSION –

Chairman Murphy: It's also back here –

Commissioner Litzenberger: – on our recommendations.

Commissioner Donahue: – RECOMMEND THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO PERMIT A DEVIATION FROM THE TREE PRESERVATION TARGET PERCENTAGE IN FAVOR OF THE PROPOSED LANDSCAPING SHOWN ON THE CDP/FDP AND AS PROFFERED.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 9-0. Commissioner Hart had recused himself. Commissioner Lawrence was not present for the vote. Commissioner Hall was absent from the meeting.)

JLC