

MASON DISTRICT TASK FORCE
SSPA TASK FORCE RECOMMENDATION
COMMUNITY SCREENING

SSPA Item # PC19-MA-001 First Christian Church

Date(s) reviewed by Task Force: August 5, 2020

Nominator(s): Noah Kline on behalf of First Christian Church

SUMMARY TASK FORCE RECOMMENDATION:

Include nomination on the Plan Amendment Work Program as proposed _____

Include a modification of the original nomination on the Plan Amendment Work Program
(Modification provided below under Explanation/Comments or attached as a separate page to
this document.) X

Do not include on the Plan Amendment Work Program _____

VOTE TALLY:

In favor: 11111111111__ (11)
Opposed: 1_____ (1)
Abstentions: 1_____ (1)

Task Force member(s) who recused themselves from the vote:
Donna

TASK FORCE EXPLANATION/COMMENTS:

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Task Force Chair: Martin Madrusky

Date: 8/19/20



DRAFT:

The Task Force supports adding the nomination to the Work Program subject to the following conditions:

- a. The plan amendment shall require that the new stormwater management system either retain and manage stormwater on site and/or deliver the stormwater to the system east and north of the property. Stormwater shall not enter the stormwater management system that currently serves or traverses the Ravenwood Park or Lake Barcroft communities.*
- b. Every feasible step shall be taken to save the current tree buffer between the property and surrounding communities, including Ravenwood Park, Vinewood, the Chateau, and Squires Hill. To the extent that trees cannot be saved, the developer shall work with the county arborist and residents from the adjacent properties to develop a tree replacement program or other steps that enhance the buffer between the property and adjacent homes. Diverse, native understory trees and shrubs shall be considered to enhance the buffer.*
- c. The church and the developer shall conduct a parking study that considers all parking options for residents, members of the church congregation and all visitors to the property to determine if offsite parking is available to lessen the need for new parking on the property.*
- d. The plan amendment shall set a number of residential units and the amount of commercial office space for the site as the upper end of what may be appropriate on the site. Using the "up to" language creates the option to reduce the density and intensity of development on the site to help address concerns raised in b. and c. above. The "up to" limits shall be the numbers contained in the nomination.*

Amendment 1 (Proposed by Karen) – Passed

- a) "shall not enter" -> "shall not increase" (and strike "management system" immediately following)*

FINAL APPROVED (12-1):

The Task Force supports adding the nomination to the Work Program subject to the following conditions:

- a. The plan amendment shall require that the new stormwater management system either retain and manage stormwater on site and/or deliver the stormwater to the system east and north of the property. Stormwater shall not increase the stormwater that currently serves or traverses the Ravenwood Park or Lake Barcroft communities.
- b. Every feasible step shall be taken to save the current tree buffer between the property and surrounding communities, including Ravenwood Park, Vinewood, the Chateau, and Squires Hill. To the extent that trees cannot be saved, the developer shall work with the county arborist and residents from the adjacent properties to develop a tree replacement program or other steps that enhance the buffer between the property and adjacent homes. Diverse, native understory trees and shrubs shall be considered to enhance the buffer.
- c. The church and the developer shall conduct a parking study that considers all parking options for residents, members of the church congregation and all visitors to the property to determine if offsite parking is available to lessen the need for new parking on the property.
- d. The plan amendment shall set a number of residential units and the amount of commercial office space for the site as the upper end of what may be appropriate on the site. Using the "up to" language creates the option to reduce the density and intensity of development on the site to help address concerns raised in b. and c. above. The "up to" limits shall be the numbers contained in the nomination.