

III. RECOMMENDATIONS TO MAYOR AND COUNCIL

- T-383 -- Request to amend Chapter 24 of the City Code (City Zoning Ordinance), Article IX, entitled, "Signs," § 24-109, entitled, "Definitions, Signs," and § 24-212, entitled, "Commercial and Industrial Signs," so as to create a definition for Mixed Use Town Centers and to establish certain requirements within Mixed Use Town Centers adopted by resolution of the Mayor and City Council

Vice-Chair Levy and Commissioner Winborne stated that although they had been absent from the joint public hearing, they had reviewed the record and felt competent to vote.

Planning and Code Administration Director Ossont briefly stated the purpose of the proposed ordinance, noting it is a house-keeping item which removes potential conflicts in the application of the Code. The Commission moved as follows:

Commissioner Kaufman moved, seconded by Commissioner Winborne, to recommend to the City Council ADOPTION of Text Amendment T-383.

Vote: 5-0

- T-384 -- Request to amend Chapter 24 of the City Code (City Zoning Ordinance), entitled, "Zoning," Article IV, entitled, "Supplementary Zone Regulations," § 24-167b, entitled "Bed and Breakfast," to amend §§ 24-167B(4) and 24-167B(7) so as to allow serving meals other than breakfast and host business meetings or receptions for non-guests by Special Exception

Vice-Chair Levy and Commissioner Winborne stated that although they had been absent from the joint public hearing, they had reviewed the record and felt competent to vote.

Planning and Code Administration Director Ossont explained the revision to the Ordinance is to allow bed and breakfast uses to serve light meals after noon and host small gatherings for non-guests, subject to review by the Board of Appeals. He noted that this revision is in the City's best interest given the state of the economy. The Commission expressed no concerns and moved as follows:

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to recommend to the City Council ADOPTION of Text Amendment T-384.

Vote: 5-0

- SDP-08-001 - William Aiken for Soka Gakkai International-USA (SGI-USA)
Request for schematic development plan (SDP) approval for Lot 3 of Quince Orchard Park Crescent. The proposed plan establishes the use of office, medical office and a religious facility within the two existing one-story buildings each containing 25,000 square feet. The subject property is located at 902/904 Wind River Lane in the Mixed Use Development (MXD) Zone.

Planner Voigt located the property and stated this application was the subject of a joint public hearing with the City Council on April 21, 2008, and the record is now closed with no additional exhibits. She provided background information, noting that since the development predated the rezoning of the property from the I-3 Zone, there was no SDP for the property. She explained that due to its current MXD zoning, an SDP is required for the proposed reuse from office to a religious facility. She referenced the Staff Analysis of this application and its

Mr. Wogatske answered questions of the above speakers and noted that a traffic report had previously been submitted for the entire Quince Orchard Park development. He also noted there would be no identical elevations within four consecutive units.

Planner Seiden corroborated the applicant's statement about the adequacy of the traffic study report and added that the City traffic engineer had reviewed the traffic aspect of the project under consideration. Regarding a question about potential home buyers' requests for resiting a particular model, she indicated that it would require staff's review and approval. She noted that the plan meets the approval criteria of the Zoning Ordinance, with conditions as listed in the Staff Comments.

Chair Bauer addressed the applicant's statement regarding staff's recommended siding type by noting that although the existing residences in the Quince Orchard Park community have vinyl siding, the City has moved to another level of quality in material and design since this established community was developed. He acknowledged there is no requirement for design guidelines here, but strongly encouraged the applicant to use the highest quality of material. He commended the project for its integration with the community.

The Commission reviewed the staff's conditions and suggested a language modification to Condition 7 to more accurately reflect tonight's discussion.

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to grant SP-07-0020 - Quince Orchard Park Vistas, FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-171, with the following conditions:

1. Before the issuance of any permits, the fifty-foot (50') transit right-of-way, as shown on the final site plan, shall be recorded on a subdivision plat and then conveyed to the City by Quadrangle Development Corp and/or Churchill Development Corp. in accordance with the Fourth Amendment to Annexation Agreement X-129;
2. Fifty percent of the total community amenities must be installed before the occupancy of the 42nd dwelling unit with the remainder of the amenities being installed prior to the occupancy of the 65th unit;
3. The applicant is to have the final utility and storm water management plans and retaining wall details reviewed and approved by the Department of Public Works, Park Maintenance and Engineering (DPWPM&E) before the issuance of any site development permits;
4. The applicant is to receive final approval of the Signing and Marking Plan, retaining wall details and Lighting Plan by DPWPM&E before the issuance of any site development permits;

5. Applicant is to submit architectural elevations for the two-over-two condominiums as an amendment to final plan for Planning Commission approval;
6. The applicant is to complete the Art in Public Places (AIPP) commitment prior to the release of site development bonds; and
7. Applicant is to adopt Architectural Guidelines similar to those of Quince Orchard Park as approved by staff as part of the HOA Documents before the occupancy of the first unit.

Vote: 5-0

V. FROM THE COMMISSION

Alternate Commissioner Lanier

Shared Commissioner Kaufman's previously expressed concern over the proliferation of trucks being parked in Market Square.

Commissioner Winborne

Reported unsafe traffic movements at the Quince Orchard Road/Kentlands Boulevard/Longdraft Road intersection, noting that Kentlands Boulevard motorists are making left turns onto Quince Orchard Road in the presence of oncoming traffic from Longdraft Road. He noted that a traffic signal adjustment might be necessary.

VI. FROM STAFF

Planning and Code Administration Director Ossont

Z-307 -- The Summit Shopping Center
559 Girard Street
Rezoning Request
ANNOUNCEMENT TO CLOSE THE RECORD

C-2 Zone to
MXD Zone

Referenced staff's memorandum to the Commission that provided a brief status report on this application and recommended the Commission close its public hearing record on May 14. The Commission moved as follows:

Commissioner Kaufman moved, seconded by Alternate Commissioner Lanier, to close the record for Z-307 – The Summit Shopping Center, on May14, 2008, by 5:00 p.m.

Vote: 5-0

Community Planning Director Schwarz

Announced the Commission's training session would be held on June 11, 2008, at 7:30 p.m. in the 2nd Floor Gallery.

VII. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:25 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary