

McLean Citizens Association Planning & Zoning Committee

Monthly Report to the Board July 6, 2005

PRESENTATIONS

The monthly meeting of the P&Z Committee was held on June 28, 2005 at the McLean Community Center. Fourteen members of the committee were present, along with sixteen guests. This was a Joint Meeting with the MCA Transportation Committee. Attending as guests were representatives of the Great Falls Citizens Association's Planning & Zoning Committee and the Providence District Coalition of Citizens Associations, as well as members of the Press.

Tysons Corner Center Rezoning – Mr. Anthony Calabrese and Ms. Hillary Zahm of Cooley of Woodward, LLP, along with Mr. John Harrison of Northern Capital, representing the owners of Tysons Corner Center, and Mr. Chuck Cope, former Manager of Tysons Corner Center and current Advisor to the Center, made a presentation on the Tysons Corner Center Rezoning Application, in which the Applicant proposes to rezone the Center to a Planned Development Commercial District. This rezoning would permit mixed-use with the addition of office space, residential units and a hotel at the seventy-eight acre site. The Planning Commission hearing is scheduled for 22 October. P&Z Committee Lead is John Foust.

RESOLUTIONS - None

STATUS OF ITEMS OF INTEREST TO THE COMMITTEE

- **McLean Glen:** A presentation by the developer was made at the April 26, 2005 meeting of the Committee. The project is being proposed as a PDH-3 containing fourteen homes on a 5.27 acre site, rezoned from R-1. The Planning Commission Public Hearing is scheduled for September 15, 2005. The P&Z Lead is Steve Keller.
- **McLean Bible Church** – On March 15, 2005, the BZA rejected the MBC appeal of the Zoning Administrator's decision regarding the operation of a Seminary and the placing of a number of shipping containers on the property. The shipping containers have been removed, but the MBC Attorney, Stuart Mendelsohn, sent a letter to William Shoup, Zoning Administrator, on 26 April, outlining the conditions under which MBC was willing to continue the seminary classes and why they thought it would conform to their existing SEA. The P&Z Committee Co-chair met with Mr Shoup and subsequently sent a letter to him reiterating MCA's concern about traffic if the county agrees to seminary classes without limits on course enrollment numbers. Mr. Shoup has yet to make a decision on the appeal. P&Z lead is Michelle Meehan.
- **Moutoux** – A presentation was made at the March 29, 2005 meeting of the P&Z Committee. The developer intends to build about sixty high-end homes on the 40 acre property. P&Z, along with the neighbors, is working on the structure of concessions by the developer and has yet to finalize its position. The Planning Commission Public Hearing is scheduled for September 22, 2005. The P&Z Lead is Brad Macomber.
- **Cingular Wireless** – A presentation was made to the P&Z Committee on March 29, 2005 and a follow up presentation is scheduled for August 30, 2005. Cingular has filed a 2232 application, proposing a ten-foot extension to the high-voltage pole located off Georgetown Pike, just outside the CIA fence, above the already-approved Verizon pole replacement. There is no date yet for the Planning Commission. P&Z Lead is Sally Simms.
- **Nextel** - Nextel Communications has submitted a 2232 application for the installation of a Distributive Antenna System along Georgetown Pike in the area near Old Dominion Drive. A presentation to the P&Z Committee is scheduled for July 26, 2005. Planning Commission date is September 29, 2005. P&Z Lead is Tom Moore.

Jim Robertson
Dale Murad
Co Chairs