McLean Citizens Association
Planning & Zoning Committee

Monthly Report to the Board
December 6, 2005

The monthly meeting of the P&Z Committee was held on November 29, 2005. Present at the meeting were 18 committee members and 22 guests, which included members of the MCA Transportation and Budget & Taxation Committees. The following presentations were made:

Tysons Corner Center: Mr. Anthony Calabrese, Cooley Godward, LLP, made a presentation on the recently-revised Tysons Corner Center Rezoning Application (RZ-2004-PR-044) in which the Applicant proposes to rezone the seventy-eight acre site to a Planned Development Commercial District. This rezoning would permit mixed-use with the addition of office space, residential units and a hotel. The Planning Commission hearing is scheduled for February 23rd. P&Z Committee Lead is John Foust. Questions on a number of aspects of the plan were presented to Mr. Calabrese, including school contributions, transportation issues, both rail and bus, proffer commitment enforcement, and even the size of the ice rink and use of the public areas. The P&Z Committee will prepare a resolution that will be presented at the February MCA Board meeting.

Home in Evans Farm: Mr. Bill Moran presented his plan to utilize two lots that he owns in the Evans Farm development for a single residence. This was an advance presentation and P&Z will follow up further when the development plans are modified and an SEA submitted.

Oakcrest School: Ms. Joanna Frizzell, McGuire Woods LLP, made a presentation about the timing of the submittal of an amendment to the existing SEA that would change the use of the property from Church-School use to School-Only use – the School previously occupied the site with the McLean Bible Church, which, has relocated. The current SEA requires that they provide six-months notice to the MCA and others, prior to the submittal of an SEA, and are seeking the support of MCA to waive this requirement so that they can proceed with the submission of a revised SEA immediately. The committee voted in favor of recommending to the Board that a waiver be granted and will bring this up at the December 6th MCA Board meeting in the form of a letter to be sent from the MCA to the school.

Trinity United Methodist Church: Mr. Keith Martin, Sack Harris & Martin, made a presentation on their Special Permit Ammendment application to the BZA, SPA 87-D-074, for the addition of structures at the church's site on Dolly Madison Blvd. BZA date is January 10th. P&Z Lead is Michelle Meehan. The committee voted to approve the plan and will present a resolution to this effect at the January Board meeting.

Zoning Ordnance Ammendments: After a discussion of the amendments, led by Dale Murad, the committee agreed that it should pursue the issue further, after the county issues its revisions plan, which will be sometime in 2006.