

McLean Citizens Association Planning & Zoning Committee

Monthly Report to the Board February 1, 2005

The monthly meeting of the P&Z Committee was held on January 23, 2006. Present at the meeting were 15 committee members, a light attendance resulting from the necessity to change the meeting time from the normal date. There were no presentations and the following is a summary of the discussions held among committee members:

Tysons Corner Center: The committee reviewed details of the Tysons Corner Center Rezoning Application 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. Questions on a number of aspects of the plan proffers were discussed and a number of suggestions were made by committee members. Further discussions with the applicant are planned and the Committee will prepare a resolution that will be presented at the March MCA Board meeting. The Planning Commission hearing is scheduled for March 22nd.

McLean Glen: The Winchester Homes application was discussed to help establish a committee position on the preferred density and configuration of the development. A number of suggestions were made by committee members and a further meeting will be held with the applicant in an effort to arrive at a mutually agreeable plan. The Planning Commission public hearing is scheduled for March 16th, so the P&Z Committee will present a Draft Resolution at the March 1st meeting of the MCA Board.

Halcyon Estates: The applicant has proposed to build six houses on 3.67 acres on Beulah Road, near Leesburg Pike at the intersection of Atwood Road, and has asked for a rezoning from R-1 to R-2. County Staff has some problems with the proposed layout and the applicant has indicated to Staff that he will ask that the Planning Commission hearing be deferred until April in order that they might modify the plan. The neighboring community is opposed to the increased density and the committee will work with them, County Staff and the applicant, to assist in the development of an acceptable plan.

Trinity United Methodist Church: The committee received a revised set of drawings, which will be provided to the Solona HOA for their review. There is a traffic issue that seems to be more connected with plans for the Solona property than the church's plans, but the committee will investigate this further to determine whether the Church should be asked to make any concessions in that regard. The BZA is scheduled to consider this application on February 14th.

McLean Bible Church Appeal to the BZA: The MBC appealed the decision of the Zoning Administrator denying its request to be allowed to continue college classes now being held on church property. MCA has always preferred that the Church be required to go back to the Planning Commission with an amendment to the existing SEA for a public hearing, instead of

applying to the Zoning Administration Department. The new appeal will be reviewed by the committee and a recommendation will be made to the MCA Board at the February 1st meeting.

Cingular Wireless: Cingular Wireless filed a 2232 application to extend the recently-replaced power pole located near the CIA. After receiving much resistance from the community, Cingular has attempted to make alternate arrangements with the Fairfax County Park Authority and the National Park Service to eventually erect a monopole in Langley Fork Park, which would take 18 months to sort out. In the meantime, they are considering applying for permission to put up a temporary 100 foot tall wooden pole in the vicinity of the new Verizon/Dominion power pole.

Verizon Wireless in Pimmit Hills: Verizon has filed a 2232 application to erect a 100 foot tall monopole on Fairfax County Park Authority property in Pimmit Hills. A “crane test” was conducted on January 20 & 21, which has generated some concerns by the community. Representatives of the Committee will hold a meeting with Verizon and the Pimmit Hills HOA to discuss these issues and try to arrive at an agreement as to the specifics of the installation.

Jim Robertson

Dale Murad

Co-chairs