

Report of the Planning & Zoning Committee for Fiscal 2019

The Planning & Zoning Committee returned to an earlier practice of assigning cases to committee members to investigate and draft resolutions and other documents. Most committee members embraced the new responsibility and, as such, the change has been a success.

Among the issues addressed by the MCA's Planning & Zoning Committee in 2018-19 were the following:

- Two Committee members are on the McLean Community Business Task Force that is considering major revisions to the Comprehensive Plan for the CBC. This is an ongoing project that will likely last until well into 2020. When final recommendations are made to Fairfax County, the Committee will consider a resolution on the proposed changes
- Proposed Zoning Ordinance Amendment Re: Continuing Care Facilities, Adult Day Health Care Centers, and Related Provisions. The MCA supported a zoning ordinance amendment but requested changes in: maximum FAR; minimum district size with larger requirements in low density residential zones; open space; adequate onsite parking and a requirement to count cellar space for FAR calculations when the space is actively used
- A resolution supporting the Benchmark condos rezoning after the applicant made changes requested by the Committee and nearby residents
- A resolution offering conditional support for the rezoning of Westbranch Holdings parcel in Tysons. The Committee requested that the Parks Authority fully consider and address the parks/athletic fields aspects of the application to ensure that adequate public facilities are provided
- A resolution offering support for a continuing care facility (The Mather) in Tysons

The Committee considered other land use matters including ones affecting places of worship and county park maintenance facilities through communications with the County. Other matters considered or being considered include:

- WMATA plans at W. Falls Church Metro (Task Force)
- Old Meadow Road (East Tysons)
- zMOD Modernization of Zoning Ordinance
- Valo Park (Old Gannett Campus) Tysons
- McLean Islamic Center
- The View Tysons
- The Mile Tysons
- Brightview Senior Living – Wolf Trap Nursery
- Hanover Tysons
- Support for Zoning Administrator's decision on Newport Academy Davidson Road properties
- McLean Presbyterian Church
- Community Gardens & Farmers Markets Proposed Zoning Ordinance Amendment

It's important to note that the Committee's charter is only to examine land use issues, including compliance with the zoning ordinance, Comprehensive Plan and other applicable ordinances as well as demonstrable impact on the local community. We do not consider the business plans of applicants or market conditions nor do we support or oppose projects based on individual or group likes and dislikes. We don't advocate what McLean should or should not be. Rather, we review land use cases based on applicable standards, along with proposed changes to the zoning ordinance or Comprehensive Plan based on long-held principles.

Rob Jackson
Chair, Planning & Zoning Committee
May 23, 2019