

Resolution

Hilltop Sand and Gravel Development [aka Wegman's]

MVCCA-PZ-2009-01

- Whereas Hilltop Sand and Gravel Company, Inc. submitted concurrent applications (RZ 2008-LE-001, SEA 2005-LE-027, RZ 2008-LE-002, SEA 78-L-074-06, RZ 2008-MD-003) to develop the property located at the intersection of Telegraph Road and Beulah Street, tax map 100-1 ((1)) 9 part, 11A, 11A1, 14, and 15, and
- Whereas The current include a golf course and a construction debris land fill, and
- Whereas The proposed development includes a 33 acre commercial section zoned PDC to include a mixed use center with 113,000 sf of office, 150,000 sf for a grocery store, 94,000 sf of retail, and 2 pad sites of 5,000 sf each for banks with drive-thru windows, and
- Whereas The proposed development includes capping the debris land fill for use as a recreational area to be managed by the Park Authority, including play fields, tot-lot, unstructured open space, and a pavilion, and
- Whereas The proposed development includes slightly increasing the area of the golf course, keeping the golf course as an ongoing business, and creating a new water hazard that also serves as a storm water management pond for the mixed use center, and
- Whereas The stand-alone office building will be LEED certified and the central retail area will include a rain garden to help manage storm water, and
- Whereas The proposed development has potential negative impacts on the surrounding communities, notably the community represented by the Newington Civic Association, and these residents have a right to be included in the ongoing development planning to reduce the negative impacts, especially from traffic, noise, storm water management, parking area lighting, and general aesthetics,

Therefore, Be it Resolved that the Mount Vernon Council of Citizens' Association does not oppose the submitted applications and general development plan as presented.

Be it further resolved that the Mount Vernon Council requests that the developer initiate and maintain a dialog with the Newington Civic Association as the project progresses to address the residents' remaining concerns and to inform residents of changes to the development plan or proffers.