

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 27, 1999**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:33 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy apologized for the late cancellation of the January 14, 1999 Planning Commission meeting due to inclement weather.

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Chairman Murphy paid tribute to Kenneth Doggett, Planning Division, Department of Planning and Zoning, who retired on December 31, 1998. He thanked him for his work over the years and wished him and his family well on behalf of the Commission.

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Chairman Murphy noted that John Thillmann, former Planning Commissioner for the Hunter Mill District, had been named "1998 Citizen of the Year" by the Reston Times and congratulated him on his achievement.

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COMMISSION MATTERS

January 27, 1999

Commissioner Coan called the Commission's attention to a Virginia Department of Transportation map of the proposed interchange at Route 66 and the Beltway, which had been distributed. He said that he had attended a meeting last night on these changes and expressed concern that it would result in the loss of a significant number of homes.

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Chairman Murphy requested that Commissioners provide him with any input they might have for a "Vision Statement" he planned to present to the Planning Commission next week.

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Chairman Murphy reminded Commissioners to return to him their Preference Form for Planning Commission Committees by Thursday, January 28, 1999.

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Commissioner Alcorn announced that the Environment Committee would meet on February 24, 1998 at 7:30 p.m. in the Board Conference Room.

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Commissioner Palatiello noted that Donna Sandin, the Secretary for the Planning and Zoning Committee of the Reston Citizens Association, had retired from the State Department. He commended her for her volunteer work on the Committee and wished her well in her retirement from government service.

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Chairman Murphy called the Commission's attention to a School Board Agenda Item scheduled for January 28, 1999, which recommended that the School Board adopt a "Resolution on Growth and Development in Fairfax County." He said the proposed resolution which stated that the Planning Commission and the Board of Supervisors "...consider vital information about the impact on public school facilities of proposed and potential land use changes..." could have important ramifications on the public hearing process. He said while he understood the intent of the resolution, no Public Facility Ordinance currently existed, and citizens might be led to believe that growth could be determined by the capacity of public schools. He added that he intended to call his School Board member with his comments, and urged other Commissioners to do the same.

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Commissioner Palatiello MOVED TO ELECT THE FOLLOWING SLATE OF COMMISSION OFFICERS FOR 1999:

CHAIRMAN	PETER F. MURPHY, JR.
VICE CHAIRMAN	JOHN R. BYERS
SECRETARY	SUZANNE F. HARSEL
PARLIAMENTARIAN	ALVIN L. THOMAS

Commissioners Kelso and Koch seconded the motion which carried unanimously.

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The following deferral announcements were made due to the cancellation of the January 14, 1999 meeting:

- S98-II-M1 - Evans Farm Plan Amendment (Dranesville) - Public Hearing to February 11, 1999
- 2232-H98-8 and SEA-83-C-065-3 - Wireless PCS - Public Hearing to February 11, 1999
- SE-98-V-042 - Belle Haven Country Club - Decision Only to January 28, 1999
- PCA-74-3-087 - Robertson (Dranesville) - Decision Only to January 28, 1999
- RZ/FDP-1998-PR-011 - Madison Homes - Decision Only to January 28, 1999
- RZ/FDP-1997-PR-016 - American Land Developers, Inc. - Decision Only to January 28, 1999
- FDPA-85-S-064-2-1 - Trustees of Christ United Methodist Church - Decision Only to February 3, 1999
- SE-98-B-032 - Exxon Corporation - Decision Only to February 3, 1999
- PCA-C-402-7 and FDPA-C-402-5 - Marriott Senior Living Services - Decision Only to February 4, 1999.

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At the request of the applicant, Commissioner Coan MOVED THAT THE DECISION ONLY ON RZ-1997-PR-055 AND FDP-1997-PR-055, COSCAN BROOKFIELD HOMES, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 10, 1999.

Commissioners Alcorn and Downer seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Commissioner Coan MOVED THAT THE PUBLIC HEARING ON RZ-1998-PR-017 AND SE-98-P-018, ZIMMER DEVELOPMENT COMPANY, BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Palatiello MOVED THAT THE DECISION ONLY ON RZ-1998-HM-020 AND FDP-1998-HM-020, COSCAN BROOKFIELD HOMES, BE FURTHER DEFERRED TO JANUARY 28, 1998, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Koch, citing unresolved issues, MOVED THAT THE PUBLIC HEARING ON SE-98-Y-041, BAHMAN BATMANGHELIDJ, BE DEFERRED TO FEBRUARY 17, 1998.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Palatiello MOVED THAT THE DECISION ONLY ON CPA-86-C-121-4 AND DPA-86-C-121, WESTERRA RESTON, LLC, BE FURTHER DEFERRED TO FEBRUARY 10, 1999.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Koch not present for the vote.

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE REQUEST FOR WITHDRAWAL OF APR ITEM 98-III-7UP.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Byers not present for the vote.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. FDPA-82-P-069-5-1 - THE OAKS APARTMENTS LP (Sully)
2. RZ-1998-SU-015 - B&D PROPERTIES, LP AND LAFAYETTE PROPERTIES, LLC

3. RZ-1998-SU-043 - PS/SE CENTREVILLE ASSEMBLAGE, LLC
FDP-1998-SU-043 - PS/SE CENTREVILLE ASSEMBLAGE, LLC

This order was accepted without objection.

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FDPA-82-P-069-5-1 - THE OAKS APARTMENTS LP - Appl. to amend the fifth final development plan for RZ-82-P-069 to permit residential development on property located in the N.W. quadrant of the intersection of West Ox Rd. and Fair Lakes Pkwy. on approx. 20.9 ac. zoned PDC and WS. Tax Map 56-1((8)) 2 and 3. SULLY DISTRICT. PUBLIC HEARING.

Francis McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated January 13, 1999. There were no disclosures by Commission members.

Susan Johnson, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. McDermott stated that the applicant was seeking approval of an addition of 32 multi-family dwelling units to the 282 previously approved units. He noted that the height of the building was an issue with staff. He explained that the middle component of the building would be four stories with wings of three stories, and because it would be located at the lowest elevation of the site, the four story component would be barely distinguishable. He noted that the application proposed to preserve a substantial stand of hardwood trees and requested favorable consideration.

In response to a question from Commissioner Koch, Mr. McDermott said that the applicant had originally proposed to construct 36 units, but in response to staff's concern about open space, had reduced the number to 32. He said that limiting the building to three stories would result in a further loss of open space.

In response to a question from Commissioner Alcorn, Mr. McDermott explained that although the subject site had been shown as undisturbed open space on the Final Development Plan (FDP), the intent had always been that it would be developed. He noted that it had not been shown as undisturbed open space on the Conceptual Development Plan (CDP) and emphasized that 60 percent of the site was to be left as open space, four times the Ordinance requirement. Ms. Johnson concurred with Mr. McDermott's remark that this property had not been shown as undisturbed open space on the CDP.

At Commissioner Coan's request, Kristen Abrahamson, ZED, DPZ, and Mr. McDermott explained the discrepancy in the CDP which did not show this site as open space, and the FDP

which depicted it as being "protected from disturbance." Commenting on this issue, Commissioner Alcorn said that if final development plans were going to be amended for infill development, perhaps a policy decision needed to be made about obtaining conservation easements or strong tree preservation language for open space.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no closing staff comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-82-P-069-5-1, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 13, 1999, AS FOLLOWS: DEVELOPMENT CONDITION NO. 3 IN THE FIRST LINE, SUBSTITUTE "FOUR STORIES" FOR "THREE STORIES" AND ON THE THIRD LINE CROSS OUT "HEIGHT" SO IT WILL READ: "...THE BUILDINGS ON SITE IN TERMS OF ARCHITECTURE, STYLE, SCALE, MATERIALS AND COLOR...."

Commissioner Thomas seconded the motion which carried by a vote of 8-1-3 with Commissioner Byers opposed; Commissioners Alcorn, Coan and Downer abstaining.

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RZ-1998-SU-015 - B&D PROPERTIES, LP AND LAFAYETTE PROPERTIES, LLC - Appl. to rezone from 1-3, 1-4, AN, and WS to 1-4, AN, and WS to permit office and warehouse uses w/an overall FAR of 0.32 on property located on the E. side of Pleasant Valley Dr. and on the N. side of Lafayette Center Dr. on approx. 14.24 acres. Comp. Plan Rec: Mixed use. Tax Map 33-2((4))1082 & 33-2((1))10C. SULLY DISTRICT. PUBLIC HEARING.

John Farrell, Esquire, with McCandlish and Lillard, PC, reaffirmed the affidavit dated January 11, 1999. There were no disclosures by Commission members.

Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to a question from Commissioner Koch, Mr. Russ said that he would request that the applicant provide screening for the mechanical works on top of the proposed building as had been done for adjacent buildings. He also told Commissioner Koch that what appeared to be a drainage problem in the parking lot would be addressed at the time of site plan approval.

RZ-1998-SU-015 - B&D PROPERTIES, LP
AND LAFAYETTE PROPERTIES, LLC

January 27, 1999

Mr. Farrell stated that he would discuss these problems with the applicant and be prepared to address them at the time of the Board of Supervisors' hearing on the application.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no closing staff comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION RZ-1998-SU-015 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED JANUARY 12, 1999.

Commissioner Coan seconded the motion which carried unanimously with Commissioners Byers and Hall not present for the vote.

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RZ-1 998-SU-043 - PS/SE CENTREVILLE ASSEMBLAGE, LLC – Appl. to rezone from R-1, HC, and WS to PDH-1 6, HC, and WS to permit residential development at a density of 12.5 du/ac and approval of the conceptual development plan on property located on the W. side of Centreville Rd., approx. 400 ft. S. of its intersection w/Upperridge Dr. on approx. 5.77 acres. Comp. Plan Rec: 16-20 du/ac. Tax Map 65-2((1))1, 2, 3 pt., and 4 pt. (Concurrent w/FDP-1 998-SU-043.) SULLY DISTRICT.

FDP-1998-SU-043 - PS/SE CENTREVILLE ASSEMBLAGE, LLC - Appl. to approve the final development plan for RZ-1 998-SU-043 to permit residential development on property located on the W. side of Centreville Rd., approx. 400 ft. S. of its intersection w/ Upperridge Dr. on approx. 5.77 acres zoned PDH-16, HC, and WS. Tax Map 65-2((1))1, 2, 3 pt., and 4 pt. (Concurrent w/RZ-1998-SU-043.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, PC, reaffirmed the affidavit dated October 15, 1998. There were no disclosures by Commission members.

Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Russ responded to questions from Commissioner Coan about staff's recommendation that a waiver of the 600-foot maximum length of private streets be granted. Mr. Martin explained to Commissioner Coan why the waiver was being requested.

In response to a question from Commissioner Koch, Mr. Martin said that all existing dwellings on the property would be removed.

Commissioner Koch noted that the proposed development was the last residential development in the Centre Ridge area which had begun in the early 1980s and that it would complete the last leg of Upperridge Drive.

In response to a question from Commissioner Downer, Mr. Martin said that each townhouse would have a two-car garage and space for another car in the driveway. He added that the application exceeded the parking standards.

Mr. Martin stated that the applicant was requesting approval of the construction of 72 two-car garage townhouses with access by alleys, a neo-traditional design which allowed the front end of the units to face public spaces. He noted that the proposed density of 12.5 units per acre, well below the low end of the density range of 16-20 units per acre, was consistent with surrounding development. He explained that the applicant would contribute \$955.00 per unit for on-site recreational facilities and would also make a major contribution to Old Centreville Park which was located across the street. He described the open space and landscaping and said that sidewalks would be provided on both sides of the street. He added that one of the most important features of this application, which had been mentioned earlier by Commissioner Koch, was the completion of the last segment of Upperridge Drive. In conclusion, Mr. Martin noted that the applications had the support of surrounding and adjacent homeowners associations, the West Fairfax County Citizens Association, and County staff, and he requested favorable consideration.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary.

Ms. Abrahamson and Mr. Martin responded to questions from Commissioner Wilson about the location of sidewalks. Mr. Martin responded to questions from Commissioner Downer about the width and landscaping of the alleys.

Commissioner Coan and Mr. Martin discussed the requested waiver of the 600-foot maximum length of private streets.

There being no further comments or questions and no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ-1998-SU-043 AND THE CONCEPTUAL DEVELOPMENT PLAN BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED JANUARY 4, 1999.

Commissioners Kelso and Thomas seconded the motion which carried by a vote of 7-2-2 with Commissioners Coan and Wilson opposed; Commissioners Alcorn and Downer abstaining; Commissioner Byers not present for the vote.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-043, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, AND TO THE BOARD'S APPROVAL OF RZ-1998-SU-043.

Commissioner Thomas seconded the motion which carried by a vote of 8-2-1 with Commissioners Coan and Wilson opposed; Commissioner Alcorn abstaining; Commissioner Byers not present for the vote.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 200-FOOT MINIMUM PRIVACY YARD REQUIREMENT.

Commissioner Thomas seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Coan abstaining; Commissioner Byers not present for the vote.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Thomas seconded the motion which carried by a vote of 7-2-2 with Commissioners Coan and Wilson opposed; Commissioners Alcorn and Hall abstaining; Commissioner Byers not present for the vote.

PS/SE CENTREVILLE ASSEMBLAGE, LLC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG CENTREVILLE ROAD.

Commissioner Thomas seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Coan abstaining; Commissioner Byers not present for the vote.

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The meeting was adjourned at 10:18 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Gibson

Approved on: April 27, 2000



Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission