

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JANUARY 28, 1999**

PRESENT: 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: Walter L. Alcorn, Commissioner At-Large

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The meeting was called to order at 8:20 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

Commissioner Hall announced that the public hearing on PCA-94-M-060 and FDP-94-M-060, Pulte Home Corporation, would be moved from Wednesday, February 24, 1999 to Thursday, February 25, 1999 since the Commission would not be meeting on February 24, 1999.

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Commissioner Coan explained that more time was needed to work out the details and therefore **MOVED THAT THE DECISION ONLY ON #017372, PUBLIC STREET FRONTAGE WAIVER, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 4, 1999.**

Commissioner Koch seconded the motion which carried unanimously with Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

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Commissioner Koch announced that several Sully District cases, now scheduled for public hearings on Wednesday, February 24, 1999, needed additional time to resolve outstanding issues. He, therefore, stated that the following public hearings would be deferred indefinitely:

RZ-1998-SU-040 - Jack Carney & Benjamin Smith, Trustees
SE-98-Y-038 - Jack Carney & Benjamin Smith, Trustees
RZ-1998-SU-041 - Jack Carney & Benjamin Smith, Trustees
FDP-1998-SU-041 - Jack Carney & Benjamin Smith, Trustees
RZ-1998-SU-057 - Coscan Washington, Inc.
FDP-1998-SU-057 - Coscan Washington, Inc.
RZ-1998-SU-025 - Centex Homes
FDP-1998-SU-025 - Centex Homes

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Commissioner Palatiello noted that a task force had been appointed by the Commonwealth Transportation Board to study the possibility of rail service to Tysons Corner. He said that this matter should be addressed by the Planning Commission and **MOVED THAT THE COMMISSION CREATE A SPECIAL COMMITTEE.**

Commissioners Downer and Kelso seconded the motion.

Following discussion, Chairman Murphy appointed the following members to the new committee:

Carl A. S. Coan, Jr. - Providence District
Judith W. Downer - Dranesville District
John M. Palatiello - Hunter Mill District
Alvin L. Thomas - Commissioner At-Large

Chairman Murphy called for a vote and the motion carried unanimously with Commissioner Alcorn absent from the meeting.

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Commissioner Kelso announced that the SP/SE Uses Committee would hold a meeting at 7:30 p.m. on Wednesday, February 3, 1999 in the Board Conference Room.

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Chairman Murphy reminded everyone to return their 1999 Committee preference forms to him tonight.

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Chairman Murphy explained that he had raised the matter last night of School Board Agenda Item No. IV.B.2 regarding a proposed "Resolution on Growth and Development in Fairfax County." He submitted two documents for the record as follows, copies of which are in the date

file: 1) a memorandum to the School Board from Commissioner Palatiello expressing his concerns and suggestions; and 2) a letter to Mr. Gary Reese, Sully District representative on the School Board, from James Hart, Land Use Chairman of the West Fairfax County Citizens Association, outlining the Association's position.

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SE-98-V-042 - BELLE HAVEN COUNTRY CLUB (Decision Only)

(The public hearing on this application was held on January 7, 1999. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-98-V-042, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 26, 1999.

Commissioners Kelso and Coan seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

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RZ-1998-PR-011 - MADISON HOMES/GALLOWS RD., LLC

FDP-1998-PR-011 - MADISON HOMES/GALLOWS RD., LLC

RZ-1997-PR-016 - AMERICAN LAND DEVELOPERS, INC.

FDP-1997-PR-016 -AMERICAN LAND DEVELOPERS, INC. (Decisions Only)

(The public hearing on these applications was held on November 19, 1998. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Coan suggested the following changes to the proffers for RZ-1998-PR-011:

Revise Proffer #2(f) to read: "No building permits shall be issued prior to the construction of public vehicular access to Gallows Road, as shown on the FDP". and delete the second sentence.

Add in the second line of Proffer #4(d), after "demarcation": "at the drip line of the trees to be preserved...".

Delete paragraph 11 in Proffer #6(a).

He then MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE RZ-1998-PR-011, SUBJECT TO THE PROFFERS DATED JANUARY 11, 1999, AS AMENDED TONIGHT.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Wilson abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND MODIFICATION OF THE TRAIL REQUIREMENT ON GALLOWS ROAD.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Wilson abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED TO RECOMMEND WAIVER OF BARRIER REQUIREMENTS AND MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ON THE EASTERN AND SOUTHERN PERIPHERIES.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Wilson abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED TO RECOMMEND THAT WE APPROVE FDP-1998-PR-011, SUBJECT TO APPROVAL OF THE REZONING BY THE BOARD OF SUPERVISORS AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 16, 1998.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Wilson abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF RZ-1997-PR-016, SUBJECT TO THE PROFFERS DATED JANUARY 11, 1999.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Wilson abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE APPROVE FDP-1997-PR-016, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 13, 1999, SUBJECT TO APPROVAL OF THE REZONING BY THE BOARD OF SUPERVISORS.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Wilson abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

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FS-Y98-26 - AT&T WIRELESS SERVICES, 2750 Towerview Road

Commissioner Koch MOVED THAT WE CONCUR WITH MR. ZOOK'S DETERMINATION THAT APPLICATION FS-Y98-26, REQUESTING A TELECOMMUNICATIONS FACILITY BY WIRELESS PCS, AT&T, FOR AN EXISTING MONOPOLE AT THE GT WAREHOUSE, FORMER REDSKIN PARK, LOCATED AT 2750 TOWERVIEW ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Thomas not present for the vote; Commissioner Alcorn absent from the meeting.

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RZ-1998-HM-020 - COSCAN BROOKFIELD HOMES

FDP-1998-HM-020 - COSCAN BROOKFIELD HOMES (Decisions Only)

(The public hearing on these applications was held on December 9, 1998. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-HM-020 AND THE CONCEPTUAL DEVELOPMENT PLAN SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 28, 1999.

Commissioners Byers and Thomas seconded the motion which carried by a vote of 7-0-4 with Commissioners Coan, Downer, Hall, and Wilson abstaining; Commissioner Alcorn absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-HM-020, SUBJECT TO THE BOARD'S APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 7, 1998.

Commissioners Byers and Thomas seconded the motion which carried by a vote of 7-0-4 with Commissioners Coan, Downer, Hall, and Wilson abstaining; Commissioner Alcorn absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600-FOOT LIMITATION ON THE LENGTH OF PRIVATE STREETS.

Commissioners Byers and Thomas seconded the motion which carried by a vote of 7-1-3 with Commissioner Coan opposed; Commissioners Downer, Hall, and Wilson abstaining; Commissioner Alcorn absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE REQUIREMENT FOR CONSTRUCTION OF A SERVICE DRIVE ALONG THE ROUTE 7 FRONTAGE OF THE SITE.

Commissioners Byers and Thomas seconded the motion which carried by a vote of 7-0-4 with Commissioners Coan, Downer, Hall, and Wilson abstaining; Commissioner Alcorn absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EAST, WEST, AND SOUTH BOUNDARIES OF THE CHILD CARE CENTER IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioners Byers and Thomas seconded the motion which carried by a vote of 7-0-4 with Commissioners Coan, Downer, Hall, and Wilson abstaining; Commissioner Alcorn absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY OF THE CHILD CARE CENTER.

Commissioners Byers and Thomas seconded the motion which carried by a vote of 6-0-5 with Commissioners Coan, Downer, Hall, Harsel, and Wilson abstaining; Commissioner Alcorn absent from the meeting.

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PCA-74-3-087 - RICHARD M. ROBERTSON (Decision Only)

(The public hearing on this application was held on November 19, 1998. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THE PLANNING COMMISSION RECOMMEND DENIAL OF PCA-74-3-087 TO THE BOARD OF SUPERVISORS.

Commissioners Palatiello and Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Hall and Wilson abstaining; Commissioners Alcorn absent from the meeting.

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FS-L98-28 - MEDIA GENERAL CABLE. 7741 Southern Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF PLANNING AND ZONING AS DESCRIBED AND CONDITIONED IN HIS MEMORANDUM OF JANUARY 14, 1999, AND FIND THAT APPLICATION FS-L98-28, BY MEDIA GENERAL CABLE, AT 7741 SOUTHERN DRIVE IN SPRINGFIELD IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. RZ-1998-PR-046 - MANOR CARE HEALTH SERVICES, INC.
SE-98-P-045 - MANOR CARE HEALTH SERVICES, INC.
2. SE-98-V-044 - SUN COMPANY, INC.
3. SE-98-P-040 - SUN COMPANY, INC.
4. PCA-C-448-18 - COSCAN WASHINGTON INC.
FDP-C-448-24 - COSCAN WASHINGTON INC.
5. PCA-96-L-005 - SPRINGFIELD CAMPUS LLC
SEA-96-L-034 - SPRINGFIELD CAMPUS LLC

This order was accepted without objection.

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RZ-1998-PR-046 - MANOR CARE HEALTH SERVICES, INC. -
Appl. to rezone from R-1 to R-2 to permit a medical care facility w/a FAR of 0.18 on property located in the S.E. quadrant of the intersection of Chain Bridge Rd. & Sutton Rd. on approx. 3.62 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1((1)) 55, 57, 58, 59, & 59A. (Concurrent w/SE-98-P-045.) PROVIDENCE DISTRICT.

SE-98-P-045 - MANOR CARE HEALTH SERVICES, INC. - Appl.
under Sect. 3-204 of the Zoning Ord. to permit a medical care facility
on property located at 2701 Sutton Rd. & 2635, 2641, 2645 Chain
Bridge Rd. on approx. 3.62 ac. zoned R-2. Tax Map 48-1((1)) 55, 57,
58, 59, & 59A. (Concurrent w/RZ-1998PR-046.) PROVIDENCE
DISTRICT. JOINT PUBLIC HEARING.

Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated January 21, 1999. There were no disclosures by Commission members.

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

In response to questions from Commissioner Coan, Ms. Stagg confirmed that the applicant had submitted revised development conditions and proffers dated January 28, 1999, and that the changes made were acceptable to staff.

Ms. Baker stated that the applicant was requesting approval of a 60-bed assisted living facility that was exclusively designed for the specialized needs of Alzheimer's patients. She noted that the 27,500 square foot facility would be one story in height and residential in nature. She explained the interior layout and said there would be a secure, enclosed courtyard area so residents could enjoy the outdoors. Ms. Baker noted that access would be provided from Sutton Road and that extensive landscaping would be provided on the Sutton Road and Chain Bridge Road frontages. She explained the transitional screening planned and noted that a waiver was requested on the southeast boundary so that existing vegetation could be preserved. Ms. Baker said that the development plan had been revised to meet citizen concerns and that the application was in conformance with the Comprehensive Plan.

In response to Commissioner Coan's inquiry, Ms. Baker confirmed that Proffer #13, which had been suggested by staff, had been deleted as Commissioner Coan had requested. Commissioner Coan explained that he had requested the deletion because implementation of the proposed proffer would have resulted in additional tree loss for little benefit.

In Chairman Murphy's temporary absence from the room, Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Louis Kriser, 2525 Lakevale Drive, Vienna, spoke about his previous experience in land use. He expressed his concern about a precedent for commercial development being set by this application. He maintained that the proposed facility was a commercial enterprise regardless of its appearance.

Chairman Murphy returned to the room and called the next listed speaker.

Jeffrey Donohue, 2513 Lakevale Drive, Vienna, representing the Lakevale Estates Community Association, stated his concern for what he said was commercial encroachment into a residential area.

In response to questions from Commissioner Coan, Ms. Stagg stated that the proposed facility was a low intensity use that would have sufficient buffering. She explained that the intensity was measured by floor area ratio (FAR) rather than dwelling units and that the applicant's proposal was below the planned guidelines for the subject property.

Commissioner Coan commented that this type of facility was desirable in a residential setting and should not be considered as a break in the commercial ban between Oakton and Vienna.

Commissioner Byers said that he understood Mr. Kriser's concerns, and that he viewed the applicant's proposal more as a place for people to live than as a commercial venture. He concurred with Commissioner Coan's comments and staff's recommendation.

Commissioner Hall concurred with Commissioners Byers and Coan. She noted that there was a similar facility in Mason District near the Wilburdale Subdivision.

Ms. Baker declined the offer to make a rebuttal statement and Ms. Stagg had no closing staff remark; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Coan for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-PR-046, SUBJECT TO THE PROFFERS DATED JANUARY 28, 1999.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-P-045, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 28, 1999.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG ROUTE 123.

RZ-1998-PR-046 - MANOR CARE HEALTH SERVICES, INC.
SE-98-P-045 - MANOR CARE HEALTH SERVICES, INC.

January 28, 1999

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS TO THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF A WAIVER OF ADDITIONAL STANDARD 3 OF SECTION 9-308 OF THE ZONING ORDINANCE, TO ALLOW THE FRONT DROP-OFF AREA TO FUNCTION AS A LOADING SPACE AS WELL.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF A WAIVER OF ADDITIONAL STANDARD 5 OF SECTION 9-308 OF THE ZONING ORDINANCE, TO ALLOW THE BUILDING TO BE CLOSER THAN 100 FEET TO A LOT LINE WHICH ABUTS AN R-2 DISTRICT.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF ADDITIONAL STANDARD 6 OF SECTION 9-308 OF THE ZONING ORDINANCE, TO ALLOW A MEDICAL CARE FACILITY ON A LOT CONTAINING LESS THAN FIVE ACRES.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn absent from the meeting.

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SE-96-V-044 - SUN COMPANY INC. - Appl. under Sect. 7-607 of the Zoning Ord. to permit renovation of an existing service station within a Hwy. Corridor Overlay District on property located at 5928 Richmond Hwy. on approx. 1.02 ac. zoned C-8, HC, & CRD. Tax Map 83-3((1))69. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Francis "Bud" Emig, engineer for the applicant, reaffirmed the affidavit dated January 21, 1998. There were no disclosures by Commission members.

Commissioner Byers asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-96-V-044, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners Koch and Coan seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTH PROPERTY LINE TO THAT SHOWN ON THE SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting.

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SE-98-P-040 - SUN COMPANY INC. - Appl. under Sect. 4-604 of the Zoning Ord. to permit renovation of an existing service station & site modifications on property located at 2210 Gallows Rd. on approx. 0.63 ac. zoned C-6. Tax Map 39-4 ((1)) 3A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. Francis "Bud" Emig, engineer for the applicant, reaffirmed the affidavit dated January 20, 1999. There were no disclosures by Commission members.

Commissioner Coan asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Coan for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-P-040, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 28, 1999.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY LINE BE MODIFIED TO THAT SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENT ALONG THE EAST PROPERTY LINE BE WAIVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting.

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PCA-C-448-18 - COSCAN WASHINGTON, INC. - Appl. to amend the proffers for DPA-C-448-2 to permit changes to previously approved residential development at a density of 13.04 du/ac on property located on the S. side of Lake Village Dr., approx. 250 ft. W. of its intersection w/South Van Dorn St. on approx. 2.91 ac. zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 81-4 ((1)) 100 (formerly 91-2 ((1)) 28A pt.) (Concurrent with FDP-C-448-34.) LEE DISTRICT.

FDP-C-448-34 - COSCAN WASHINGTON, INC. - Appl. to approve the final development plan for DPA-C-448-2 to permit changes to previously approved residential development on property located on the S. side of Lake Village Dr., approx. 250 ft. W. of its intersection w/South Van Dorn St. on approx. 2.91 ac. zoned PDH-4. Tax Map 81-4((1))100 (formerly 91-2 ((1))28A pt.) (Concurrent w/PCA-C-448-18.) LEE DISTRICT. JOINT PUBLIC HEARING.

Robert Lawrence, Esquire, with Hazel and Thomas, reaffirmed the affidavit dated January 21, 1999. There were no disclosures by Commission members.

Peter Braham, 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.

Commissioner Kelso announced his intention to defer the decisions on these applications until February 18, 1999 to allow further time for the applicant to address concerns raised by the Lee District Land Use Advisory Committee.

Mr. Lawrence noted that the applicant's proposal represented a reduction in units for this section of Kingstowne and a change in style from apartments to garage townhomes. He stated that he had met with the Kingstowne Residential Owners Corporation who supported the applications.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments, questions or closing staff remarks, he closed the public hearing and recognized Commissioner Kelso for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON PCA-C-449-18 AND FDP-C-448-34 TO A DATE CERTAIN OF FEBRUARY 18, 1999, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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PCA-96-L-005 - SPRINGFIELD CAMPUS LLC - Appl. to amend the proffers for RZ-96-L-005 for previously approved elderly housing w/related medical care facilities at a density of 13.0 du/ac including bonus density for provision of ADUs to permit expansion of the medical care facilities on property located on the N. & S. side of Franconia-Springfield Pkwy., approx. 400 ft. W. of its intersection w/Bonniemill Ln. on approx. 103.82 ac. zoned R-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 90-1((1))63 pt. & 64. (Concurrent w/SEA-96-L-034.) LEE DISTRICT.

SEA-96-L-034 - SPRINGFIELD CAMPUS LLC - Appl. under Sect. 3-304 of the Zoning Ord. to amend SE-96-L-034 for housing for the elderly w/related medical care facilities to permit site & development plan modifications on property located on the N. & S. side of Franconia-Springfield Pkwy., approx. 400 ft. W. of its intersection

w/Bonniemill Ln. on approx. 103.82 ac. zoned R-3. Tax Map 90-1((1))63 pt., & 64. (Concurrent w/PCA-96-L-005.) LEE DISTRICT.
JOINT PUBLIC HEARING.

Robert Lawrence, Esquire, with Hazel and Thomas, reaffirmed the affidavit dated January 27, 1999. There were no disclosures by Commission members.

Peter Braham, 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. Lawrence noted that changes had been made to the applicant's proposal to meet concerns raised by the Lee District Land Use Advisory Committee, including increased parking and emergency vehicle access from the Franconia-Springfield Parkway if such access was approved by the Commonwealth Transportation Board. He concurred with the development conditions and proffers associated with the applications.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary and turned to Mr. Braham for closing staff remarks.

Mr. Braham noted that staff concurred with the additional condition proposed by the applicant. Commissioner Kelso explained that the additional condition addressed a mass transit ridership program to be instituted by the applicant.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-96-L-005, BY SPRINGFIELD CAMPUS LLC, SUBJECT TO EXECUTION OF THE DRAFT PROFFERS CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-96-L-034, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM, WITH THE FOLLOWING CHANGES:

IN DEVELOPMENT CONDITION #7, EXHIBIT C, ADD THE WORDS: "PARK AUTHORITY" AFTER THE WORDS "FAIRFAX COUNTY."

ALSO TO ADD A NEW DEVELOPMENT CONDITION #9 AS FOLLOWS: "NO LATER THAN THE ISSUANCE OF THE NON-RESIDENTIAL USE PERMIT OF GREENSPRING VILLAGE'S COMMUNITY BUILDING 2.0 AND THE FIRST PHASE OF THE EXTENDED CARE CENTER OR DECEMBER 31, 2000, WHICHEVER OCCURS FIRST, GREENSPRING VILLAGE WILL INITIATE A PROGRAM TO ENCOURAGE MASS TRANSIT RIDERSHIP FOR ITS EMPLOYEES. THE PROGRAM WILL BE SIMILAR IN COMMITMENT TO WMATA'S METROCHECK PROGRAM WHEREBY BULK PURCHASE SAVINGS ON PASSES WILL BE PASSED ON TO THE EMPLOYEES. IT MAY BE EXTENDED TO ANY OF THE MASS TRANSIT PROVIDERS THAT SERVICE THE AREA OF THE REFERENCED PROPERTY."

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD REQUIREMENTS BE MODIFIED IN FAVOR OF THE PROFFERS AND DEVELOPMENT CONDITIONS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE REQUESTED MODIFICATIONS OF PARAGRAPH 2 AND PARAGRAPH 6 OF SECTION 9-306 BE GRANTED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE ADDITIONAL STANDARD IN PARAGRAPH 10 OF SECTION 9-306 FOR A 50-FOOT SETBACK TO ALLOW A PARKING STRUCTURE TO BE WITHIN 35 FEET OF THE FRANCONIA-SPRINGFIELD PARKWAY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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ADJOURNMENT

January 28, 1999

The meeting was adjourned at 10:31 p.m.

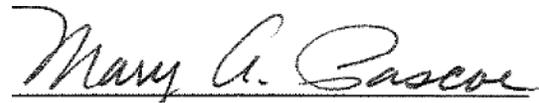
Peter F. Murphy, Jr., Chairman

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: Gloria L. Watkins

Approved on: April 27, 2000

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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