

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, APRIL 2, 1998**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
John W. Hunter, Commissioner At-Large  
Ronald W. Koch, Sully District  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Alvin L. Thomas, Commissioner At-Large

ABSENT: Carl A. S. Coan, Jr., Providence District  
Judith W. Downer, Dranesville District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District

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The meeting was called to order at 8:24 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 Koch noted that a Sully District case was scheduled for decision only tonight, but was not quite ready. He therefore **MOVED THAT RZ-93-Y-017, B & D TRUCKING CORPORATION, BE FURTHER DEFERRED FOR DECISION ONLY TO MAY 20, 1998.**

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

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Commissioner Alcorn, in Commissioner Coan's absence, explained that a decision made by the Commission on Thursday, March 26, 1998 concerning a Providence District application needed to be reconsidered in order to clarify the motion. He therefore **MOVED THAT THE PLANNING COMMISSION RECONSIDER ITS MOTION OF LAST THURSDAY REGARDING FDPA-84-D-049-3, TYSONS II LAND COMPANY, LLC.**

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Alcorn then MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-D-049-3, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-84-D-049-2.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

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Commissioner Palatiello noted that a Hunter Mill District case was scheduled for decision only tonight, but more time was needed to review the revised proffers. He therefore MOVED THAT THE DECISION ONLY ON RZ-1997-HM-018, HANNAH AND NAIMEH GEORGE, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 16, 1998, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Hunter abstaining; Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

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Commissioner Palatiello, citing the need for further citizen input, MOVED THAT THE PUBLIC HEARING ON PCA-91-C-028-2 AND FDPA-91-C-026-2, THE CRIPPEN INVESTORS, LP, BE DEFERRED TO A DATE CERTAIN OF JUNE 11, 1998.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

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Chairman Murphy noted with regret the passing of Frank Lippa, father of Barbara Lippa, Deputy Executive Director of the Planning Commission. He expressed his sympathy and sent his prayers to the Lippa family and called for a moment of silence.

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CP-86-C-121-10 - CAREMATRIX OF MASSACHUSETTS, INC. (Administrative Review)

Commissioner Palatiello noted that the conceptual plan submitted was in conformance with the proffers associated with RZ-86-C-121 and MOVED THAT THE PLANNING COMMISSION APPROVE CP-86-C-121-10, SUBJECT TO THE NOTES CONTAINED IN THE MEMORANDUM DATED MARCH 20, 1998.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy established the following order for the agenda items:

1. PCA-85-C-008-3 - JEFFERSON AT PRESIDENT'S PARK LP  
 RZ-1996-HM-043 - JEFFERSON AT PRESIDENT'S PARK LP  
 FDP-1996-HM-043 - JEFFERSON AT PRESIDENT'S PARK LP  
 RZ-1996-HM-044 - JEFFERSON AT PRESIDENT'S PARK LP  
 PCA-86-C-029-6 - JEFFERSON AT PRESIDENT'S PARK LP  
 PCA-86-C-066-2 - JEFFERSON AT PRESIDENT'S PARK LP
2. SE-97-S-068 - BURKE VILLAGE CENTER ASSOCIATES LIMITED PARTNERSHIP

This order was accepted without objection.

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PCA-85-C-008-3 - JEFFERSON AT PRESIDENT'S PARK LP -  
 Appl. to amend the proffers for RZ-85-C-008 for office/ industrial development w/an overall FAR of 0.75 to permit reduction in proffered land area to permit filing of new rezoning applications for residential development at a density of 22.31 du/ac on property located S. of Coppermine Rd., approx. 1,600 ft. W. of its intersection w/Centreville Rd. on approx. 38.87 ac. zoned 1-5. Comp. Plan Rec: mixed use. Tax Map 15-4 ((1))21A, 22A1, 22C, 22D1, & 221. (Concurrent w/RZ-1996-HM-043, FDP-1996-HM-043, RZ-1996-HM-044, PCA-86-C029-6, & PCA-88-C-066-2.) HUNTER MILL DISTRICT.

RZ-1996-HM-043 - JEFFERSON AT PRESIDENT'S PARK LP -  
 Appl. to rezone from 1-5 & PDC to PDH-30 to permit residential development at a density of 22.31 du/ac incl. bonus density for provision of ADUs & approval of the conceptual development plan on property located S. of Horsepen Rd., S. of its intersection w/Coppermine Rd. on approx. 19.8 ac. Comp. Plan Rec: mixed use. Tax Map 15-4((1))221, 23 pt. (Concurrent w/RZ-1996-HM-044, FDP-1996-HM-043, PCA-85-C008-3, PCA-86-C-029-6, & PCA-88-C-066-2.) HUNTER MILL DISTRICT.

PCA-85-C-008-3, RZ/FDP-1996-HM-043,  
RZ-1996-HM-044, PCA-86-C-029-6, & PCA-88-C-066-2  
JEFFERSON AT PRESIDENT'S PARK LP

April 2, 1998

FDP-1996-HM-043 - JEFFERSON AT PRESIDENT'S PARK LP -

Appl. to approve the final development plan for RZ-1996-HM043 to permit residential development on property located S. of Horsepen Rd., S. of its intersection w/Coppermine Rd. on approx. 19.8 ac. zoned PDH-30. Tax Map 15-4((1))221, 23 pt. (Concurrent w/RZ-1996-HM-043, RZ-1996-HM-044, PCA-85C-008-3, PCA-86-C-029-6, & PCA-88-C-066-2.) HUNTER MILL DISTRICT.

RZ-1996-HM-044 - JEFFERSON AT PRESIDENT'S PARK LP -

Appl. to rezone from 1-5 to PDC to permit open space for previously approved office development w/an overall FAR of 0.70 & approval of the conceptual development plan on property located S. of Horsepen Rd., approx. 250 ft. S. of its intersection w/Coppermine Rd. on approx. 1.21 ac. Comp. Plan Rec: mixed use. Tax Map 15-4((1))22C. (Concurrent w/RZ-1996-HM-043, FDP-1996-HM-043, PCA-85-C-008-3, PCA-86-C-029-6, & PCA-88-C-066-2.) HUNTER MILL DISTRICT.

PCA-86-C-029-6 - JEFFERSON AT PRESIDENT'S PARK LP -

Appl. to amend the proffers for RZ-86-C-029 for office development w/an overall FAR of 0.70 to permit changes to proffered land area on property located on the E. & W. sides of Horsepen Rd., S. of its intersection w/ Coppermine Rd. on approx. 17.02 ac. zoned PDC & 1-5. Comp. Plan Rec: mixed use. Tax Map 15-4((1))22C, 13 pt., & 23. (Concurrent w/RZ-1996-HM-043, FDP-1996-HM-043, RZ-1996-HM-044, PCA-85-C-008-3, & PCA-88-C-066-2.) HUNTER MILL DISTRICT.

PCA-88-C-066-2 - JEFFERSON AT PRESIDENT'S PARK LP -

Appl. to amend the proffers for RZ-88-C-066 for office development w/an overall FAR of 0.70 to permit changes to proffered land area on property located E. of Horsepen Rd., S. of its intersection w/Coppermine Rd. on approx. 3.23 ac. zoned PDC & 1-5. Comp. Plan Rec: mixed use. Tax Map 15-4 ((1))22C, 23. (Concurrent w/RZ-1996-HM-043, FDP-1996-HM-043, RZ-1996-HM-044, PCA-85-C-008-3, & PCA-86-C-029-6.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Susan Yantis, agent/planner with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, reaffirmed the affidavits dated March 6, 1998 for PCA-85-C-008-3 and January 13, 1998 for the remaining applications. There were no disclosures by Commission members.

April 2, 1998

Denise James, Zoning Evaluation Division (ZED), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

In response to inquiries from Commissioner Palatiello, Ms. James confirmed that the land bay south of Horsepen Road would be residential and the land bay north of Horsepen Road would be office. She further confirmed that both parcels were at one time under the same ownership and met the requirements for a mixed use development in terms of ratio of office to residential, phasing, et cetera, and therefore were in accord with the current Comprehensive Plan recommendations.

Commissioner Palatiello explained that the thickness of the staff report and affidavits was mainly due to administrative matters involving a land swap, and that the central issue in these applications was the rezoning of the properties south of Horsepen Road for residential use.

In reply to Commissioner Alcorn, Ms. James stated that the number of affordable dwelling units (ADUs) required in the proposed development would have to be recalculated to conform to the recently amended ADU regulations, but that staff expected the recalculation to result in a reduction.

In response to questions from Commissioner Byers, Ms. James said she was not aware of any plans to landscape the median strip on Horsepen Road, nor of any County policy that would prohibit such landscaping. She added that the Virginia Department of Transportation (VDOT) might have some requirements that would limit plantings. Commissioner Palatiello stated that VDOT would no doubt wish to ensure that sight distances at intersections were not compromised. He concurred with Commissioner Byers that some type of landscaping would be desirable and suggested that the applicant's representative could address that issue. Commissioner Hall commented on a similar situation on Washington Boulevard in Arlington where shrubs were planted every spring and died by the end of summer. She noted that whatever type of landscaping was decided upon, hardy varieties should be chosen unless some kind of maintenance requirement was included.

Ms. Yantis stated that the applicant and County staff had worked extensively on this project for the past year and a half, resulting in a high quality multi-family residential community in accord with Comprehensive Plan recommendations. She added that the applicant was also working closely with the developer across the street to create a coordinated streetscape design, common landscaping theme, and consistent residential theme in the naming of buildings.

In response to a question from Commissioner Alcorn, Ms. Yantis stated that she had not yet calculated the number of ADUs that would be required.

PCA-85-C-008-3, RZ/FDP-1996-HM-043,  
RZ-1996-HM-044, PCA-86-C-029-6, & PCA-88-C-066-2  
JEFFERSON AT PRESIDENT'S PARK LP

April 2, 1998

In reply to Commissioner Byers' questions, Ms. Yantis said that because of the curvature of the road, she doubted whether VDOT would allow trees in the median strip. She added that the strip currently was planted with grass.

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 Palatiello for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-C-008-3, SUBJECT TO EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED APRIL 1, 1998.

Commissioners Byers, Koch and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND THE BARRIER REQUIREMENT ALONG THE NORTH SIDE OF HORSEPEN ROAD, PURSUANT TO PARAGRAPHS 3 AND 12 OF SECTION 13-304 OF THE ZONING ORDINANCE.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1996-HM-043, SUBJECT TO EXECUTION OF DRAFT PROFFERS CONSISTENT WITH THOSE DATED APRIL 1, 1998.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1996-HM-043, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 C AND NOTING THAT THERE WILL BE A RECALCULATION OF THE NUMBER OF ADUS, PURSUANT TO THE NEWLY REVISED ORDINANCE AND CONSISTENT WITH PROFFER #10 IN THE REZONING.

PCA-85-C-008-3, RZ/FDP-1996-HM-043,  
RZ-1996-HM-044, PCA-86-C-029-6, & PCA-88-C-066-2  
JEFFERSON AT PRESIDENT'S PARK LP

April 2, 1998

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE 600-FOOT PRIVATE STREET LENGTH LIMITATION, PURSUANT TO PARAGRAPH 2 OF SECTION 11-102 OF THE ZONING ORDINANCE.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1996-HM-044, SUBJECT TO EXECUTION OF DRAFT PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 D OF THE STAFF REPORT.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-86-C-029-6 AND PCA-88-C-066-2, SUBJECT TO EXECUTION OF DRAFT PROFFERS CONTAINED IN APPENDIX 1 D OF THE STAFF REPORT.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 28.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT TO APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AT THE TIME OF SITE PLAN APPROVAL FOR THE HOTEL AND OFFICE USES ON THE PROPERTY SHOWN ON TAX MAP 15-4((1)1 AS PARCEL 14A IN FAVOR OF THAT SHOWN ON THE RELEVANT DOCUMENTS.

PCA-85-C-008-3, RZ/FDP-1996-HM-043,  
RZ-1996-HM-044, PCA-86-C-029-6, & PCA-88-C-066-2  
JEFFERSON AT PRESIDENT'S PARK LP

April 2, 1998

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

Commissioner Palatiello noted for the record that all of the above recommendations for approval were contingent upon the applicant's payment of funds in accordance with the Board of Supervisors' policy and formula regarding the rezoning of commercially and industrially zoned land to residential use within the Route 28 tax district, with such payment to be received prior to the effective date of the rezoning as set by the Board of Supervisors. He added that failure to provide payment in accordance with the Board policy would result in any action taken by the Board to approve this request being voided in accordance with Section 15.2-4600 through 4618 of the *Code of Virginia*.

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Prior to the hearing of the next case in the Springfield District, Chairman Murphy asked Vice Chairman Byers to chair the meeting.

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SE-97-S-068 - BURKE VILLAGE CENTER ASSOCIATES  
LIMITED PARTNERSHIP - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 9522 Burke Rd. on approx. 8.17 ac. zoned C-6. Tax Map 78-1 ((1)) 36. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Michelle Donovan, agent for the applicant, reaffirmed the affidavit dated December 19, 1997. There were no disclosures by Commission members.

Brian Davis, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Donovan explained that a new, larger sign was needed to identify the shopping center because realignment of Burke Lane Road had bi-furcated the center and made it difficult for shoppers to visually confirm the center's location in time to safely signal for a turn. She concurred with the proposed development conditions and noted that the Burke Center Conservancy and the Burke Manor Homeowners Association supported the application.

In response to a request from Commissioner Murphy, Ms. Donovan stated that the Special Exception plat would be revised to indicate that the proposed sign would be no more than 80 square feet in size and that the distance between the two parts of the sign be no greater than 18 inches to conform to Condition Number 4 as outlined in the staff report.

Vice Chairman Byers 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 Murphy for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-97-S-068, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting.

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At the conclusion of the last public hearing, Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:16 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: October 14, 1999



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