

**MINUTES OF  
PLANNING COMMISSION MEETING  
APRIL 18, 1996**

PRESENT: John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Robert v. L. Hartwell, Commissioner At-Large  
John W. Hunter, Commissioner At-Large  
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

ABSENT: Carl A. S. Coan, Jr., Providence District

//

The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Chairman Murphy welcomed three Prince William County Planning Commission members who were present tonight as part of the Virginia Planning Institute's planning certification program:

Commissioner Robert L. Clark, Jr. – Gainesville District  
Commissioner Thomas G. Raseta – Coles District  
Commissioner Thomas H. Sarel – Brentsville District

//

Chairman Murphy reminded the Commissioners to complete the volunteer forms for the upcoming Fairfax Fair and return them to Barbara Lippa, Deputy Executive Director of the Planning Commission Office.

//

Secretary Harsel MOVED FOR APPROVAL OF THE FOLLOWING SETS OF 1994  
PLANNING COMMISSION MINUTES:

09/21/94	10/05/94	10/19/94	11/09/94	12/01/94
09/24/94	10/13/94	10/26/94	11/16/94	12/07/94

Commissioner Thomas seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Kelso abstaining; Commissioners Hartwell and Hunter not present for the vote; Commissioner Coan absent from the meeting.

//

Secretary Harsel MOVED FOR APPROVAL OF THE FOLLOWING SETS OF 1990 PLANNING COMMISSION MINUTES:

10/10/90	10/24/90	11/08/90	12/12/90
10/11/90	10/30/90	11/16/90	

Commissioner Thomas seconded the motion which carried by a vote of 5-0-4 with Commissioners Downer, Hall, Kelso, and Palatiello abstaining; Commissioners Hartwell and Hunter not present for the vote; Commissioner Coan absent from the meeting.

//

DULLES AIRPORT NOISE CONTOUR STUDY COMMITTEE REPORT

Commissioner Thomas, as Chairman of the Dulles Airport Noise Contours Study Committee, noted that the Committee had completed its work and, in conjunction with staff from the Office of Comprehensive Planning (OCP), had produced a report which had been submitted to the Commission last week for review. He stated that the members of the Committee and OCP staff were available to answer questions.

In response to questions from Commissioner Downer, Mr. Bruce Douglas, Environment and Development Review, OCP, noted that the next step in the process was advertisement of public hearings for Zoning Ordinance and Comprehensive Plan Amendments.

Commissioner Downer expressed her concern that residences located between the 60 and 65 dB contour range would be adversely affected. Commissioner Thomas explained that that issue would be addressed during the public hearings.

Commissioners Palatiello, Hunter, and Koch commended Commissioner Thomas, the other members of the Committee, OCP staff, and Planning Commission staff for their hard work on this matter.

There being no further questions, Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD OF SUPERVISORS AUTHORIZE THE ADVERTISEMENT OF PUBLIC HEARINGS TO AMEND THE COMPREHENSIVE PLAN AND ZONING ORDINANCE AS FOLLOWS:

- 1) AMEND THE ZONING ORDINANCE TO ADOPT THE DNL 60, 65, 70 AND 75 dB CONTOURS FOR WASHINGTON DULLES INTERNATIONAL AIRPORT AS SHOWN ON FIGURE 2 OF THE MARCH 28, 1996 REPORT OF THE DULLES AIRPORT NOISE CONTOURS STUDY COMMITTEE, AND TO DEFINE THE BOUNDARY OF THE AIRPORT NOISE IMPACT OVERLAY DISTRICT TO BE THE UPDATED DNL 60 dB CONTOUR;
- 2) AMEND THE AIRPORT NOISE IMPACT OVERLAY DISTRICT OF THE ZONING ORDINANCE TO ESTABLISH AN INTERIOR NOISE STANDARD OF DNL 45 dB FOR RESIDENTIAL DEVELOPMENT INSIDE THE UPDATED DNL 60 dB CONTOUR;
- 3) AMEND THE COMPREHENSIVE PLAN MAP TO ADOPT THE UPDATED DNL 60, 65, 70 AND 75 dB CONTOURS AS SHOWN IN FIGURE 2 OF THE MARCH 28, 1996 REPORT OF THE DULLES AIRPORT NOISE CONTOURS STUDY COMMITTEE;
- 4) AMEND THE COMPREHENSIVE PLAN SUCH THAT THE PLAN WILL RECOMMEND AGAINST NEW RESIDENTIAL DEVELOPMENT INSIDE THE UPDATED DNL 60 dB CONTOUR; AND
- 5) AMEND THE COMPREHENSIVE PLAN SUCH THAT THE PLAN WILL RECOMMEND, IN GENERAL, DISCLOSURE MEASURES FOR NEW RESIDENTIAL DEVELOPMENT IN AREAS NEAR DULLES AIRPORT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION FORWARD TO THE BOARD OF SUPERVISORS THE MARCH 28, 1996 REPORT OF THE DULLES AIRPORT NOISE CONTOURS STUDY COMMITTEE FOR THE BOARD'S REFERENCE AND INFORMATION.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

Chairman Murphy added his congratulations to those expressed by previous Commissioners.

//

Commissioner Palatiello noted that FDP-87-C-060-13, Batman Co., Inc., was scheduled for decision only this evening. Citing outstanding issues, he MOVED THAT THE DECISION ONLY ON FDP-87-C-060-13 BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 1, 1996.

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

//

Commissioner Downer MOVED THAT 94-III-14UP, PLAN REVIEW ITEM, BE DEFERRED TO APRIL 24, 1996.

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

//

"FEATURE SHOWN" – GREAT FALLS ATHLETIC ASSOCIATION/FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES (Dranesville District)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION FIND THAT THE PROPOSAL THAT THE GREAT FALLS ATHLETIC ASSOCIATION AND FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES BE ABLE TO USE A PORTION OF THE SITE OF THE FUTURE GREAT FALLS COMMUNITY LIBRARY IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO 15.1-456 OF THE CODE OF VIRGINIA.

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

//

Chairman Murphy appointed Commissioner Downer to serve as one of the Planning Commission representatives on the Board of Supervisors' Revitalization Committee. He noted that the first meeting of that Committee would take place on Monday, April 29, 1996 at 8:00 a.m.

//

ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for the agenda items:

1. 456-L95-34 – AMERICAN PERSONAL COMMUNICATIONS
2. S95-I-A2 – OUT-OF-TURN PLAN AMENDMENT
3. SE-95-H-078 – PETER J. MURRAY
4. RZ-95-Y-059 – FAIR OAKS GLEN, L.L.C.

5. CP-86-C-121-4 – RESTON LAND CORPORATION  
DAYTON HUDSON CORPORATION
6. RZ-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.  
FDP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.  
CSP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.

This order was accepted without objection.

//

456-L95-34 – AMERICAN PERSONAL COMMUNICATIONS  
– Under provisions of Sec. 15.1-456 of the Code of VA, as amended, to construct a telecommunications facility on the site of the Engleside Plaza shopping center at 8626-8652 Richmond Hwy., Alexandria. The proposed facility will include a 170-ft. monopole with 18 panel antennas, 2 dish antennas, & 3 whip antennas, & 2 cabinets of radio equipment on an adjacent equipment pad. Tax Map 101-3((1)) 71. Area IV. LEE DISTRICT. PUBLIC HEARING.

Mr. Michael Hines, Planning Division (PD), Office of Comprehensive Planning (OCP), 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 Byers, Mr. Hines said that the tallest building at the Engleside Plaza shopping center was approximately 20 to 25 feet high.

James Michal, Esquire, Jackson and Campbell, stated that tonight's public hearing was not necessary in that this application had been received by the Planning Commission in January of 1996 and therefore, under the provisions of Section 15.1-456 of the Code of Virginia, which required action by the Commission within 60 days, the application was already approved. He noted that a document with the Planning Commission Office's date stamp of January 16, 1996 was proof of this assertion. He explained that APC was prepared to make a presentation tonight, but wished it stated for the record that it believed the application to be approved by application of law and reserved its right to so state and so claim that approval at a later date should it become necessary.

Chairman Murphy, Mr. David Marshall, Assistant Director, PD, OCP, Mr. Michal, and Commissioner Koch discussed this issue, following which Mr. Michal concurred with the staff recommendation and turned to Mr. Stephen Muscarella, agent for the applicant, for a more detailed presentation of the application itself.

Mr. Muscarella displayed an aerial map of the subject and surrounding properties, showing the existing tree buffers. He commented on the commercial nature of the area and pointed out that

the proposed facility would be located at the back of the Engleside Plaza shopping center, behind the Safeway store. Mr. Muscarella noted that APC had been refused permission to co-locate on an existing 250-foot tower at nearby Ft. Belvoir. He passed around photographs of the immediate area, noting that they showed an abundance of utility lines along the highway. He again commented on the existing tree buffer and stated that the applicant was willing to supplement that buffer with additional trees to screen the residential area. He explained that the tower was needed to complete a gap in coverage. He briefly reviewed the alternative sites considered and explained why they were not suitable or available. He said that Engleside Plaza was the only Community Business Center (CBC) available where the coverage was needed. He added that Engleside Plaza was zoned C-8. Mr. Muscarella stated that a majority of board members of the Southeast Fairfax Development Corporation (SFDC) had supported this application when polled by Executive Director Becky Witsman. He noted that a letter to that effect had been received by the Planning Commission on April 18, 1996. (A copy of the letter is in the date file.)

In response to a question from Commissioner Koch, Commissioner Kelso explained who comprised the members of the SFDC.

Mr. Muscarella responded to questions from Commissioner Byers, concerning the wattage and size of the proposed equipment.

Chairman Murphy reviewed the rules for public testimony before the Commission and called the first listed speaker.

The following speakers were opposed to the application. They maintained that the proposed tower was contrary to Objectives 41 and 42 of the Policy Plan regarding protection of existing stable residential areas. They also stated that the tower would have an adverse visual impact on the neighborhood.

- ♦ Ms. Virginia Wells, 8522 Highland Lane, Alexandria
- ♦ Mr. Mel Poole, 8412 Rosemont Circle, Alexandria, representing the Engleside Neighborhood Watch/Civic Association
- ♦ Mr. Bert Page, 3837 Inverness Road, Fairfax, owner of property at 8508 Engleside Street, Alexandria
- ♦ Ms. Tonya Fox, 8421 Leaf Drive, Alexandria
- ♦ Ms. Tracey Fox, 8421 Leaf Drive, Alexandria

Ms. Wells responded to questions from Commissioners Thomas and Hall concerning her position. Commissioner Palatiello complimented Ms. Wells for her excellent testimony.

The following individuals spoke in favor of the application. They expressed the need for the cellular phone service in this area and did not feel that the proposed equipment would be a visual intrusion.

- ♦ Mr. Reginald Coleman, 3856 Mariposa Place, Alexandria
- ♦ Mr. David Newman, 8212 Hocking Place, Alexandria
- ♦ Mr. Wayne Morris, 7920 Frye Road, Alexandria
- ♦ Ms. Iris Crenshaw, 4363 Pembroke Village Dr., #44, Alexandria
- ♦ Mr. Dale Moss, address unknown, Sprint Spectrum customer and Fairfax Connector bus driver in Route 1 area
- ♦ Ms. Kimberley Butz, 8546 Southlawn Court, Alexandria

There being no further speakers, Chairman Murphy called upon Mr. Muscarella for a rebuttal statement.

Mr. Muscarella pointed out that the existing tower at Ft. Belvoir was taller than the one requested by the applicant and could easily be seen by the Engleside residents. Regarding the applicant's interaction with the citizens, he stated that he had first contacted the president of the Engleside Civic Association, Ed Cave, in September of 1995, and provided him with materials to distribute to homeowners regarding the applicant's proposal. He spoke about other community meetings that had taken place, specifically noting that APC representatives had met with the SFDC and the Lee District Planning Commissioner on many occasions regarding this application. He reiterated why the alternative sites were unsuitable and explained that the owner of Engleside Plaza had refused permission to place the tower at the front of the shopping center which would move the facility further away from the residential area.

Mr. Michal spoke to the character issue regarding approval of a 456 application. He reiterated that the Ft. Belvoir tower and the many utility poles in the area contributed to making the proposed location an appropriate place for a telecommunications tower. He noted that APC's ability to supply service to customers in this area would aid the efforts to revitalize the Route 1 area. He added that the applicant had followed the Comprehensive Plan guidelines in every way.

Commissioner Hartwell commented that there were other towers in the area not mentioned by the applicant, specifically, the one at the Coast Guard station and two at Huntley Meadows Park. He added that there were also large power poles with lines located behind the residential community and that he therefore concurred with the applicant regarding the character issue. He said he understood the citizens' concerns, but had to reluctantly concur that the subject property was the best location for the proposed tower. Commissioner Hartwell also concurred with the applicant on the legal issue and said he would not vote on the application this evening because this public hearing was not allowable under the Virginia Code.

Mr. Hines had no closing staff comments; therefore Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Kelso MOVED THAT APPLICATION 456-L95-34 BE DENIED.

Commissioner Palatiello seconded the motion which carried by a vote of 8-0-3, with Commissioners Hartwell, Koch and Murphy abstaining; Commissioner Coan absent from the meeting.

//

The Commission went into recess at 10:15 p.m. and reconvened in the Board Auditorium at 10:25 p.m.

//

S95-I-A2 – OUT-OF-TURN PLAN AMENDMENT – To consider proposed revisions to the Adopted Comp. Plan for Fairfax Co., Va., in accordance with Code of VA, Title 15.1, Chap. 11, concerning the area N. of I-395 & Edsall Rd., W. of Indian Run Park. Comp. Plan rec. are found under Land Unit D of the Beltway South Industrial Area of the Annandale Planning District. Tax Map 71-4((26))1, 2A, 2B, 3, 4A, 5; & 723((1))part 18C are planned for office uses up to .50 FAR. Tax Map 72-3((1))17, 17B, 17D, 17E, 18B, part 18C; 72-3((25))11; 80-2((1))52, 57; 81-1((1))2, 3B, 4, 19A, 19B, 20, 24B & 24C are planned for industrial uses up to .30 FAR. The proposed Plan Amendment would allow consideration of residential use at 16 to 20 du/ac, Recommendations relating to the transportation network may also be modified. MASON DISTRICT. PUBLIC HEARING.

Ms. Charlene Furhman-Schultz, Planning Division (PD), 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 language shown on pages 15 through 17 of the staff report.

Commissioner Hall announced her intention to defer the decision only on this case to April 24, 1996.

The following speakers testified in opposition to the application, citing the loss of tax revenue to the County and the additional traffic generated by high density residential development as their major objections.

- ♦ Mr. Herb Raffaele, 5232 Cherokee Avenue, Alexandria, representing the Lincolnia Park Civic Association
- ♦ Mr. Bob Riddell, 6409 Fairland Street, Alexandria
- ♦ Ms. Gail Coleman, 4949 Chowan Avenue, Alexandria
- ♦ Ms. Sandy Udy, 6318 Fairland Street, Alexandria

- ♦ Ms. Ruth Dorr, 6432 Pima Street, Alexandria
- ♦ Mr. J. P. Leadler, address unknown, Alexandria
- ♦ Ms. Susan Turnbach, 6480 Seventh Street, Alexandria
- ♦ Mr. Alan Wicker, 5424 Fairland Street, Alexandria
- ♦ Ms. Nancy Brown, address unknown, Alexandria
- ♦ Ms. Frances Russell, address unknown, Alexandria

Following Mr. Raffaele's testimony, Commissioner Hall asked for staff comment on the tax revenue issue, to which Mr. Sterling Wheeler, PD, OCP, replied that staff did not usually do a fiscal impact analysis during the evaluation process for individual Plan amendment items. He noted that a broad-based fiscal impact was traditionally done only on Countywide items. He added, however, that it was a known fact that residential property generally did not provide sufficient revenue to cover the cost of its services. Mr. Wheeler and Commissioner Hall further discussed this issue.

Mr. Riddell, in response to a question from Commissioner Hall, stated that a traffic signal would not be sufficient to alleviate the transportation problem, but a third, left turning lane on Cherokee Avenue would help considerably .

Ms. Coleman responded to questions from Commissioner Hall regarding surrounding land uses and the buffers existing between them.

Mr. Alan Mayer, 6423 Fairland Street, Alexandria, former State Delegate, spoke in support of the Plan Amendment. He said that approval of a residential option for the subject property would be in the best interests of the residents of Lincolnia Park and would be consistent with current adopted planning policies. (A copy of Mr. Mayer's statement is in the date file.)

Martin D. Walsh, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, represented Horning Brothers, contract purchasers of the subject property. In support of the proposed amendment, he noted that residential use of commercial or industrial properties was encouraged in the Comprehensive Plan. He said that residential use had several advantages over industrial uses, such as: 1) less transportation impact; 2) more compatible with other residential uses; 3) better transition between office and residential uses; and 4) more open space.

There being no further speakers, Chairman Murphy called upon staff for closing comments. Both Ms. Fuhman-Schultz and Mr. Wheeler declined.

In response to questions from Commissioner Harsel, Mr. Wheeler stated that the subject property consisted of two parcels of Land Unit D containing approximately 24 acres.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion. (Verbatim excerpts are in the date file.)

//

Commissioner Hall MOVED TO POSTPONE DECISION TO A DATE CERTAIN OF APRIL 24, 1996, WITH THE RECORD TO REMAIN OPEN FOR ANY COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

//

SE-95-H-078 – PETER J. MURRAY – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery located at 12529, 12535, & 12539 Lawyers Rd. on approx. 9.34 ac. zoned R-1. Tax Map 35-2((1))pt. 19, 20 & 21. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. Peter J. Murray, the applicant, reaffirmed the affidavit dated March 6, 1996. There were no disclosures by Commission members.

Ms. Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Murray explained that it was his intention to use the subject property for growing trees and shrubs. He noted that the existing farmhouse would be used for offices and that a storage building in back would be used for equipment. Mr. Murray displayed photographs of his business' current location.

Chairman Murphy called for speakers.

Ms. Susan Willerth, 12413 Macao Court, Herndon, did not object to the application, but had the following questions:

- 1) Would the trash and other debris on the subject property be removed?
- 2) Would the facility be lighted?
- 3) Would the dead trees in the back be removed?
- 4) Would the applicant plant something to screen the proposed fencing?

Mr. John South, 12118 Westwood Hills Drive, Herndon, spoke on behalf of the Folkstone Homes Association. He was opposed to the application and expressed his concern about the storage of pesticides.

In response to a question from Commissioner Downer, Mr. South said he would like to see the property remain in residential use.

Mr. Edward Andrews, 12409 Macao Court, Herndon, supported the application. He also requested that Fort Lee Street be permanently closed where it entered the subject property.

In response to a question from Commissioner Palatiello, Ms. Kirst confirmed that a permanent cul-de-sac was required by Condition #7. She added that the latest information from the Virginia Department of Transportation (VDOT) indicated that unless the property was rezoned there should be no access from the subject property to Fort Lee Street.

Ms. Elizabeth Hambrick, 12114 Westwood Hills Drive, Herndon, was also concerned about the storage of pesticides. She also wanted to know what would happen to the subject property if the business failed.

There being no further speakers, Chairman Murphy called upon Mr. Murray for a rebuttal statement.

Mr. Murray addressed the speakers concerns as follows:

- 1) Lighting was covered in Condition #9 and would be low intensity and shielded.
- 2) Storage of pesticides was covered in Condition #11 which would be strictly followed.
- 3) The dead trees would be removed as soon as possible.

In response to questions from Commissioner Palatiello, Mr. Murray said that the trash and other debris would be removed as time and money permitted. He added that no outdoor activities were planned after dark, therefore lighting would be limited.

In response to questions from Commissioner Downer, Mr. Murray said that he would be willing to plant some white pines to screen his proposed fencing. He also stated that his business was wholesale and that no retail sales were planned on the subject property.

In her closing staff comments, Ms. Kirst pointed out that the special exception went with the land, not the applicant; therefore, if the business failed, another plant nursery could use the subject property, but would have to follow the same conditions. She added that if no other nursery acquired the subject property, its use would revert to the present R-1 zoning.

In response to a question from Commissioner Byers, Ms. Kirst stated that retail sales of plants would be permitted, but associated items such as garden tools, statues, birdbaths, lawn furniture, et cetera, were prohibited by Condition #4.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-95-H-078, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

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

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG ALL BOUNDARIES IN FAVOR OF THAT REFLECTED ON THE SPECIAL EXCEPTION PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SECTION 9-517 OF THE ZONING ORDINANCE, WHICH REQUIRES A MINIMUM SETBACK OF 100 FEET FROM ANY LOT LINE WHICH ABUTS A RESIDENTIAL ZONING DISTRICT, BE WAIVED FOR FOUR OF THE ACCESSORY STRUCTURES.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

//

RZ-95-Y-059 – FAIR OAKS GLEN, L.L.C. – Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.90 du/ac. located on the W. side of Rugby Rd. approx. 500 ft. N. of its intersection with the Fairfax County Pkwy. on approx. 15.06 ac. Comp. Plan Rec: 1-2 du/ac with an option

for 2-3 du/ac. Tax Map 45-2((2))22-24, 24A, 25-28, 29A  
and a portion for the right-of-way for Ox Trail to be vacated  
and/or abandoned. SULLY DISTRICT. PUBLIC HEARING.

Stephen K. Fox, Esquire, McCandlish and Lillard, reaffirmed the affidavit dated April 17, 1996. There were no disclosures by Commission members.

Ms. Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Fox noted that this application represented a consolidation of 9 parcels consisting of 15 acres. He said that it was in conformance with the recommendations of the Comprehensive Plan and had the support of citizens in the area.

Chairman Murphy called for speakers, but received no response. He noted that no rebuttal was necessary. Ms. Kirst had no closing staff comments; therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

//

Commissioner Koch MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-95-Y-059, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED MARCH 22, 1996.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Harsel, Hunter, and Thomas not present for the vote; Commissioner Coan absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE LENGTH OF A PUBLIC STREET IN EXCESS OF THE 1000 FEET REQUIREMENT.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Harsel, Hunter, and Thomas not present for the vote; Commissioner Coan absent from the meeting.

//

CP-86-C-121-4 – RESTON LAND CORPORATION &  
DAYTON HUDSON CORPORATION – Appl. to approve the  
4th Conceptual Plan for RZ-86-C-121 to permit commercial uses

w/an overall FAR of 0.17 on property located in the N.E.  
quadrant of the intersection of the Fairfax County Pkwy. &  
the Dulles Airport Access & Dulles Toll Rds. & S. of Sunset  
Hills Rd. on approx. 19.06 ac. zoned PRC. Tax Map 17.3((1))  
33 & 33A. HUNTER MILL DISTRICT. PUBLIC HEARING.

Antonio Calabrese, Esquire, McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated March 28, 1996. There were no disclosures by Commission members.

Ms. Regina Murray, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Calabrese stated that this concept plan was one of many that would be coming before the Commission concerning the Reston Town Center. He gave an overview of the proposal and noted that the applicants had been working with Supervisor Dix and Commissioner Palatiello to examine an accelerated schedule for implementation of proffers. Mr. Calabrese spoke about the road improvements already made and those planned. As background, he stated that the Town Center had been rezoned in 1987 and 1989 to the PRC District for a mixture of office, residential, and retail uses. He highlighted the core area, noting that most of the density was concentrated in this area, up to a floor area ratio of 1.0, surrounded by parcels containing single uses such as retail, residential, or office. He reviewed the minor changes to the Notes accompanying the concept plan as outlined in his memorandum dated April 17, 1996, a copy of which is in the date file. Mr. Calabrese pointed out that representatives from Reston Land Corporation and Dayton Hudson Corporation were present to answer any questions the Commissioners might have. He requested the Commission's favorable recommendation.

Mr. Calabrese responded to questions from Commissioner Palatiello regarding pedestrian circulation, median breaks, improvements to Sunset Hills Road, architecture, signage, the Target store, and the access road.

Chairman Murphy called for speakers, but received no response. He noted that no rebuttal was necessary. Ms. Murray had no closing staff comments; therefore Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

//

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE CP-86-C-121-4, IN ACCORDANCE WITH THE REVISED NOTES DATED APRIL 15, 1996.

Commissioner Hartwell seconded the motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

//

RZ-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC. – Appl. to rezone approx. 4.00 ac. located N. of I-66, E. of Monument Dr. & at the S. terminus of Legato Rd. from R-1 & WS to PDC & WS to permit commercial development with an overall FAR of 0.35 & approval of the CDP. Comp. Plan Rec: Fairfax Center Area: Office/Mixed use at 0.55 FAR. Tax Map 56-1 ((1)) 20, 21 and 23 and a portion of the public right-of-way of Legato Rd. to be vacated and/or abandoned. Approval of this application may enable the vacation and/or abandonment of a portion of the public right-of-way for Legato Rd. to proceed under Sec. 15.1-482 of the Code of VA. (Concurrent with FDP-95-Y-057 & CSP-95-Y-057). SULLY DISTRICT.

FDP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC. – Appl. to approve the FDP for RZ-95-Y-057 to permit hotel use on property located N. of I-66, E. of Monument Dr. & at the S. terminus of Legato Rd. on approx. 4.00 ac. zoned PDC & WS Tax Map 56-1((1))20, 21 & 23 & a portion of the public right-of-way of Legato Rd. to be vacated and/or abandoned. (Concurrent with RZ-95-Y-057 & CSP-95-Y-057.) SULLY DISTRICT.

CSP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC. – Appl. under Sec. 12-210 of the Zoning Ord. for approval of a Comprehensive Sign Plan for the commercial development approved in RZ-95-Y-057 on property located N. of I-66, E. of Monument Dr. & at the S. terminus of Legato Rd. on approx. 4.00 ac. zoned PDC & WS. Tax Map 56-1((1))20, 21 & 23 & a portion of the public right-of-way of Legato Rd. to be vacated and/or abandoned. (Concurrent with RZ-95-Y-057 & FDP-95-Y-057.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated April 4, 1996. There were no disclosures by Commission members.

Ms. Julie Schilling, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

RZ-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.  
FDP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.  
CSP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.

April 18, 1996

Ms. Baker noted that Atlantic Homestead Village, Incorporated, was the developer of 26 properties across the United States and currently had another 25 under construction, but these applications represented its first venture in Fairfax County. She added that Atlantic Homestead specialized in business hotels offering studio rooms on sites close to employment and business centers. She said that the subject property, near Fair Oaks Mall and Fair Lakes Promenade, was an ideal location for the proposed hotel. Ms. Baker stated that the hotel would be residential in scale, being only two stories in height, and would have no restaurant or conference rooms of its own. She concurred with the proffers for the rezoning and proposed development conditions for the comprehensive sign plan (CSP) and the final development plan (FDP) with one exception. She asked for the Commission's support for a change to Condition #2 of the FDP conditions that would allow the applicant to double face an existing wood fence along the north and northwest property lines instead of constructing the originally requested brick or masonry wall. Ms. Baker stated that additional landscaping would also be provided in that area to screen the adjacent use.

Chairman Murphy called for speakers, but received no response. He noted that no rebuttal was necessary. Ms. Schilling had no closing staff comments, therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on these applications. (Verbatim excerpts are in the date file.)

//

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-95-Y-057, SUBJECT TO THE PROFFERS DATED APRIL 9, 1996.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING:

- 1) MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS, IN ACCORDANCE WITH PARAGRAPH 3 OF SECTION 13-304 OF THE ZONING ORDINANCE, AND
- 2) DEVIATION FROM PARAGRAPH 1 OF SECTION 2-414 OF THE ZONING ORDINANCE FOR A MINIMUM DISTANCE OF 75 FEET TO A MINIMUM DISTANCE OF 65 FEET FROM THE INTERSTATE HIGHWAY.

RZ-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.  
FDP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.  
CSP-95-Y-057 – ATLANTIC HOMESTEAD VILLAGE, INC.

April 18, 1996

Commissioner Byers seconded this motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-95-Y-057, SUBJECT TO THE BOARD'S APPROVAL OF RZ-95-Y-057 AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 3, 1996, REPLACING DEVELOPMENT CONDITION #2 WITH THE FOLLOWING:

"PROVIDED THE APPLICANT CAN OBTAIN PERMISSION FROM THE PROPERTY OWNER OF ADJACENT LOT 46-3((1))36B, THE APPLICANT SHALL MODIFY THE EXISTING WOOD FENCE ALONG LOT 36B'S SOUTHERN AND EASTERN PROPERTY BOUNDARIES BY ADDING A SECOND FACE TO THE BACK OF THE EXISTING FENCE, THUS CREATING A DOUBLE-SIDED WOODEN FENCE. IN ADDITION, THE APPLICANT SHALL PROVIDE ADDITIONAL LANDSCAPING ALONG THE PORTION OF THE FENCE ADJACENT TO THE PRIVATE DRIVE EXTENDING SOUTH FROM FAIR LAKES PARKWAY SO AS TO PROVIDE AN ATTRACTIVE LANDSCAPING SCREEN, SUBJECT TO APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE URBAN FORESTER. THE OVERALL APPEARANCE OF THE MODIFIED FENCE AND ENHANCED LANDSCAPING SHALL BE IN GENERAL CONFORMANCE WITH THE ATTACHED SKETCH PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES AND DATED APRIL 12, 1996."

Commissioners Hartwell and Hall seconded this motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE CSP-95-Y-057, SUBJECT TO THE BOARD'S APPROVAL OF RZ-95-Y-057 AND SUBJECT TO THE CSP DEVELOPMENT CONDITIONS DATED APRIL 3, 1996.

Commissioners Byers and Hartwell seconded the motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote; Commissioner Coan absent from the meeting.

//

CLOSING

April 18, 1996

The meeting was adjourned at 1:16 a.m.

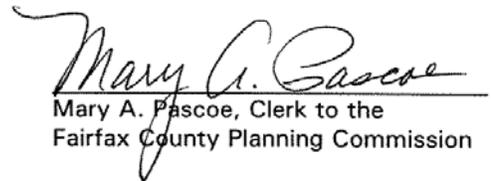
Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: September 4, 1997

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