

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 5, 2011**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:18 p.m. by Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Alcorn announced that the Tysons Corner Committee would meet on Wednesday, May 11, 2011, at 7:30 p.m., in the Board Conference Room, to receive a briefing on the Tysons Partnership.

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2011 Zoning Ordinance Amendment Work Program

Commissioner Hall MOVED THAT THE PLANNING COMMISSION ENDORSE THE RECOMMENDATION OF ITS POLICY AND PROCEDURES COMMITTEE FOR THE BOARD OF SUPERVISORS TO APPROVE THE PROPOSED 2011 ZONING ORDINANCE WORK PROGRAM, AS PRESENTED BY THE DEPARTMENT OF PLANNING AND ZONING STAFF IN THE MEMORANDUM FROM EILEEN MCLANE, ZONING ADMINISTRATOR, DATED APRIL 13, 2011.

Commissioner Alcorn seconded the motion which carried unanimously.

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FSA-L06-41-1 – FIBERTOWER, 3900 San Leandro Place

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND FSA-L06-41-1, FIBERTOWER, LOCATED AT 3900 SAN LEANDRO PLACE, A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0-1 with Commissioner Sargeant abstaining.

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FSA-H00-64-1 – AT&T MOBILITY, 1750 Presidents Street

FSA-M09-51-1 – CLEARWIRE, 6200 Wilson Boulevard

FSA-V01-56-1 – SPRINT, 9604 Ox Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION APPROVE CONSENT AGENDA ITEMS FSA-H00-64-1, AT&T MOBILITY, 1750 PRESIDENTS STREET; FSA-M09-51-1, CLEARWIRE, 6200 WILSON BOULEVARD; AND FSA-V01-56-1, SPRINT, 9604 OX ROAD.

Without objection, the motion carried unanimously.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. 2232-D10-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (MCLEAN GOVERNMENTAL CENTER AND POLICE STATION EXPANSION)
2. PUBLIC FACILITIES MANUAL AMENDMENTS (DESIGN OF PUBLIC STREETS AND SIDEWALKS)
3. RZ/FDP 2010-LE-020 – FB PROPERTY, LLC

This order was accepted without objection.

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2232-D10-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC
WORKS AND ENVIRONMENTAL SERVICES (DPWES) – Appl.
under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as
amended, to consider a proposal to renovate and expand the McLean
District Police Station and Government Center facility to
approximately 39,200 square feet, located at 1437 Balls Hill Road,
McLean, VA. Tax Map 30-1 ((1)) 33. Area II. DRANESVILLE
DISTRICT. PUBLIC HEARING.

Commissioner Donahue announced his intent to defer the decision on this application after the close of the public hearing.

Chris Caperton, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposal substantially in accord with the provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Harsel, Mr. Caperton explained that a “sally port” was a safe, secure entryway, as at a fortification or a prison, which transitioned to a parking area.

Chris Smith, Project Manager, Planning and Design Division, DPWES, stated that the proposed renovation and expansion of the McLean District Police Station and McLean Governmental Center was included in the Capital Improvement Program. He noted that this project was also approved by County voters in the Fall 2006 Public Safety Bond Referendum. He presented background information on the Police Station and Governmental Center. He noted that the facility was in need of renovation to address space limitations, layout inefficiencies, outdated shower and locker spaces, inadequate meeting and conference areas, and deficient office and storage spaces. Mr. Smith said the proposal would address the growing needs of the Police Department and increase operational efficiency. He described the planned renovation, expansion, site layout changes, amenities, and stormwater management improvements. He noted that DPWES had reviewed the proposed public parking space count and determined that it was suitable to accommodate parking for soccer games and evening meetings, and options for additional parking would continue to be investigated to address peak parking demands. He explained that the Police Station and Governmental Center would be designed under LEED principles, with a goal of LEED Silver certification, and listed the green elements to be provided. Mr. Smith noted that staff had coordinated the design and site development extensively with the Dranesville District Supervisor's Office, the McLean Citizens Association (MCA) and its Planning and Zoning Committee, and the Stormwater Planning Division, DPWES. He said that staff had held several community meetings to present the proposed design and explained the efforts made to address community concerns: new site lighting for the secured parking area designed in accordance with the Illumination Engineering Society Design Standards and the Zoning Ordinance Glare Standards; limited height of light poles to 20 feet; use of sharp cut-off

fixtures; and screening of the secured parking area through transitional screening and a security picket fence along Dolley Madison Boulevard.

There being no listed speakers, Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Mark Zetts, 6640 Kirby Court, Falls Church, representing MCA, indicated their support of the proposal. He said, however, that MCA was still concerned that there would not be enough parking to adequately serve such an intensive use site. Mr. Zetts suggested that monitoring tools be installed at both entrances in front of the Police Station to gather a week's worth of trip generation counts to and from the facility to provide a more accurate depiction of the parking requirements. He said MCA had asked staff if it would be possible to construct a small underground parking garage underneath a portion of the athletic field, but it was determined that no funds were available in the County budget for such a project. He noted that MCA was pleased that staff had agreed to review the parking issue.

There being no more speakers for this application, Chairman Murphy called for a rebuttal statement from Mr. Smith.

Mr. Smith pointed out that the McLean Youth Soccer Association was considering a proposal to install lights and turf grass at the soccer field near the facility, but it was not part of this proposal and would later be reviewed by the Planning Commission as a separate 2232 application. He said that as part of the proposed renovation and expansion, the surface of the soccer field would be replaced with natural grass.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Donahue for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR APPLICATION 2232-D10-24, AS AMENDED, TO A DATE CERTAIN OF MAY 26, 2011, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN OR ELECTRONIC COMMENTS.

Commissioner Lawrence seconded the motion which carried unanimously.

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PUBLIC FACILITIES MANUAL AMENDMENT (DESIGN OF PUBLIC STREETS & SIDEWALKS) – To amend Chapters 7 and 8 of the Fairfax County Public Facilities Manual (PFM). The amendments

align the PFM with the new State Secondary Street Acceptance Requirements and Appendix B(1) of the Virginia Department of Transportation Road Design Manual, including requirements for public service, connectivity, pedestrian accommodation, and road design geometrics, except for minimum street widths and context-sensitive design situations. The Planning Commission will consider minimum street widths ranging from 15 feet to 70 feet and parking restrictions on secondary streets. COUNTYWIDE. PUBLIC HEARING.

Judy Cronauer, Code Analysis Division, Department of Public Works and Environmental Services (DPWES), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed amendment.

In response to questions from Commissioner Alcorn, Ms. Cronauer confirmed that the Engineering Standards Review Committee (ESRC) opposed adoption of the proposed amendment in favor of the Virginia Department of Transportation (VDOT) standards and to allow parking restrictions as approved by the DPWES Director rather than the Board of Supervisors. She stated that the Environmental Quality Advisory Council (EQAC) also opposed the amendment. Ms. Cronauer stated that the amendment called for wider minimum street widths than those required by VDOT to accommodate emergency access and operations. Chief Carlton Burkhammer, Fairfax County Fire and Rescue Department, added that certain VDOT requirements conflicted with the Virginia Fire Prevention Code, which called for 20-foot means of egress from the fire station to within 150 feet of every structure. He explained how certain streets that allowed parking on both sides reduced the lane to 13 feet, which presented challenges for emergency vehicles to access without incident. Chief Burkhammer said such difficulties were common in communities built prior to 1986. He indicated that the 17 incidents caused by inadequate emergency vehicle access that had been documented last year involved both public and private streets. He also pointed out that every one of the fire-related fatalities that occurred last year was in a residential dwelling.

Commissioner Hart said he believed staff would meet with EQAC on May 11, 2011 to discuss their concerns. Chief Burkhammer concurred with this statement.

Responding to questions from Commissioner Hart, Ms. Cronauer stated that the major points of contention were the implementation of wider minimum street widths than those required by VDOT for public safety reasons, such as the required 20-foot clearance for emergency vehicles per the Virginia Fire Prevention Code. She also acknowledged that staff believed that the VDOT minimum street width, including parking on the sides of narrower streets, might conflict with the 20-foot dimension. Chief Burkhammer confirmed that Prince William and Loudoun Counties both had adopted the requirements set forth in the VDOT Road Design Manual without the wider minimum street widths as proposed in this amendment, but noted that this had occurred without

consultation with the Fire Marshal. He added that the Fire Marshal would solicit VDOT to establish no parking on one side or both sides of narrow streets. He explained that the International Code Council adopted the International Fire Code, but Virginia and Fairfax County could add amendments to that Code, which could be more restrictive or extensive, but not less. He noted that the Fairfax County Fire Prevention Code was applicable to private streets only and not VDOT-owned streets. Chief Burkhammer stated that the Fairfax County Fire Marshal reviewed site plans for compliance with the Virginia Fire Prevention Code and could provide comments about private streets but not public streets; the Fire Marshals in Loudoun and Prince William Counties followed the same site plan review process as Fairfax County; and the urban road design standards for the Tysons Corner Urban Center complied with the Virginia Fire Prevention Code. Ms. Cronauer confirmed that rezoning proposals, not by-right developments, could request a reduction in street width. Chief Burkhammer stated that the Fire Department had to ask VDOT to install "no parking" signage along fire lanes on public streets. Ms. Cronauer indicated that VDOT's Secondary Street Acceptance Requirements called for the provision of an unobstructed width of 15 feet and according to VDOT, the minimum street widths met the standards of the American Association of State Highway and Transportation Officials, but she would verify whether these requirements also addressed the Virginia Fire Prevention Code. Chief Burkhammer pointed out that a 15-foot-wide street was too narrow for two emergency vehicles to pass by one another and for a ladder fire truck to navigate without risking damage to parked vehicles. Ms. Cronauer described the types of streets that presented issues concerning inadequate width for emergency vehicle access and how parking regulations along those streets were managed.

In reply to questions from Commissioner Sargeant, Chief Burkhammer explained that streets originally designed to accommodate no on-street parking had later become the primary source of parking for residents. He discussed the parking issues caused by narrow streets in certain neighborhoods and how trends in car ownership had exacerbated this issue. He described how signage and parking restrictions could be implemented to regulate parking on narrow streets, but said the Fire Marshal's Office was not equipped to enforce these regulations.

Replying to questions from Commissioner Litzenberger, Chief Burkhammer said that the Fire Department responded to approximately 80,000 calls a year, which included approximately 495 working fires. Ms. Cronauer stated that VDOT favored narrower streets in an effort to reduce the amount of impervious surface and minimize stormwater runoff.

In response to a question from Commissioner Lawrence, Chief Burkhammer described the trends in the development of fire apparatus, noting that the Fire Department had augmented its staff and increased the number of fire engines and ladder trucks on individual calls and that fire trucks were bigger now than they were 25 years ago but they were similar in size across the United States.

In reply to a question from Commissioner Harsel, Chief Burkhammer stated that the basic fire engine that carried water was approximately 10 feet, three inches wide.

Responding to questions from Commissioner Flanagan, Ms. Cronauer stated that even if the amendment was adopted, the Board of Supervisors could approve a narrower street width or restricted parking in conjunction with the approval of a rezoning proposal to keep it consistent with the existing street. She added that the amendment would apply to new streets while older streets would continue to utilize established layouts in accordance with surrounding streets.

Replying to questions from Chairman Murphy, Ms. Cronauer reiterated that the amendment allowed for narrower streets or restricted parking conditions when approved by the Board of Supervisors through a zoning action. She said development proposals that sought narrower streets or restricted parking would be reviewed by the Fire Marshal to ensure they met the required unobstructed minimum width of 20 feet. She said such determinations would occur during the rezoning stage. Chief Burkhammer cited examples where narrow streets could be maintained without compromising emergency access and operations: installation of a reinforced fire wall between each unit in a townhouse row or installation of full sprinkler systems in townhomes or single-family dwellings.

In response to questions from Commissioner Hart, Ms. Cronauer confirmed that under the amendment, the minimum allowed unobstructed width of new streets would be 20 feet and any proposal with narrower streets or restricted parking conditions would be subject to approval by the Board of Supervisors. She stated that there was no administrative waiver provision regarding the street width requirement. Ms. Cronauer added that although parking on both sides of the street was allowed in certain areas, the ESRC also recommended that restricted parking could be considered by the DPWES Director. She said a narrower street width or restricted parking conditions would require Board of Supervisors' approval and special permits generally did not involve public streets.

There being no listed speakers, Chairman Murphy called for speakers from the audience.

Cynthia Smith, 6713 Catskill Road, Lorton, pointed out that her neighborhood was initially constructed in the 1960s and the roads were not brought to current standards. She said Catskill Road was a VDOT road, but if it were a private road under new construction now, it would not be subject to redevelopment. She suggested that staff consider similar situations in other older neighborhoods in the County.

Commissioner de la Fe commended staff's efforts, but expressed concern about how the proposed changes might impact Fairfax County's relationship with VDOT.

Commissioner Alcorn expressed an interest in learning about the potential impacts of wider streets on vehicle speed and accidents involving pedestrians.

Replying to questions from Commissioner Flanagan, Chief Burkhammer said it was unrealistic to require existing subdivisions to widen their streets to bring them into compliance with the Virginia Fire Prevention Code. He added that upon request, Fire Department staff could visit a subdivision to inspect the widths of its streets.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hart for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON THE PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL TO A DATE CERTAIN OF MAY 26, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Alcorn seconded the motion which carried unanimously.

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RZ/FDP 2010-LE-020 – FB PROPERTY, LLC (A VIRGINIA LIMITED LIABILITY COMPANY) – Appls. to rezone from C-8 and R-1 to PDC to permit commercial development (hotel) with an overall Floor Area Ratio (FAR) of 0.70 and approval of the conceptual and final development plans and a waiver of the 75-foot required setback from interstate highway. Located in the N.W. quadrant of the intersection of Loisdale Road and Newington Road on approx. 4.54 ac. of land. Comp. Plan Rec: Retail and other with an option for hotel/retail use up to 0.75 FAR. Tax Map 99-1 ((1)) 5A and 6. LEE DISTRICT. PUBLIC HEARING.

David Lasso, Esquire, Venable LLP, reaffirmed the affidavit dated March 29, 2011. Commissioner Sargeant disclosed that as an employee of Dominion Virginia Power, he would recuse himself from this public hearing since the applicant and Dominion were in discussions regarding the relocation or undergrounding of overhead utility wires on the subject property.

Erin Grayson, 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 applications.

In response to questions from Commissioner Migliaccio, Ms. Grayson said the applicant had addressed the Fire and Rescue Department's issue regarding the radius of the hotel drop-off circle by widening it to accommodate a fire truck. She further explained that Proffer Number 11,

Signage, had been revised to direct hotel traffic to Interstate 95 (I-95) and Fort Belvoir to prohibit cut-through traffic across Newington Road and to the nearby residential neighborhood, as shown in the revised proffers dated May 5, 2011, a copy of which is in the date file. Commissioner Migliaccio suggested that this language be further refined to indicate that the main gate to Fort Belvoir was located farther down Richmond Highway, if agreed to by the applicant.

Mr. Lasso identified the location of the proposed hotel, described the design and layout of the hotel, and reviewed the proposed transportation improvements. He noted that the proposal was unanimously supported by the Lee District Land Use Committee. He estimated that three percent of the traffic in the area would be generated by the hotel use. He said the applicant would contribute \$15,000 to the Fairfax County Park Authority to be used to help construct a park in the Lee District. Mr. Lasso reviewed the applicant's commitments to an underground cistern rainwater system to provide supplemental irrigation to the site's landscaping, filterra units, and other stormwater management features; extensive landscaping; LEED certification; and significant undergrounding of the on-site utilities. He explained that the applicant had resolved all of the issues identified in the staff report, including the following:

- The Virginia Department of Transportation (VDOT) has confirmed that a 20-foot construction easement beyond the site's current right-of-way dedication line along the Fairfax County Parkway ramp was no longer necessary;
- The required 10-foot-wide asphalt trail would be provided only along the northern half of the property's Loisdale Road frontage, entirely within the right-of-way;
- Comments in the Fire and Rescue Analysis have been addressed;
- The applicant would contribute \$25,000 toward a future additional southbound left turn lane at the intersection of Fairfax County Parkway and Loisdale Road; and
- A bus shelter pad would be constructed, shuttle services would be provided for both hotel guests and employees to the Franconia-Springfield Metro Station, and information would be available at the hotel kiosks directing people to various places such as Fort Belvoir or I-95 via routes that avoided neighborhoods.

Answering a question from Commissioner Migliaccio, Mr. Lasso listed the amenities provided by a full-service hotel.

Commissioner Lawrence pointed out that "provide" should be changed to "provided" under Proffer Number 6(g)(i)(b), High Speed Internet Data.

Replying to questions from Commissioner Lawrence, Mr. Lasso confirmed that guests would be able to utilize high-speed internet portals throughout the hotel. He stated that the applicant was committed to attaining LEED for New Construction certification or an equivalent program with third party certification.

Commissioner Lawrence asked whether there was a word or phrase missing from the beginning of the second sentence in the second bulleted paragraph under Proffer Number 7(d), LEED certification, which read, "However, if the Applicant's contractors or subcontractors...." Mr. Lasso said he would review this language.

Responding to questions from Commissioner Hart, Regina Coyle, ZED, DPZ, clarified that the intent of Proffer 13(a), Telecommunication Equipment, was to acknowledge that a future rooftop telecommunications facility proposal would not require a Proffered Condition Amendment. She added that Proffer Number 4(a), Type and Physical Characteristics of Use, also addressed this issue so staff would consider eliminating this redundancy to clarify that rooftop telecommunications equipment could be installed on the site, provided it met the applicable Zoning Ordinance provisions.

Commissioner Hart pointed out that the intent of Proffer Number 13(b), Telecommunication Equipment, was also unclear.

Answering more questions from Commissioner Hart, Mr. Lasso stated that the ancillary restaurant would serve breakfast, lunch, and dinner and the retail use area supporting the hotel could include a coffee shop. Ms. Coyle noted that the proposed full-service restaurant was ancillary to the hotel use. She said the Comprehensive Plan language for this site supported other opportunities for ancillary service uses and staff's main concern was to ensure that a variety of supportive retail uses would be provided. She stated that the applicant could close the restaurant if it was deemed not viable in the future, but Mr. Lasso added that the restaurant component was required for all Embassy Suites hotels. Mr. Lasso said it was anticipated that the hotel would primarily serve individuals supporting the National Geospatial Agency and Fort Belvoir, most of the hotel guests would carpool, and the hotel would be visible to traffic on I-95.

In reply to questions from Commissioner Flanagan, Mr. Lasso stated that the proposed hotel would have 219 rooms with a maximum capacity of approximately 438 guests. He noted that the existing two-story motel contained 43 rooms. He indicated that the hotel would generate approximately three percent of the traffic at the intersection of Loisdale Road and Fairfax County Parkway. Mr. Lasso confirmed that the hotel would be located close to the North Post of Fort Belvoir and the Main South Post on Richmond Highway. He identified other nearby hotels that would support growth in the immediate area.

Chairman Murphy called the first listed speaker.

Cynthia Smith, 6713 Catskill Road, Lorton, President, Newington Civic Association (NCA), expressed concern that the proposal would encourage cut-through traffic in her neighborhood. She recommended that the applicant provide additional signage directing the hotel and Wegmans traffic out of her community to Telegraph Road via Fairfax County Parkway. Ms. Smith reviewed the preliminary estimated costs for traffic-calming elements along the surrounding roads. She stated that the NCA had not been contacted by the applicant to address their concerns.

Ms. Smith said in general, the NCA was in favor of the proposal. She noted that the hotel would be at the maximum possible height to avoid interfering with Davidson Air Field. She also noted that she anticipated increased pedestrian activity because of the hotel and small retail outlets located across the street. (A copy of Ms. Smith's statement is in the date file.)

Ms. Smith responded to questions from Commissioner Flanagan regarding the map of the surrounding area, as shown in an attachment to her written statement. She explained that a major source of traffic congestion in this area was the inadequate performance of the intersection of Loisdale Road and Fairfax County Parkway, noting that some of the traffic avoided this intersection by turning onto Newington Road and cutting through her neighborhood to access Telegraph Road.

Commissioner Flanagan pointed out to Ms. Smith that Revised Proffer Number 11 addressed her concern through the installation of signage directing traffic away from Newington Road.

Replying to a question from Chairman Murphy, Ms. Smith confirmed that the streets in her community were public.

Commissioner Migliaccio read the following sentence from an e-mail sent earlier today by Greg Budnik, Engineer, Cooper Page, Inc. and Hunter Plaza LLC, with GJB Engineering Inc.: "Thank you, Supervisors McKay and Hyland, Commissioner Flanagan, County staff and the applicant for the attention provided during these past three weeks to insure the issues of neighboring property owners have been addressed." He noted that these issues had been addressed by the revised proffers.

Chairman Murphy called for speakers from the audience.

Greg Granahan, 4400 Elmwood Drive, requested that the Planning Commission ensure that the proposal would not have an adverse impact on any of the surrounding properties. He also suggested that the addition of a second left-turn lane at the intersection of Loisdale Road and Fairfax County Parkway and retiming of the traffic light be addressed in the proffers.

Mr. Granahan replied to questions from Commissioner Harsel regarding his property at 7015 Newington Road (Lot 5C) and the adjacent property at Lot 5D.

Responding to questions from Commissioner Migliaccio, Mr. Granahan identified the location of his property and described the driving route he took to access his property.

In response to questions from Commissioner Hart, Mr. Granahan stated that his property was zoned C-8 with a proffer for a hotel and an approved Generalized Development Plan, but it was never developed. Ms. Grayson explained that the additional southbound left-turn lane on Loisdale Road and Fairfax County Parkway, which would be constructed by others, might include a raised median to allow "left outs" for the benefit of businesses on the east side of

Loisdale Road, and VDOT might, in the future, determine whether there should be a raised median in Loisdale Road due to safety reasons. She acknowledged that the proposal would not preclude development of the adjacent properties and the applicant had proffered to ensure that no access would be precluded to this site. In addition, Mr. Granahan described interparcel access on the site. Ms. Grayson affirmed that the proposal would not adversely impact the future development of the surrounding properties.

Replying to a question from Commissioner Harsel, Ms. Grayson stated that the Comprehensive Plan recommended that the subject property and other properties along Loisdale Road were suitable for a hotel use with supportive retail uses, but she did not know if this also applied to Mr. Granahan's property.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Lasso, who declined.

Responding to questions from Commissioner Flanagan, Mr. Lasso confirmed that the proposed hotel would have 6,033 square feet of ancillary restaurant use and a maximum of 1,475 square feet of supportive retail space. He and Ms. Grayson listed some of the potential retail outlets that would utilize this space. Commissioner Flanagan suggested that a barber shop be included in the hotel retail space to prevent people from crossing Loisdale Road to access the existing barber shop.

In reply to a question from Commissioner Harsel, Ms. Grayson stated that all the uses in the cellar space, including the restaurant, would not be counted in the floor area ratio calculation.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2010-LE-020 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED MAY 5, 2011, WITH THE FOLLOWING MODIFICATIONS:

- IN THE THIRD BULLET OF I(B) UNDER PROFFER 6G, CHANGE THE WORD "PROVIDE" TO "PROVIDED";
- IN THE SECOND BULLET UNDER PROFFER 7D, REVISE THE SECOND SENTENCE TO READ: "HOWEVER, IF THE APPLICANT PROVIDES DOCUMENTATION DEMONSTRATING, TO THE SATISFACTION OF THE EDRB

OF DPZ, THAT USGBC COMPLETION OF THE REVIEW OF THE LEED CERTIFICATION APPLICATION HAS BEEN DELAYED THROUGH NO FAULT OF THE APPLICANT AND/OR THE APPLICANT’S CONTRACTORS OR SUBCONTRACTORS, THIS PROFFERED TIME FRAME SHALL BE EXTENDED FOR ONE (1) YEAR, AND NO RELEASE OF ESCROWED FUNDS SHALL BE MADE TO THE APPLICANT OR TO FAIRFAX COUNTY DURING THE EXTENSION UNLESS THE APPLICANT PROVIDES DOCUMENTATION FROM THE USGBC TO ERDB WITHIN THIS TIME FRAME THAT THE LEED CERTIFICATION HAS BEEN OBTAINED.”

- ADD THE FOLLOWING SENTENCE TO THE END OF PROFFER 9D: “SUCH LANDSCAPING SHALL INCLUDE, PURSUANT TO VDOT’S APPROVAL AND AS PERMITTED BY SITE CONDITIONS, PLANTING TREES.”
- AT THE END OF THE LAST SENTENCE OF PROFFER 11, ADD THE WORDS “THE MAIN GATE OF” BEFORE THE WORDS “FORT BELVOIR”; AND
- IN PROFFER 13A, CAPITALIZE THE WORDS “ZONING ORDINANCE” AND, IN THE SAME PROFFER, BEFORE THE WORD “AND” ADD THE FOLLOWING WORDS: “INCLUDING FUTURE AMENDMENTS.”

Commissioner Donahue seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2010-LE-020, SUBJECT TO THE BOARD OF SUPERVISORS’ APPROVAL OF RZ 2010-LE-020 AND THE CDP.

Commissioner Donahue seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 75-FOOT MINIMUM REQUIRED DISTANCE FOR A COMMERCIAL BUILDING FROM INTERSTATE HIGHWAY RIGHTS-OF-WAY TO THAT SHOWN ON THE CDP/FDP.

Commissioner Donahue seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Sargeant recusing himself from the vote.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT.

Commissioner Donahue seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG THE LOISDALE ROAD PROPERTY FRONTAGE TO THAT SHOWN ON THE CDP/FDP.

Commissioner Donahue seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT TO THAT SHOWN ON THE CDP/FDP.

Commissioner Donahue seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE EASTERN PERIMETER OF THE SITE TO THAT SHOWN ON THE CDP/FDP.

Commissioner Donahue seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DEVIATION FROM THE TREE PRESERVATION TARGET REQUIREMENT OF CHAPTER 122 OF THE COUNTY CODE IN THE PUBLIC FACILITIES MANUAL.

Commissioner Donahue seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Sargeant recusing himself from the vote.

Commissioner Flanagan then MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS SEND A WRITTEN REQUEST TO VDOT URGING THEM TO RETAIN THE EXISTING ACCESS FOR A SOUTHBOUND LEFT TURN INTO THE SERVICE STATION AND FAST FOOD RESTAURANT (LOCATED AT TAX MAP 99-1 ((1)) 4 AND 5D) UNTIL ALL ACCESS OPTIONS TO SOUTHBOUND AND NORTHBOUND LOISDALE ROAD HAVE BEEN EVALUATED BY VDOT.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Sargeant recusing himself from the vote.

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The meeting was adjourned at 10:37 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.

Meeting taken by: Jeanette Nord

Minutes by: Jacob Caporaletti

Approved on: April 18, 2012

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission