

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 9, 2002**

PRESENT: Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Secretary Suzanne F. Harsel.

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COMMISSION MATTERS

Commissioner Smyth recognized George Varela, Boy Scout Troop 987 in Vienna, who was attending tonight's meeting to earn a Communications Merit Badge to become a Life Scout, the step before becoming an Eagle Scout. He was accompanied by his father, Jorge Varela.

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Commissioner Smyth announced her intent to defer the public hearing on RZ-2001-PR-050/FDP-2001-PR-050, STANLEY-MARTIN HOMEBUILDING, LLC, from May 16, 2002 to May 30, 2002.

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Commissioner Hall MOVED THAT THE PUBLIC HEARING ON RZ-2001-MA-047, FDP-2001-MA-047, AND SE-01-M-044, BILLIE BRYAN MACKAY, TRUSTEE FOR THE MARIE F. BRYAN TRUST, BE DEFERRED TO A DATE CERTAIN OF JULY 10, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SEA-92-Y-030, MOTIVA ENTERPRISES, LLC, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 18, 2002.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

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Commissioner Smyth reminded the Commission that the Development Criteria Review Committee would meet on May 14, 2002 at 7:30 p.m. in the Board Conference Room.

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Commissioner Harsel noted that the Housing Committee would meet on Wednesday, May 15, 2002 at 7:30 p.m. in the Board Conference Room.

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Commissioner Kelso announced that the Planning Commission's School Facilities Committee would meet at 7:30 p.m. on Wednesday, May 22, 2002 and the Parks Committee would meet at 8:30 p.m. on Wednesday, May 22, 2002 in the Board Conference Room.

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FSA-72-1 - AT&T - 12355 Sunrise Valley Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION FOR THE FACILITY LOCATED AT 12355 SUNRISE VALLEY DRIVE .

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

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FSA-P96-55-1 - Sprint - 2311 Pimmit Drive

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-P96-55-1.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining, Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

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ORDER OF THE AGENDA:

Secretary Harsel set the following order for the agenda items:

1. S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT
2. RZ-2000-HM-044/FDP-2000-HM-044 - TST WOODLAND LLC
PCA-80-C-028-6 - TST WOODLAND, LLC
PCA-77-C-098-4 - TST WOODLAND, LLC

This order was accepted without objection.

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S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance w/the *Code of Virginia*, Title 15.2, Chap. 22, concerning land along Telegraph Rd located between I-495/Capital Beltway on the N. & Beulah Rd to the S. The Telegraph Rd. Corridor is described in the Area IV Vol. of the 2000 Edition of the Comprehensive Plan as amended through Mar. 19, 2001, which indicates the area is planned for predominately residential use: 1-2, 2-3 & 3-4 dwelling units per ac., retail, other & office uses in dispersed locations. The Corridor has been the subj. of a special study conducted by County staff w/guidance provided by the Telegraph Rd Corridor Study Task Force resulting in proposed revisions to the Area IV Plan. The study proposes modifications to the existing Plan land use & transportation recommendations. LEE DISTRICT. PUBLIC HEARING.

Mr. Edward Schreiner, Planning Division, Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the Out-of-Turn Plan Amendment.

Commissioner Kelso announced that he would be deferring a decision on this matter until May 23, 2002.

Responding to a question from Commissioner Wilson, Mr. Schreiner said that although Land Unit 12 had been subdivided for approximately 20 years, it was an area with extreme slopes and problem soil, and that no houses had been constructed there.

Secretary Harsel called the first listed speaker and recited rules for testimony before the Commission.

Mr. Douglas Boulter, PO Box 10837, Alexandria, President, Virginia Hills Citizens Association, expressed support for the proposed amendment. He said it represented the best efforts of the involved communities to plan for the future. (A copy of his remarks is in the date file.)

Responding to a question from Commissioner Smyth, Mr. Jak Pedak, Fairfax County Department of Transportation, said that the proposed amendment recommended that Telegraph Road be a four-lane divided road with median breaks and turning lanes. Commissioner Kelso pointed out that it would be very difficult to widen Telegraph Road beyond three lanes at the point where it intersected with Franconia Road due to environmental constraints. In addition, he said that residential property fronted right up to Telegraph Road at other points.

In response to a question from Commissioner Wilson, Mr. Pedak said that the Task Force recommended an option in the Plan that a three-lane section in the environmentally sensitive portion of Telegraph Road be extended north to Franconia Road and south to South Kings Highway, although the County's transportation plan called for a four-lane section there. He said at the design stage, it would be recommended to the Virginia Department of Transportation that all options be evaluated.

Mr. Glenn Ovrevik, 7912 Telegraph Road, Alexandria, President, Telegraph Road Citizens Association and a member of the Task Force, said he did not agree with the recommendations of the Task Force because it would cause planning problems in the future. He suggested that the Task Force be reconvened with representatives from the Kings Highway and Kingstowne areas and that a comprehensive study of ways in which to preserve environmental features and improve transportation capacity and access in these areas of Lee District be undertaken.

In response to a question from Secretary Harsel, Mr. Ovrevik said his concern was that transportation issues were not fully addressed by the Task Force.

Mr. Raymond Consoli, 3103 Marl Pat Drive, Alexandria, said that stormwater management was a problem in his neighborhood and requested that this issue be addressed before an increase in density was recommended for the area.

Commissioner Kelso referred Mr. Consoli to the staff report which addressed stormwater management and problem soils. He told Mr. Consoli if he disagreed with any portion of it to contact him or Lee District Supervisor Dana Kaufmann, or send his comments in writing to the Planning Commission.

William Thomas, Esquire, with Fagelson, Schonberger, Payne and Deichmeister, on behalf of one of the property owners in the study area, Dr. Carl Richmond, expressed concern about proposed language stating that no substantial development would occur until roadways had been constructed. He said Dr. Richmond owned a nine-acre parcel which had been zoned PDC and that the development plan had been presented to the Planning Commission and the Board of Supervisors. He requested that language be added to the Plan recommendation which would allow approved development to go forward.

In response to a question from Commissioner Wilson, Mr. Fred Selden, Planning Division, DPZ, said that if new Plan language was adopted after a rezoning application had been filed, but prior to the time that the application was approved, it would be evaluated under the new Plan language.

Commissioner Kelso commented that it was his understanding that Dr. Richmond intended to file a Final Development Plan Amendment and a Proffered Condition Amendment.

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

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON OUT-OF-TURN PLAN AMENDMENT S01-CW-1CP TO A DATE CERTAIN OF MAY 23, 2002 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ-2000-HM-044/FDP-2000-HM-044 - TST WOODLAND LLC - Appls. to rezone from I-4 to PDC to permit mixed use & residential development w/an overall FAR of 0.70 including previously granted density credit, a waiver of the 75 ft. setback requirement from the Dulles Airport Access & Toll Rds. (DAAR) & approval of the conceptual & final development plans on property located in the S.W. quadrant of the intersection of the DAAR & Monroe St. on approx. 39.30 ac. Comp. Plan Rec: Mixed use. Tax Map 16-3((11))6A1 pt.; 16-4((1))35-39. (Concurrent w/PCA-80-C-028-6 & PCA-77-C-098-4.) HUNTER MILL DISTRICT.

PCA-80-C-028-6 - TST WOODLAND, LLC - Appl. to delete land area from RZ-80-C-028 previously approved for office development in order to include it in the land area for RZ-2000-HM-044, w/no change in the previously approved overall FAR of 0.70 on property located on the N. side of Sunrise Valley Dr., approx. 500 ft. W. of its intersection w/Monroe St. on approx. 32,234 sq. ft. of land zoned I-4. Comp. Plan Rec: Mixed use. Tax Map 16-3((11))6A1 pt. (Concurrent w/ RZ/FDP-2000-HM-044 & PCA 77-C-098-4.) HUNTER MILL DISTRICT.

PCA-77-C-098-4 - TST WOODLAND, LLC - Appl. to delete 5.27 ac. from RZ-77-C-098 previously approved for office development in order to include it in the land area for RZ-2000-HM-044 w/no change in the previously approved overall FAR of 0.70 on property located on the N. side of Sunrise Valley Dr., approx. 1,000 ft. W. of Monroe St. on approx. 5.27 ac. zoned I-4. Comp. Plan Rec: Mixed use. Tax Map 16-3((11))6A1 pt. (Concurrent w/RZ/FDP-2000-HM-044 & PCA-80-C-028-6.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated April 15, 2002. There were no disclosures by Commission members.

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

In response to a question from Secretary Harsel, Mr. Mayland said that Proffer Number 19 addressed screening the façade of the parking garage.

Ms. Baker stated the original application, for a commercial project with six office buildings, had been amended to include residential development due to the proximity of a proposed transit stop at the east end of the site. She said a mixed-use project was now being proposed with four office buildings, a retail building and a residential component. She said the focal point and major amenity of the development would be a five-acre central park located in the interior of the site consisting of a tree preservation area, walkways, benches and eating areas. She described proposed access points to the development, internal circulation, the streetscape and landscape plans. She said the applications had received a recommendation of approval from the Hunter Mill Land Use Committee and was in conformance with the Comprehensive Plan and requested favorable consideration.

Secretary Harsel called for speakers from the audience.

Ms. Eta Davis, 12949 Wood Crescent Circle, Herndon, requested that as many trees be preserved as possible. She expressed concerns about construction damage to her property, fast food restaurants and noise.

There were no further speakers. Therefore, Secretary Harsel called upon Ms. Baker for a rebuttal statement.

Ms. Baker said that five acres of trees would be saved at the center of the project. She noted that although there would be a loss of trees along Sunrise Valley Drive, a berm and a landscaped buffer of evergreen and deciduous trees would be provided. She said she believed the buildings themselves would create a noise barrier. She said Proffer Number 1 listed permitted uses which included fast food restaurants. She said, however, that because the site did not have the visibility major fast food chains were looking for, she doubted if a restaurant such as McDonalds would be interested in locating there. She said it would be a secondary retail market to provide services to the office park, such as eating establishments, a bookstore, dry cleaners, or coffee shop.

In response to a question from Commissioner Hall, Ms. Baker said no pad sites for free standing retail uses such as a fast food restaurant or a convenience store were planned.

Responding to a question from Commissioner Smyth, Ms. Baker said the central park area would not be dedicated to the Park Authority and would be for the use of the residents and the office park employees. In response to another question from Commissioner Smyth, Ms. Baker said the residential units would be four stories in height.

Commissioner de la Fe said that the retail and restaurant uses would primarily serve the commercial residents in the interior of the development.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Secretary Harsel closed the public hearing and recognized Commissioner de la Fe for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-77-C-098-4 AND PCA-80-C-028-6.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-HM-044, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 3, 2002.

Commissioners Kelso and Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-HM-044, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED MAY 6, 2002, AND BOARD APPROVAL OF RZ-2000-HM-044.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT ALONG SUNRISE VALLEY DRIVE IN ACCORDANCE WITH THE CONCEPTUAL AND FINAL DEVELOPMENT PLANS.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF WAIVERS OF THE 75-FOOT SETBACK AND SERVICE DRIVE ALONG THE DULLES TOLL ROAD.

Commissioner DuBois seconded the motion which carried by a vote of 7-1 with Commissioner Harsel opposed, Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600-FOOT LENGTH FOR PRIVATE STREETS AND MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY DWELLING UNITS AS SHOWN ON THE CONCEPTUAL AND FINAL DEVELOPMENT PLANS.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION TO THE USE LIMITATION FOR A PDC DISTRICT TO PERMIT THE GROSS FLOOR AREA FOR THE RESIDENTIAL DEVELOPMENT TO EXCEED 50 PERCENT OF THE PRINCIPAL USES TO PERMIT 600,000 SQUARE FEET OF RESIDENTIAL USES.

Commissioners DuBois and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Moon and Murphy absent from the meeting.

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The meeting was adjourned at 9:46 p.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: Linda B. Rodeffer

Approved on: October 15, 2003

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