

**MINUTES OF
PLANNING COMMISSION MEETING
OCTOBER 19, 1995**

PRESENT: John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Suzanne F. Harsel, Braddock District
John W. Hunter, Commissioner At-Large
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
Robert v. L. Hartwell, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Carl L. Sell, Jr., Lee District

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In the absence of Chairman Murphy, the meeting was called to order at 8:35 p.m. by Secretary Suzanne F. Harsel.

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COMMISSION MATTERS

Commissioner Byers, as Chairman of the Policy and Procedures Committee, referred to the Bylaws revisions in the Commissioners packets tonight regarding instructions for legal notifications of Planning Commission land use cases. He asked that all Commissioners review the revisions and be prepared to act on them next Wednesday, October 25, 1995.

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Commissioner Hunter, as Chairman of the Transportation Committee, referred to the joint transportation recommendations by the Committee and the Transportation Advisory Commission for an informal public discussion process of transportation elements in the Policy Plan in the Commissioners packets tonight. He asked that all the Commissioners be prepared to send a recommendation to the Board of Supervisors next Wednesday, October 25, 1995.

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Commissioner Downer announced that the Redevelopment and Housing Committee would meet on both Wednesday, October 25, 1995 and Thursday, October 26, 1995 at 7:00 p.m. in the Board Conference Room. She noted that the public was invited to attend.

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Commissioner Coan MOVED THAT RZ-93-P-015, FDP-93-P-015 (YAHYA M. AL-HUSSAIN), PCA-84-P-017 AND FDPA-84-P-017 (EC LIMITED PARTNERSHIP) BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall, Hartwell, Koch, Murphy, and Sell absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for the agenda items:

1. PCA-86-D-093-9 and FDPA-86-D-093-7 – Worldgate Associates, LP
2. SE-95-D-048 – Sun Company, Inc.

This order was accepted without objection.

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PCA-86-D-093-9 & FDPA-86-D-093-7 – WORLDGATE ASSOCIATES, LP – Appl. to amend the proffers & the FDP for RZ-86-D-093 to permit office, retail & accessory uses with an overall FAR of 0.70 on property located in the N.W. quadrant of the Dulles Airport & Access Rds. & Van Buren St. on approx. 8.80 ac. zoned PDC. Comp. Plan rec: alternative uses with an option for restaurant park with related retail. Tax Maps 16-3 ((2))pt.2; 16-4((2))23 & 24. DRANESVILLE DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated September 29, 1995. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, 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 both applications.

Commissioner Downer noted that revised proffers had recently been submitted by the applicant, and that she therefore intended to defer the decision on these two applications to Thursday, October 25, 1995.

In response to questions from Commissioner Harsel, Ms. Godfrey explained that the Comprehensive Plan recommendations for the subject property allowed two options, office or restaurants. She added that the applicant could only develop one of the two options, not both.

In response to questions from Commissioner Palatiello, Ms. Godfrey noted that the applicant was requesting the restaurant park as an interim use, and that the language of the Comprehensive Plan specifically stated that interim use of the subject property should not preclude the eventuality of rail. She added that if the applicant wanted to redevelop the site for office use, another application would be required.

Commissioner Downer noted that some citizens preferred the lower buildings of restaurants.

Ms. Strobel explained that Worldgate was an existing mixed use development which included office, retail, hotel, and residential uses. She noted that the subject property was identified as Land Bays L and M on the previously approved development plan. Ms. Strobel stated that the applicant intended to construct a restaurant park, with related retail development, as an alternative to the approved office use. She added that the restaurant park would contain a maximum of 60,000 gross square feet. She noted that this interim use was consistent with the recommendations in the Comprehensive Plan and that it would be compatible with adjacent development. Ms. Strobel explained that details, such as architectural design and signs, were not available since there were no specific tenants at this time. She added that plans regarding architecture, landscaping, lighting, and signs would be submitted to the Planning Commission for review prior to final site plan approval.

In response to questions from Commissioner Harsel, Ms. Strobel confirmed, as was pointed out by Ms. Godfrey, that the applicant could not build both offices and restaurants on the subject property. She added that the restaurants would be patronized by residents of Worldgate and the surrounding area. Commissioner Downer commented that the Town of Herndon had specifically requested a crosswalk on Monroe Street to aid pedestrian access to the site. Commissioner Harsel stated that retail development in the PDH district had to be for the support of that development only. Ms. Godfrey explained that that restriction did not apply to the PDC district.

Commissioner Palatiello said that he was concerned that the investment by the applicant in the proposed restaurant park would be so substantial that it would not be economical to redevelop the site for office use in the future. Ms. Strobel stated that the desirability of office would definitely increase if rail transit came to the area. She added that the property owner believed in the potential for office use, as evidenced by the retention of the office option in the Comprehensive Plan.

Secretary Harsel called for speakers from the audience and outlined the rules for public testimony.

Mr. Ralf Berthiez, 2018 Highcourt Lane, Herndon, spoke in support of the restaurant park.

There being no further speakers, Secretary Harsel called upon Ms. Strobel for a rebuttal statement; however Ms. Strobel declined. There being no closing staff comments, Secretary Harsel closed the public hearing and recognized Commissioner Downer for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT PCA-86-D-093-9 AND FDPA-86-D-093-7, WORLDGATE ASSOCIATES, L.P, BE DEFERRED, FOR DECISION ONLY, TO OCTOBER 25, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall, Hartwell, Koch, Murphy, and Sell absent from the meeting.

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SE-95-D-048 – SUN COMPANY, INC. – Appl. under Sec. 7-607 of the Zoning Ord. to permit renovation of an existing service station in a Highway Corridor Overlay District on property located at 1413 Chain Bridge Rd. on approx. 13,844 sq. ft. of land zoned C-8, HC, & SC. Tax Map 30-2((1))51A. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Ken Masri, engineering consultant for the applicant, reaffirmed the affidavit dated September 25, 1995. There were no disclosures by Commission members.

Ms. Phyllis Wilson, 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. Masri explained that the applicant was simply requesting permission to construct a canopy over the pump islands. He commented on the cleanliness of the service station.

Secretary Harsel called for speakers from the audience.

Ms. Diane D'Arcy, 2016 Highboro Way, Falls Church, spoke on behalf of the McLean Citizens Association (MCA). She requested that the Commission defer decision on this application until the applicant had had an opportunity to make a presentation before MCA.

Mr. Masri declined the opportunity to make a rebuttal statement; Ms. Wilson had no closing staff comments, therefore Secretary Harsel closed the public hearing and recognized Commissioner Downer for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED TO DEFER SE-95-D-048, FOR DECISION ONLY, TO NOVEMBER 2, 1995, WITH THE RECORD (REMAINING) OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Coan seconded the motion which carried unanimously with Commissioners Hall, Hartwell, Koch, Murphy, and Sell absent from the meeting.

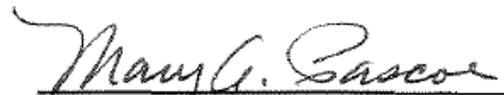
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The meeting was adjourned at 9:16 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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: Gloria L. Watkins

Approved on: March 6, 1997



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