

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 5, 1997**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
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: None

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE-97-S-022, THE TRUSTEES OF THE FAIRFAX BAPTIST TEMPLE, TO A DATE CERTAIN OF NOVEMBER 12, 1997, SO THAT THE COMMISSION CAN REVIEW UPDATED DEVELOPMENT CONDITIONS AND OTHER DATA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan and Koch not present for the vote.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF 97-II-1F, AREA PLANS REVIEW ITEM IN THE BRADDOCK DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan and Koch not present for the vote.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE-97-M-024, LEVIN MANAGEMENT CORPORATION, TO A DATE CERTAIN OF JANUARY 22, 1998.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan and Koch not present for the vote.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SEA-83-S-042-2 AND 456-597-6, APC REALTY & EQUIPMENT CO. L.L.C. & WASHINGTON/BALTIMORE CELLULAR, TO A DATE CERTAIN OF DECEMBER 3, 1997.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan and Koch not present for the vote.

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Commissioner Hall announced that the Budget and Personnel Committee would meet on Wednesday, November 12, 1997, at 7:30 p.m.

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Commissioner Alcorn announced that an Environment Committee meeting would be held on Wednesday, November 19, 1997 at 7:30 p.m.

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RZ-1997-PR-026 - SEKAS HOMES LTD (Decision Only)

(The public hearing on this application was held on October 30, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE RZ-1997-PR-026, SUBJECT TO THE PROFFERS WHICH HAVE BEEN SUPPLIED TO US TONIGHT DATED NOVEMBER 4, 1997.

Commissioner Byers seconded the motion which carried by a vote 10-0-2 with Commissioners Kelso and Hunter abstaining.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY WAIVE THE MINIMUM DISTRICT SIZE FOR A CLUSTER SUBDIVISION IN THE R-4 RESIDENTIAL DISTRICT FOR THIS APPLICATION.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Kelso and Hunter abstaining.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SE-96-H-032 - MCDONALD'S CORPORATION
2. RZ-1997-PR-007 - HOMESTEAD VILLAGE INC. & THE POMEROY COMPANIES, INC.
SE-97-P-007 - HOMESTEAD VILLAGE INC. & THE POMEROY COMPANIES, INC.

This order was accepted without objection.

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SE-96-H-032 - MCDONALD'S CORPORATION - Appl. under Sect. 6-304 of the Zoning Ord. to permit a fast food restaurant w/a drive-through window on property located at 12184 Glade Dr. on approx. 1.20 ac. zoned PRC. Tax Map 26-1((13))3. HUNTER MILL DISTRICT. PUBLIC HEARING.

Tracy Steele, Esquire, Walsh, Colucci, Stackhouse, Emrich & Lubeley, P. C., agent for the applicant, reaffirmed the affidavit dated October 27, 1997. There were no disclosures by Commission members.

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

Commissioner Palatiello noted that when this application first came before the Planning Commission a year ago, it had been deferred due to concerns raised by him and Supervisor Dix and asked Mr. Russ what changes had been made to it since that time. Mr. Russ replied that the noise issue had been addressed by the addition of another window which would replace the

speaker ordering system and that the proposed sidewalk along Glade Drive would be extended along Colt's Neck Road. In addition, he said the applicant had consulted with the National Wildlife Federation about tree transplantation on the site.

Ms. Steele introduced Mr. Don McCarty, McDonald's Corporation, Mr. Stephen Petersen, Street Traffic Studies, and Ms. Robin Antonucci, Wells and Associates.

Ms. Steele stated that this application had been reactivated in May 1997 because the applicant was satisfied that it had addressed civic concerns previously raised regarding landscaping, hours of operation, the speaker ordering system, trash and traffic. She outlined what had been done to address these concerns and noted that the application was in harmony with the Comprehensive Plan and in conformance with the Zoning Ordinance and requested favorable consideration.

Mr. Petersen presented a traffic analysis of the McDonald's site and said in his professional opinion he believed traffic at this site would function in an excellent manner.

In response to a question by Commissioner Palatiello, Mr. Petersen said that the addition of a drive-through window would increase the number of vehicular trips to the site.

Commissioner Alcorn, Mr. Petersen, and Ms. Steele discussed the number of stacking spaces.

Commissioner Harsel and Ms. Steele discussed the location of the dumpster site and the loading area.

Commissioner Palatiello and Ms. Steele discussed tree preservation, a fence along the western boundary of the property, clear cutting of trees by Transco, sidewalks, Virginia Department of Transportation right-of-way, and physical improvements made by McDonald's to the site in the past year.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Mary Ann Claar, 1 1808 Breton Court, Reston, said she was a homeowner in the Hunter Woods Village Condominiums. She was opposed to this application because she did not feel a drive-through was appropriate in a residential neighborhood and she also expressed concern about the safety of pedestrians and increased vehicular traffic.

Susan Carlson, 2378 Hunters Square Court, Reston, stated she was concerned for the safety of senior citizens who lived in the Hunters Woods Fellowship House as well as elderly residents in her development who walked to McDonald's. In addition, she cited concerns about cut-through traffic and the safety of neighborhood children.

Kari Uman, 2350 Branleigh Park Court, Reston, resident of Hunter's Square, expressed her opposition to this application because she felt the increase in traffic would be detrimental to the safety of neighborhood children.

Deborah Moss, 2381 Hunters Square Court, Reston, urged the Commission to deny this application and noted concerns about loss of the tree buffer, hours of operation, and safety of the children in the neighborhood. (A copy of her remarks is in the date file.)

Joseph Stowers, 11448 Waterview Cluster, Reston, said although he was a not a resident of the neighborhood affected by this application, as a former member of the Reston Planning and Zoning Committee, he felt an obligation to support those who were in opposition to it. He felt that denial of this application would preserve the residential nature of the community.

Thomas Wilkins, 2408 Sugarberry Court, Reston, said he was opposed to this application because of environmental, health, traffic and safety concerns. He also felt the proposed development would have an adverse affect on property values.

Thomas Wiltshire, 11419 Night Star Way, Reston, Co-Chair, Reston Planning and Zoning Committee, stated his opposition to this application because of an increase in noise, pollution, trash, traffic and a detrimental impact on property values. Additionally, he expressed concerns about the length of the stacking lane and tree preservation.

John Lovaas, 2431 Freetown Drive, Reston, said he was a Reston Association Board of Directors member representing the Hunter Woods area. He noted that there was strong community opposition to this application and said he believed the proposed development would change the character of the neighborhood and adversely affect the quality of life of residents who lived nearby.

Curt Essig, 12007 Insha Court, Reston, stated he was on the Board of Directors of the Machaan's Cluster Association and had met with the applicants in 1996. He said since their views had not changed, the Association opted not to meet with them again when the application was reactivated. He urged denial of this application for the reasons stated by previous speakers.

Stephen Cerny, 2011 Approach Lane, Reston, stated he did not believe a drive-through restaurant was appropriate for a village center which was intended to be pedestrian friendly.

There being no further speakers, Chairman Murphy called upon Ms. Steele for a rebuttal statement.

Ms. Steele clarified the conflicting information given about the number of vehicle trips the addition of a fast food restaurant would generate based on Institute of Traffic Engineers (ITE) standards.

Commissioners Palatiello and Harsel and Don McCarty, Development Manager for McDonald's Corporation, discussed the customer base for this restaurant.

Continuing her rebuttal, Ms. Steele noted that the trees along the northern boundary of the Hunters Square development would be clear cut by Transco and said the applicant had offered to put up a fence to lessen the impact of the loss of those trees. She said that this property had been commercially used since 1974; the addition of a sidewalk would encourage pedestrian activity; the number of stacking spaces complied with the Ordinance; and the intersection of Glade Drive and Colts Neck Road met the Virginia Department of Transportation safety standards. In conclusion, Ms. Steele said that this application was in conformance with the Comprehensive Plan and the Zoning Ordinance and civic concerns had been addressed.

Commissioner Hall and Ms. Steele discussed improvements made to the neighborhood by the applicant in the past year. Commissioner Byers and Ms. Steele discussed whether or not this application was in conformance with the Zoning Ordinance, and Commissioner Alcorn and Ms. Steele discussed the stacking lanes.

Robin Antonucci, Transportation Planner with Wells and Associates, noted studies had shown that the addition of a drive-through window would increase traffic approximately 5 to 15 percent, but that those trips were predominately on the road already. She and Commissioner Palatiello discussed ITE standards as they pertained to trip generation for fast food restaurants with drive-through windows.

Commissioner Harsel and Ms. Antonucci discussed the projected trip generation to the proposed restaurant and the impact it would have on adjacent roadways during peak hours.

Commissioner Hall and Ms. Antonucci discussed the fact that restaurants without drive-through windows sometimes function as drive-throughs because customers go in, buy their food and take it out to eat elsewhere.

In response to a question by Commissioner Harsel, Ms. Steele said that the Master Plan for Reston called for a village center which allowed a fast food restaurant with a drive-through service window by special exception. She also said that the Comprehensive Plan described a village center as integrating office, commercial and residential uses and that she believed this application was a commercial use integrated with residential use.

Commissioner Hall and Ms. Steele discussed the stacking lane and the fact that once a car was in that lane there would be no way for it to escape.

Commissioner Downer and Ms. Steele discussed the sidewalk and fence which were development conditions, and community opposition to this application. Ms. Steele also commented that those who support an application do not always come out to voice their opinions.

There being no further comments or questions and no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DENY SE-96-H-032.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-1997-PR-007 - HOMESTEAD VILLAGE INC. & THE POMEROY COMPANIES, INC. - Appl. to rezone from C-2 to C-3 to permit office & hotel uses w/an overall FAR of 0.58 on property located in the S.W. quadrant of the intersection of Old Courthouse Rd. & George Washington Rd. on approx. 3.99 ac. Comp. Plan Rec: Office. Tax Map 39-1 ((9))30B1; 39-2((11)) 31131 & 31 B3. (Concurrent w/SE-97-P-007.) PROVIDENCE DISTRICT.

SE-97-P-007 - HOMESTEAD VILLAGE INC. & THE POMEROY COMPANIES, INC. - Appl. under Sects. 4-304 & 9-620 of the Zoning Ord. to permit a hotel & a waiver of certain sign regulations on property located at 8201 - 8205 Old Courthouse Rd. on approx. 1.99 ac. zoned C-3. Tax Map 39-2((11))31 B1 &31B3. (Concurrent w/RZ-1997-PR-007.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Elizabeth Baker, Walsh, Colucci, Stackhouse, Emrich, and Lubeley, P. C., agent for the applicant, reaffirmed the affidavits for RZ-1997-PR-007 dated November 5, 1997 and SE-97-P-007 dated October 15, 1997. There were no disclosures by Commission members.

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 the application.

At Commissioner Coan's request, Ms. Godfrey addressed stormwater drainage concerns associated with this application and said there were still some unresolved issues.

Ms. Godfrey deferred to the applicant an answer to Commissioner Alcorn's question about the amount of open space and impervious surface.

HOMESTEAD VILLAGE INC. & THE POMEROY CO., INC.

Ms. Baker stated that Homestead Village was the contract purchaser of the eastern portion of the property which consisted of 1.99 acres and that they desired to develop an extended stay business-oriented hotel with 107 units. She described the design of the proposed development, parking, streetscape, and open space. In response to the question raised earlier by Commissioner Alcorn, Ms. Baker said that there was 33 percent open space which did not include the parking lot, but did include sidewalks, planting strips, and transitional screening areas. She then described proposed amenities in keeping with the Tysons Corner Plan guidelines and said that \$50,000 would be contributed to the Tysons Road Fund and \$10,000 contributed to Freedom Hill Elementary School for their technology program. Addressing the concern raised by staff about interparcel access, Ms. Baker said that after much negotiation, the applicant had been able to achieve access along the back of the property with a control gate to prohibit neighborhood traffic. She noted that although the Office of Transportation (OT) and the Virginia Department of Transportation (VDOT) considered this solution to be acceptable, it was not ideal.

Commissioner Coan suggested that at least three inch caliper trees be planted between the two sites. Ms. Baker said she thought this would be possible.

At Commissioner Coan's request, Ms. Baker addressed the stormwater drainage issue saying that a waiver of on site detention had been granted because there was a regional pond located in the watershed. She said in view of some concerns about the waiver, however, she would be happy to have it reviewed.

Chairman Murphy called the first listed speaker.

Brian McKenna, 8331 Wolftrap Road, Vienna, expressed concerns about stormwater runoff and erosion of his property.

Addressing Mr. McKenna's concern, Commissioner Coan said he was going to recommend that the Board of Supervisors request that the Department of Environmental Management reevaluate stormwater management at this site to make sure there were no problems.

Dennis Alloy, 1944 Lord Fairfax Road, Vienna, representing Tysons Place Homeowners Association, stated that he supported the application in general but had concerns about parking and access from Lord Fairfax Road to Old Courthouse Road. He said he believed Old Courthouse Road should be able to be accessed from the proposed site or from George Washington Drive onto Gallows Road and also said he felt a traffic light was needed at Lord Fairfax Road.

There being no further speakers, Chairman Murphy called upon Ms. Baker for a rebuttal statement.

Ms. Baker pointed out that the hotel would generate 65 vehicle trips per day which was less than the 95 allowed by the approved Development Plan; that there was an access point on George Washington Road; and that parking exceeded the Zoning Ordinance requirement by 11 spaces.

Commissioner Coan and Ms. Angela Rodeheaver, OT, discussed the installation of a traffic light at Lord Fairfax Road. Ms. Rodeheaver said she would request VDOT to determine if a traffic light was warranted.

There being no further comments or questions and no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Coan for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE RZ-1997-PR-007, SUBJECT TO THE REVISED PROFFERS DATED NOVEMBER 5, 1997.

Commissioners Hall and Byers seconded the motion which carried unanimously.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE SE-97-P-007, SUBJECT TO THE REVISED STAFF PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 5, 1997.

Commissioners Byers and Hall seconded the motion which carried unanimously.

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF DEM TO REEVALUATE THE WAIVER OF STORM WATER MANAGEMENT ON TAX MAP PARCELS 39-2((11))31 B1 AND 31133 WHICH WAS PREVIOUSLY GRANTED, BASED ON THE POSSIBILITY THAT THE INFORMATION INCLUDED IN THE WAIVER REQUEST MAY HAVE BEEN INACCURATE.

Commissioners Hall and Byers seconded the motion which carried unanimously.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THEY APPROVE A WAIVER OF PERIPHERAL PARKING LOT LANDSCAPING ALONG THE WESTERN SIDE OF THE HOTEL SITE.

Commissioner Byers seconded the motion which carried unanimously.

RZ-1997-PR-007 AND SE-97-P-007 -
HOMESTEAD VILLAGE INC. & THE POMEROY CO., INC.

November 5, 1997

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE LOADING SPACE REQUIREMENT, REDUCING IT FROM THREE TO TWO SPACES FOR THE EXISTING OFFICE.

Commissioner Byers seconded the motion which carried unanimously.

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The meeting was adjourned at 11:40 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Gibson

Approved on: April 14, 1999

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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