



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

March 2, 2011

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PRESENT: Commissioners Alcorn, de la Fe, Donahue, Flanagan, Hart, Lawrence, Litzenberger, Murphy, Migliaccio, Sargeant

ABSENT: Commissioners Hall, Harsel

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PRC-C-099, RESTON ASSOCIATION, INDEFINITELY.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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Chairman Murphy announced that the Planning Commission's Telecommunications Committee would meet on Thursday, March 3, 2011, at 7 p.m., in the Board Conference Room.

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FSA-H06-35-1 – FIBERTOWER, 10907 Sunset Hills Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT THE MODIFICATIONS PROPOSED BY FIBERTOWER TO A PREVIOUSLY APPROVED TELECOMMUNICATIONS FACILITY LOCATED AT 10907 SUNSET HILLS ROAD ARE SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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2232-Y10-22 – UPPER OCCOQUAN SEWAGE AUTHORITY (UOSA) (Decision Only)
(Public Hearing held on February 24, 2011)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION FIND THAT THE REPLACEMENT SEWERLINE PROPOSED BY THE UPPER OCCOQUAN SEWAGE AUTHORITY UNDER 2232-Y10-22 IS SUBSTANTIALLY IN ACCORDANCE WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Flanagan seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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COUNTY CODE AMENDMENTS – ADJUSTMENT OF THE FEES CHARGED BY LAND DEVELOPMENT SERVICES FOR PLAN REVIEW, PERMITS, AND INSPECTION SERVICES

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENTS TO CHAPTERS 2, 61, 101, 104, AND 112 OF THE COUNTY CODE REGARDING ADJUSTMENT OF THE FEES CHARGED FOR PLAN REVIEW, PERMITS, AND INSPECTION SERVICES, AS ADVERTISED AND SET FORTH IN THE STAFF REPORT DATED FEBRUARY 8, 2011.

He FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE PROPOSED AMENDMENTS BECOME EFFECTIVE AT 12:01 A.M. ON JULY 1, 2011, AND THAT THE REVISED FEES SHALL BE APPLICABLE TO ANY SUBMISSIONS AFTER THIS DATE WITH THE FOLLOWING PLANS GRANDFATHERED: SITE AND SUBDIVISION PLANS, EXCLUDING PRELIMINARY PLATS SUBMITTED PRIOR TO JULY 1, 2011, SHALL NOT BE CHARGED A SECOND SUBMISSION BASE FEE.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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ZONING ORDINANCE AMENDMENT – INCREASE IN THE FILING FEES FOR ZONING APPLICATIONS AND COMPLIANCE LETTERS

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED ZONING ORDINANCE AMENDMENT TO INCREASE ZONING FEES, AS SET FORTH IN THE STAFF REPORT DATED FEBRUARY 8, 2011, WITH THE FOLLOWING CHANGE:

- THE FEE FOR INTERPRETATION OF APPROVED ZONING APPLICATIONS ON PAGE 8 OF THE STAFF REPORT SHOULD BE \$515.00 INSTEAD OF \$520.00.

Commissioner Sargeant FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE AMENDMENT BECOME EFFECTIVE AT 12:01 A.M. ON JULY 1, 2011, AND THAT THE REVISED FEES SHALL BE APPLICABLE TO ANY ZONING APPLICATION FILED SUBSEQUENT TO THE EFFECTIVE DATE OF THE

AMENDMENT AND THE ZONING APPLICATIONS, WHICH WERE FILED BUT NOT ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE AMENDMENT AND THAT ARE IN COMPLIANCE WITH THE APPLICABLE SUBMISSION REQUIREMENTS, SHALL BE GRANDFATHERED FROM THIS AMENDMENT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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RZ 2010-LE-009 – MR LEWIN PARK CAPITAL, LLC
FDP 2010-LE-009 – MR LEWIN PARK CAPITAL, LLC

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2010-LE-009 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 21, 2011, WITH THE FOLLOWING REVISIONS:

- CLARIFY PROFFER NUMBER 15 TO ENSURE THAT THE 2,500 SQUARE FEET OF INDOOR RECREATION FACILITIES WILL NOT BE PROVIDED IN A SECURE BUILDING THAT MIGHT PRECLUDE USE BY ALL FUTURE EMPLOYEES; AND
- REVISE PROFFER NUMBER 27B TO INCREASE THE NUMBER OF RESERVED PARKING SPACES FOR CARPOOLS/VANPOOLS FROM 15 TO 50.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2010-LE-009, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2010-LE-009 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR HOTEL AND OFFICE USES.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PDC DISTRICT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET LENGTH REQUIREMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN AND EASTERN BOUNDARIES OF THE SITE, IN FAVOR OF THAT SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS FOR THE SUBJECT SITE, IN FAVOR OF THAT SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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RZ 2010-LE-007 – FLEET DRIVE, LLC
PCA 2006-LE-018 – FLEET DRIVE, LLC

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2010-LE-007, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 1, 2011, WITH PROFFER NUMBER 24 REVISED TO REPLACE "NEARBY PARKS" WITH "MANCHESTER LAKES PARK."

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2006-LE-018, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 1, 2011, WITH PROFFER NUMBER 24 REVISED TO REPLACE "NEARBY PARKS" WITH "MANCHESTER LAKES PARK."

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET LENGTH REQUIREMENT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DEVIATION FROM THE TREE PRESERVATION TARGET, IN FAVOR OF THE DEVELOPMENT CONDITIONS AND THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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PCA 86-W-001-11 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield District)
FDPA 86-W-001-06 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield District)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-W-001-11, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 28, 2011.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Hall and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 86-W-001-06, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 86-W-001-11 AND THE DEVELOPMENT CONDITIONS DATED FEBRUARY 28, 2011.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Hall and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER REQUEST NUMBER 007656-WPFM-006-1, FOR LOCATION OF UNDERGROUND DETENTION FACILITIES IN A RESIDENTIAL AREA, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 28, 2011.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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The meeting was adjourned at 10:31 p.m.
Peter F. Murphy, Jr., Chairman