



PLANNING COMMISSION SUMMARY OF ACTIONS

This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.

JN

May 5, 2011

Page 1

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

ABSENT: None

//

The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

//

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.

//

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.

//

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.

//

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.

//

2232-D10-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) (MCLEAN GOVERNMENTAL CENTER AND POLICE STATION EXPANSION)

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.

//

PUBLIC FACILITIES MANUAL AMENDMENTS (DESIGN OF PUBLIC STREETS AND SIDEWALKS)

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.

//

RZ/FDP 2010-LE-020 – FB PROPERTY, LLC

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 (CDP), 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.

//

The meeting was adjourned at 10:37 p.m.
Peter F. Murphy, Jr., Chairman