



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

May 9, 2013

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PRESENT: Commissioners de la Fe, Donahue, Flanagan, Hall, Hart, Hedetniemi, Lawrence, Litzenberger, Migliaccio, Sargeant

ABSENT: Commissioners Hurley, Murphy

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The meeting was called to order at 8:20 p.m. by Vice Chairman de la Fe.

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening to discuss the infrastructure for electric vehicle charging stations. He stated that the Committee would meet again at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center on the following dates:

- Thursday, June 20, 2013 (Presentation on collaboration efforts between Department of Public Works and Environmental Services and the Fairfax County Public Schools regarding stormwater management)
- Thursday, July 11, 2013 (Continued discussion on electric vehicle supply equipment)
- Thursday, July 18, 2013 (Continued discussion on electric vehicle supply equipment)

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On behalf of the Planning Commission, Vice Chairman de la Fe welcomed members of Boy Scout Troop 1983 from Oakton and asked them to stand and be recognized.

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Vice Chairman de la Fe announced that Kara DeArrastia, Clerk to the Planning Commission, was leaving the Planning Commission Office after nine years of service. He noted that she had joined the Commission staff in 2004 as an Associate Clerk and was subsequently promoted to Deputy Clerk in 2006 and Clerk to the Commission in 2011. He added that she had received two outstanding performance awards during her time with the Commission. In addition, he stated that while working for the Commission, she had earned her Bachelor's Degree in Business and Communication in 2009 from the University of Phoenix and was receiving a Master's Degree in Public Administration from George Mason University on May 15, 2013.

Commissioners Lawrence and Litzenberger also commended Ms. DeArrastia for her contributions to the Commission.

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Commissioner Sargeant MOVED THAT MEMBERS OF THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE GO INTO CLOSED SESSION ON TUESDAY, MAY 14, 2013, THURSDAY, MAY 16, 2013, AND TUESDAY MAY 21, 2013, FOR SPECIFIC PERSONNEL MATTERS RELATED TO OUR STAFF, PURSUANT TO *CODE OF VIRGINIA* SECTION 2.2-3711 (7).

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

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2232-Y13-1 – MILESTONE COMMUNICATIONS, INC. AND VERIZON WIRELESS (Decision Only)
(Public Hearing held on April 25, 2013)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-Y13-1 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SET FORTH IN *VIRGINIA CODE* SECTION 15.2-2232, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

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RZ/FDP 2011-PR-017 – COMMONS OF MCLEAN L/CAL LLC (Decisions Only)
(Public Hearing held on May 1, 2013)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2011-PR-017, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 8, 2013 WITH THE FOLLOWING REVISION:

- MODIFY PROFFER NUMBER 5F, ARCHITECTURAL ELEMENTS, TO INCLUDE LANGUAGE THAT WOULD PERMIT RETAIL AND/OR SERVICE USES INCLUDED IN SUBSEQUENT FDP SUBMITTALS TO BE LOCATED IN AN EXISTING BUILDING ON THE SUBJECT PROPERTY, PROVIDED THE APPLICANT OWNED THE BUILDING.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-017, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 17, 2013, AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2011-PR-017.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- A MODIFICATION OF PARAGRAPH 1A AND 1C OF SECTION 2-506 OF THE ZONING ORDINANCE TO ALLOW STRUCTURES LOCATED ON THE BUILDING ROOF TO OCCUPY AN AREA GREATER THAN 25 PERCENT OF THE ROOF, AS PROFFERED;

- A MODIFICATION OF PARAGRAPH 7 OF SECTION 6-505 OF THE ZONING ORDINANCE TO PERMIT OUTDOOR DINING AREAS, AS PROFFERED AND SHOWN ON FUTURE FINAL DEVELOPMENT PLANS;
- A MODIFICATION OF PARAGRAPHS 2 OF SECTION 2-506 OF THE ZONING ORDINANCE TO ALLOW A PARAPET WALL, CORNICE, OR SIMILAR PROJECTION TO EXTEND MORE THAN THREE FEET ABOVE THE ROOF, AS PROFFERED AND SHOWN ON FUTURE FINAL DEVELOPMENT PLANS;
- A WAIVER OF PARAGRAPH 3E AND G OF SECTION 10-105 OF THE ZONING ORDINANCE TO MODIFY THE MAXIMUM FENCE HEIGHT FROM 7 TO 14 FEET AROUND ACCESSORY USES/STRUCTURES LOCATED WITHIN THE REAR YARD FOR AREAS ASSOCIATED WITH SPORTS COURTS, AS PROFFERED AND SHOWN ON FUTURE FINAL DEVELOPMENT PLANS;
- A MODIFICATION OF SECTION 7-0800 OF THE PUBLIC FACILITIES MANUAL (PFM) TO ALLOW THE USE OF TANDEM SPACES TO BE COUNTED TOWARDS REQUIRED PARKING, AS PROFFERED;
- A MODIFICATION OF PARAGRAPH 4 OF SECTION 11-202 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTANCE OF 40 FEET OF LOADING SPACE IN PROXIMITY TO DRIVE AISLES TO THAT SHOWN ON THE CDP AND WHEN SHOWN ON AN APPROVED FDP;
- A MODIFICATION OF SECTIONS 11-201 AND 11-203 OF THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE REQUIRED NUMBER OF LOADING SPACES TO THAT SHOWN ON THE CDP;
- A MODIFICATION OF SECTION 7-0802.2 OF THE PFM TO ALLOW FOR THE PROJECTION OF STRUCTURAL COLUMNS INTO PARKING STALL WITH NO MORE THAN FOUR PERCENT OF THE STALL AREA;
- A WAIVER OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW A PRIVATE STREET (CENTER ALLEY) TO EXCEED 600 FEET IN LENGTH, AS SHOWN ON THE CDP;
- A MODIFICATION OF PARAGRAPH 7 OF SECTION 17-201 OF THE ZONING ORDINANCE TO PERMIT THE APPLICANT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PRIVATE STREETS WITHIN THE DEVELOPMENT;
- A MODIFICATION OF SECTION 17-201 OF THE ZONING ORDINANCE TO PERMIT THE STREETScape AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP IN PLACE OF ANY TRAILS AND BIKE TRAILS SHOWN FOR THE SUBJECT PROPERTY ON THE COMPREHENSIVE PLAN;
- A WAIVER OF PARAGRAPH 3 OF SECTION 17-201 OF THE ZONING ORDINANCE TO PROVIDE ANY ADDITIONAL INTERPARCEL CONNECTIONS TO ADJACENT PARCELS BEYOND THAT SHOWN ON THE CDP AND AS PROFFERED;
- A WAIVER OF SECTION 16-403 OF THE ZONING ORDINANCE TO PERMIT A PUBLIC IMPROVEMENT PLAN FOR PUBLIC STREETS AND PARK SPACES WITHOUT THE NEED FOR A FDP;
- A MODIFICATION OF THE 10 YEAR TREE CANOPY REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED;

- A MODIFICATION OF THE ZONING ORDINANCE AND PFM FOR THE REQUIRED TREE PRESERVATION TARGET AND 10 PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS/LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED AS SHOWN ON THE OVERALL CDP AREA;
- WAIVER NUMBER 3797-WPFM-003-1, TO ALLOW THE USE OF UNDERGROUND STORMWATER DETENTION FACILITIES IN A RESIDENTIAL DEVELOPMENT, SUBJECT TO THE CONDITIONS DATED FEBRUARY 15, 2013, CONTAINED IN ATTACHMENT A OF APPENDIX 11 OF THE STAFF REPORT;
- A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS FOR INTERIM SURFACE LOTS ON PRIVATE STREETS TO THAT SHOWN ON THE CDP AND FDP; AND
- A MODIFICATION OF SECTION 12-0515.6B OF THE PFM TO ALLOW TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS, AS DEPICTED ON THE CDP AND FDP.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

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SEA 00-H-028 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. MARK’S CATHOLIC CHURCH)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 00-H-028, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 29, 2013.

Commissioners Hedetniemi and Sargeant seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

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2232-P12-6 – MILESTONE COMMUNICATIONS, INC.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-P12-6 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SET FORTH IN *VIRGINIA CODE* SECTION 15.2-2232, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

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SE 2012-MA-018 – AGAPE HEALTH MANAGEMENT, INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2012-MA-018 TO A DATE CERTAIN OF MAY 22, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Hart and Lawrence seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

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PRCA B-846 – JBG/RIC, LLC AND RIC RETAIL, LLC (Hunter Mill District)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PRCA B-846 TO A DATE CERTAIN OF MAY 22, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Hurley and Murphy absent from the meeting.

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The meeting was adjourned at 10:56 p.m.
Frank A. de la Fe, Vice Chairman