



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

June 2, 2011

Page 1

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

ABSENT: Commissioners Harsel, Murphy

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The meeting was called to order at 8:19 p.m. by Vice Chairman Walter L. Alcorn.

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Wednesday, July 27, 2011, at 7 p.m., in the Board Conference Room, to hold an informal session to obtain stakeholder input regarding the strawman document for proposed changes to the Green Building Policy.

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Vice Chairman Alcorn noted that the Commission's Telecommunications Committee would meet on Thursday, June 16, 2011, at 7 p.m., in the Board Conference Room, to continue discussion on proposed modifications to the Policy Plan regarding telecommunications facilities.

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Vice Chairman Alcorn announced that the Commission's Tysons Corner Committee would meet at 7 p.m. on the following dates in the following locations:

- Wednesday, June 22, 2011, Conference Rooms 4/5, Fairfax County Government Center
- Wednesday, June 29, 2011, Conference Rooms 2/3, Fairfax County Government Center

Vice Chairman Alcorn said everyone was welcome to attend these meetings.

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Cathy Lewis, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), noted that William Mayland, who had worked as a planner in ZED, DPZ, from 2000 to 2005, had returned to the County. On behalf of the Planning Commission, Vice Chairman Alcorn welcomed Mr. Mayland back.

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RZ 2011-SU-003 – LYLAB HOLDINGS, LLC (Rockland Village)
FDP 2011-SU-003 – LYLAB HOLDINGS, LLC (Rockland Village) (Decisions Only)
(Public Hearing held on May 26, 2011)

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-SU-003, SUBJECT TO THE PROFFERS DATED JUNE 1, 2011.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner de la Fe abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-SU-003, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner de la Fe abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PDH DISTRICT.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner de la Fe abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM OPEN SPACE REQUIREMENT FOR THE PDH-8 DISTRICT.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner de la Fe abstaining; Commissioners Harsel and Murphy absent from the meeting.

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PUBLIC FACILITIES MANUAL AMENDMENTS (DESIGN OF PUBLIC STREETS AND SIDEWALKS) (Decision Only) (Public Hearing held on May 5, 2011)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL, AS RECOMMENDED BY THE ENGINEERING STANDARDS REVIEW COMMITTEE IN ITS LETTER DATED NOVEMBER 22, 2010, WHICH WOULD ALIGN THE COUNTY MINIMUM STREET WIDTHS WITH THOSE ESTABLISHED IN APPENDIX B(1) OF THE VDOT ROAD DESIGN MANUAL, BUT WOULD ALLOW PARKING RESTRICTIONS AS APPROVED BY THE DIRECTOR, WITH THE AMENDMENT TO TAKE EFFECT AT 12:01 A.M. ON JUNE 8, 2011. PLANS SHALL BE GRANDFATHERED, IN ACCORDANCE WITH THE GRANDFATHERING ESTABLISHED BY VDOT REGARDING THE SECONDARY STREET ACCEPTANCE REQUIREMENTS.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT APPROPRIATE COUNTY AGENCIES TO EVALUATE WHETHER CURRENT REGULATIONS REGARDING BUILDING CODES AND, WITHOUT LIMITATION, RESIDENTIAL SPRINKLER REQUIREMENTS AND FIRE RETARDANT MATERIALS SHOULD BE UPDATED IN LIGHT OF CURRENT BUILDING TECHNIQUES AND FIRE SPEED, WITH THE OBJECTIVE OF PROMOTING FIRE SAFETY THROUGHOUT THE COUNTY, AND TO REPORT BACK TO THE BOARD AT THE EARLIEST CONVENIENT OPPORTUNITY, AS TO WHAT REGULATORY AMENDMENTS WOULD BE DESIRABLE FOR THE BOARD'S EVALUATION.

Commissioners Litzenberger and Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Harsel and Murphy absent from the meeting.

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FS-L11-5 – VERIZON WIRELESS, 6564 Loisdale Court (Springfield Office Center Building)

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND THAT FS-L11-5 IS A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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FS-P11-14 – FIBERTOWER, 8350 Greensboro Drive (Rotonda Condominiums)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION AND FIND THE PROPOSED TELECOMMUNICATIONS FACILITY A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

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

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SE 2010-MA-028 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
2232-M11-2* – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

(*Note: It was later determined that 2232-M11-2 would need to be reheard on July 7, 2011 due to an advertisement error.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-MA-028, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 19, 2011.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE INTERIOR AND

PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS TO THAT SHOWN ON THE SE PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-M11-2*, DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN [sic].

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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SE 2010-MA-031 – HILLBROOK REAL ESTATE HOLDINGS, LLC
SE 2010-MA-032 – HILLBROOK REAL ESTATE HOLDINGS, LLC

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-MA-031, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 1, 2011.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-MA-032, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 1, 2011.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS TO THE SOUTH, IN FAVOR OF THE TREATMENT DEPICTED ON THE SE PLAT, AND AS CONDITIONED.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENTS ON LITTLE RIVER TURNPIKE, IN FAVOR OF THE RIGHT-OF-WAY DEDICATION, AS CONDITIONED.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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PCA 92-P-001-07 – CITYLINE PARTNERS LLC
SE 2010-PR-023 – CITYLINE PARTNERS LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 92-P-001-07 AND ASSOCIATED GDPA, SUBJECT TO THE EXECUTED PROFFERS DATED MAY 10, 2011.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-PR-023, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 1, 2011, AND AS SUBSTANTIVELY AMENDED AS FOLLOWS:

- IN DEVELOPMENT CONDITION NUMBER 6.C., REMOVE THE HYPHENATION FROM "COLSHIRE-MEADOW";
- IN CONDITION NUMBER 6.D., CLARIFY THAT IF A PUBLIC ACCESS EASEMENT IS NECESSARY, IT SHALL BE PREPARED AND PAID FOR BY THE APPLICANT;
- IN CONDITION NUMBER 6.D., SPECIFY THAT "ANY FUTURE SIDEWALK CONTIGUOUS TO THE FUTURE DARTFORD DRIVE" WILL BE LOCATED ON THE APPLICANT'S PROPERTY, AND THE APPLICANT SHALL BE RESPONSIBLE FOR THAT SIDEWALK;
- IN CONDITION NUMBER 21, REMOVE THE HYPHENATION FROM "DIS-AGGREGATED" SO THAT IT IS CONSISTENT WITH "DISAGGREGATED" IN CONDITION NUMBER 22;
- IN CONDITION NUMBER 22, CLOSE THE PARENTHESES THAT BEGINS IN THE THIRD SENTENCE;
- IN CONDITION NUMBER 22, REVISE THE FIRST SENTENCE TO READ, "ONE YEAR AFTER ISSUANCE OF THE NON-RUP, AND EVERY YEAR ON OR ABOUT THAT DATE FOR FIVE YEARS, THE APPLICANT [OR ITS SUCCESSOR] SHALL PROVIDE NON-PROPRIETARY ENERGY AND WATER CONSUMPTION DATA FOR THE BUILDING"; AND
- IN CONDITION NUMBER 10, CLARIFY THAT THE DESIGN AND ELEVATIONS OF THE PROPOSED BUILDING SHALL BE COMPATIBLE WITH THE REST OF THE CAMPUS, AND THE BUILDING MATERIALS SHALL BE CONSISTENT WITH THE OTHER BUILDING.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE TRANSITION SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHEASTERN PROPERTY BOUNDARY, IN FAVOR OF WHAT IS SHOWN ON THE SE PLAT, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE FRONT YARD BULK STANDARDS, PER SECTION 2-418, ALONG ALL PROPERTY LINES TO THOSE SHOWN ON THE SE PLAT.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE PARKING REDESIGNATION PLAN TO PERMIT A REDUCTION IN REQUIRED PARKING SPACES PURSUANT TO THE PARKING REDESIGNATION PLAN DATED APRIL 18, 2011, AS ALLOWED BY SECTION 11-10.1 OF THE ZONING ORDINANCE.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE LOADING SPACE REQUIREMENTS TO ALLOW TWO LOADING SPACES INSTEAD OF THE REQUIRED FIVE.

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

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SEA 94-P-040 – RP MRP TYSONS, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SEA 94-P-040 TO A DATE CERTAIN OF JUNE 16, 2011, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 10:22 p.m.
Walter L. Alcorn, Vice Chairman