



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

October 3, 2007

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PRESENT: Commissioners Alcorn, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Sargeant

ABSENT: Commissioner Flanagan

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, October 4, 2007, at 7:30 p.m., in the Board Conference Room, to review comments received as a result of the September 6th public workshop on the proposed Policy Plan amendment on air quality and green building. He noted that Department of Planning and Zoning staff would also meet that evening at 6:30, with representatives from the National Association of Industrial and Office Properties (NAIOP).

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Chairman Murphy called attention to a letter from NAIOP regarding a breakfast seminar on green building that would be held on Thursday, November 1, 2007. He requested that Commissioners interested in attending contact Barbara Lippa, Executive Director, Planning Commission Office.

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Commissioner Koch thanked Commissioner Hart for an excellent job handling Sully District cases in his absence.

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Commissioner Lusk MOVED THAT THE JOINT PUBLIC HEARING ON PCA 84-L-020-23 AND FDPA 84-L-020-02-13, KINGSTOWNE LLP, KINGSTOWNE PARCEL O LP; KINGSTOWNE M & N LP; BP KINGSTOWNE OFFICE BUILDING T, LLC; KINGSTOWNE TOWNE CENTER LP; BP KINGSTOWNE OFFICE BUILDING K LLC; BP KINGSTOWNE THEATRE, LLC, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2007, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC CORRESPONDENCE.

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

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Commissioner Hall noted that the Planning Commission's Policy and Procedures Committee had met earlier this evening and had decided to schedule another meeting on Thursday, October 11, 2007, at 7:00 p.m., in the Board Conference Room, to continue a review of the 2008-2009 North County Area Plans Review (APR) Guide and the APR Community Outreach 2007-2010 document. She said everyone was welcome to attend the meeting.

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PCA 78-S-063-5 - COMMONWEALTH CENTRE INVESTORS, LLC & COMMONWEALTH CENTRE INVESTORS II, LLC  
RZ/FDP 2006-SU-025 - COMMONWEALTH CENTRE INVESTORS, LLC & COMMONWEALTH CENTRE INVESTORS II, LLC (Decisions Only)  
(Public Hearing held on September 27, 2007)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-S-063-5.

Commissioner Hopkins seconded the motion which carried by a vote of 8-0-2 with Commissioners Koch and Lawrence abstaining; Commissioner Harsel not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2006-SU-025, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 14, 2007.

Commissioner Hopkins seconded the motion which carried by a vote of 8-0-2 with Commissioners Koch and Lawrence abstaining; Commissioner Harsel not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2006-SU-025, SUBJECT TO THE FDP CONDITIONS DATED SEPTEMBER 26, 2007, AND SUBJECT ALSO TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2006-SU-025.

Commissioner Hopkins seconded the motion which carried by a vote of 8-0-2 with Commissioners Koch and Lawrence abstaining; Commissioner Harsel not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG SULLY ROAD, ROUTE 28.

Commissioner Hopkins seconded the motion which carried by a vote of 8-0-2 with Commissioners Koch and Lawrence abstaining; Commissioner Harsel not present for the vote; Commissioner Flanagan absent from the meeting.

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PCA A-936-02/DPA A-936-04 - 2222 COLTS NECK ROAD, LLC (Hunter Mill District)  
PRC A-936 - 2222 COLTS NECK ROAD, LLC (Hunter Mill District)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA A-936-02, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 2, 2007.

Commissioners Hopkins and Lusk seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA A-936-04.

Commissioners Lusk and Hopkins seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC A-936, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3, 2007 AND SUBJECT ALSO TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA A-936-02 AND DPA A-936-04.

Commissioners Hopkins and Lusk seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A PUBLIC FACILITIES MANUAL WAIVER REQUEST, 2352-WPFM-002-1, TO ALLOW UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL DEVELOPMENT, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED AUGUST 16, 2007, AND CONTAINED IN APPENDIX 17 OF THE STAFF REPORT.

Commissioners Hopkins and Lusk seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG COLTS NECK ROAD, IN FAVOR OF THE APPROVED DPWES CAPITAL PROJECT SIDEWALK PROPOSED ALONG THE WEST SIDE OF COLTS NECK ROAD, FROM SOUTH LAKES DRIVE TO THE SOUTH END OF THE SUBJECT PROPERTY.

Commissioners Hopkins and Lusk seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE ADDITIONAL STANDARDS FOR INDEPENDENT LIVING FACILITIES MAXIMUM BUILDING HEIGHT STANDARD, TO PERMIT A MAXIMUM BUILDING HEIGHT OF UP TO 55 FEET, AS SHOWN ON THE PCA/DPA AND PRC PLAN.

Commissioners Lusk and Hopkins seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Flanagan absent from the meeting.

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SEA 97-D-020-2 - VERIZON VIRGINIA, INC.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SEA 97-D-020-2 TO A DATE CERTAIN OF OCTOBER 11, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

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

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RZ/FDP 2006-PR-028 - TYCON TOWER I LIMITED PARTNERSHIP, TOWERS CRESCENT LLC, AND TOWERS CRESCENT LAND LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2006-PR-028, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 26, 2007 AND SET FORTH IN APPENDIX 1 OF THE STAFF REPORT, AS AMENDED TO INCORPORATE CHANGES ASSOCIATED WITH ADMINISTERING THE AFFORDABLE HOUSING PORTION OF THE RESIDENTIAL UNITS.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Flanagan absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2006-PR-028, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2006-PR-028.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Flanagan absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS BETWEEN USES WITHIN TOWERS CRESCENT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Flanagan absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TRAIL REQUIREMENT WITHIN THE I-495 RIGHT-OF-WAY.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Flanagan absent from the meeting

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF PARAGRAPH 5, SECTION 6-

206 OF THE ZONING ORDINANCE TO ALLOW RESIDENTIAL DEVELOPMENT AS A SECONDARY USE TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Flanagan absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO ALLOW UNDERGROUND STORMWATER DETENTION AND WATER QUALITY TREATMENT, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 19, 2007, AS SET FORTH IN ATTACHMENT A OF APPENDIX 11 OF THE STAFF REPORT.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Flanagan absent from the meeting.

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RZ 2005-SP-033 - CENTERPOINTE CHURCH AT FAIR OAKS (FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SP-033, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN ADDENDUM II OF THE STAFF REPORT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Lawrence not present for the vote; Commissioner Flanagan absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR THE OFFICE OPTION ONLY, TO ALLOW TANDEM LOADING SPACES, AND A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE WESTERN AND SOUTHERN PROPERTY BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Lawrence not present for the vote; Commissioner Flanagan absent from the meeting.

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PCA 82-P-069-15, CDPA 82-P-069-3-1, FDPA 82-P-069-01-14, and FDPA 82-P-069-10-4;  
PCA 82-P-069-16, CDPA 82-P-069-07-01, FDPA 82-P-069-11-5, and FDPA 82-P-069-06-11;  
PCA 82-P-069-17, CDPA 82-P-069-03-03, and FDPA 82-P-069-08-05; PCA 82-P-069-19,  
CDPA 82-P-069-03-02, and FDPA 82-P-069-09-08; PCA 82-P-069-20, CDPA 82-P-069-01-1, and  
FDPA 82-P-069-01-15 - FAIR LAKES CENTER ASSOCIATES L.P. (Springfield District)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ON ALL THE FAIR LAKES CENTER ASSOCIATES L.P. APPLICATIONS TO A DATE CERTAIN OF OCTOBER 4, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN OR ELECTRONIC COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Lawrence not present for the vote; Commissioner Flanagan absent from the meeting.

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The meeting was adjourned at 11:40 p.m.  
Peter F. Murphy, Jr., Chairman