



PLANNING COMMISSION SUMMARY OF ACTIONS

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JLC

October 17, 2012

Page 1

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

ABSENT: Commissioners Alcorn, Hall, Litzenberger

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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 Donahue welcomed members of Boy Scout Troop 869 from McLean who were attending the meeting as part of an exercise dealing with community and communication. He also asked them to stand and be recognized.

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee had met earlier in the evening to receive a briefing on the Fairfax County Bicycle Master Plan and the Countywide Transit Network Study.

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Commissioner Migliaccio announced that the administrative item by Vornado on RZ 2007-LE-007, Springfield Town Center, Exterior Design Package, would be deferred until Thursday, November 1, 2012, to allow additional time for outstanding issues to be addressed.

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Chairman Murphy announced that the Board of Supervisors had held a public hearing on the Commission's Tysons Corner Financing Plan Recommendations on Tuesday, October 16, 2012. He noted that members of the Commission's Tysons Corner Committee had also attended this hearing, including Committee Chairman Walter Alcorn. He added that the plan had been approved and commended the Commissioners for their work on this effort.

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Chairman Murphy announced that the Planning Commission's Schools Committee would meet on Thursday, November 1, 2012, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center. He noted that the meeting was open to the public.

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Chairman Murphy announced that the Planning Commission would hold a seminar on Saturday, October 27, 2012, in the Board Conference Room from 9:00 a.m. to 3:00 p.m. to receive presentations on telecommunications trends and developments.

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On behalf of the Planning Commission, Chairman Murphy congratulated Barbara Lippa, Executive Director of the Planning Commission Office, for receiving the Marge Bleiweis Peace Builder Award for demonstrating exemplary conflict resolution skills in the workplace or community. He noted that the award would be presented on Thursday, October 25, 2012, at 10:30 a.m. in the Conference Reception Area of the Government Center and encouraged Commissioners to attend.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2012-HM-009, INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC, TO A DATE CERTAIN OF WEDNESDAY, DECEMBER 5, 2012.

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

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR RZ 2012-MV-015, MCSHAY COMMUNITIES, INC., TO ALLOW STAFF AND THE SOUTH COUNTY LAND USE COMMITTEE TIME TO CONSIDER THIS APPLICATION AND ADVERTISE A NEW PUBLIC HEARING DATE BASED UPON THE RESOLUTION OF OUTSTANDING ISSUES.

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

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FSA-S04-61-1 – SPRINT, 4643 West Ox Road

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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PCA 88-D-005-07 – CITYLINE PARTNERS, LLC

RZ/FDP 2011-PR-023 – CITYLINE PARTNERS, LLC

FDP 2011-PR-023-02 – THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

FDP 2011-PR-023-03 – CITYLINE PARTNERS, LLC (Decisions Only)

(Public Hearing held on September 27, 2012)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2011-PR-023, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 16, 2012, AS AMENDED.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-023.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-023-02.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-023-03.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 88-D-005-07, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 14, 2011.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION TO SECTION 2-506, PARAGRAPH 2 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT THE PROPOSED ROOF/ROOF SCREEN FEATURE ELEMENT IN BLOCK F, AS DEPICTED ON THE CDP/FDP.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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

- A WAIVER OF SECTION 16-403 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT A PUBLIC IMPROVEMENT PLAN FOR FRONTAGE IMPROVEMENTS ALONG WESTPARK AND WESTBRANCH DRIVE TO BE FILED WITHOUT THE NEED FOR AN FDP;

- A WAIVER OF SECTION 6-505, PARAGRAPH 7 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT OUTDOOR DISPLAYS AND SEATING ASSOCIATED WITH A PERMITTED USE WITHOUT THE NEED FOR AN FDP;
- A MODIFICATION OF SECTION 10-104, PARAGRAPH 3E AND 3G OF THE ZONING ORDINANCE, TO PERMIT THE MAXIMUM FENCE HEIGHT ASSOCIATED WITH OUTDOOR RECREATION/SPORTS COURTS ON BLOCK TO BE BETWEEN 7 AND 14 FEET HIGH AS DEPICTED ON THE CDP;
- A MODIFICATION OF SECTION 11-102, PARAGRAPH 12 OF THE ZONING ORDINANCE, AND SECTION 7-0800 OF THE PUBLIC FACILITIES MANUAL TO PERMIT TANDEM AND VALET SPACES TO BE COUNTED TOWARD THE REQUIRED PARKING ONLY IN THOSE INSTANCES CONTAINED IN THE PROFFERS;
- A MODIFICATION OF SECTIONS 11-201 AND 11-203 OF THE ZONING ORDINANCE, TO PERMIT THE MINIMUM REQUIRED LOADING SPACES TO BE TWO SPACES PER BUILDING AS DEPICTED ON THE CDP;
- A MODIFICATION OF SECTION 11-202, PARAGRAPH 4 OF THE ZONING ORDINANCE, TO PERMIT THE LOADING SPACE IN BUILDING A-2 TO BE AS SHOWN ON THE CDP;
- A MODIFICATION OF SECTION 13-202, PARAGRAPH 8 OF THE ZONING ORDINANCE, TO PERMIT THE DEPICTED TRELLISES AND/OR VEGETATED ARBORS, AS SHOWN ON THE CDP, IN LIEU OF THE REQUIRED INTERIOR PARKING LOT LANDSCAPING;
- A MODIFICATION OF SECTION 13-202, PARAGRAPH 8 OF THE ZONING ORDINANCE, TO PERMIT THE EXISTING PARKING LOT LANDSCAPING, AS DEPICTED ON THE CDP AND AS DESCRIBED IN THE PROFFERS, TO SERVE AS THE INTERIOR PARKING LOT LANDSCAPING ON AN INTERIM BASIS;
- A MODIFICATION OF SECTION 13-202, PARAGRAPH 8 OF THE ZONING ORDINANCE, TO PERMIT THE LANDSCAPING WITHIN THE AMENITY COURTYARD OF BLOCK E, IN LIEU OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT;
- A MODIFICATION OF SECTION 13-203, PARAGRAPH 5 OF THE ZONING ORDINANCE, TO PERMIT THE LANDSCAPING DEPICTED ON THE ABOVE-GRADE PARKING STRUCTURES AND WITHIN THE INTERIM SURFACE PARKING LOTS, AS SHOWN ON THE CDP AND DESCRIBED IN THE PROFFERS;
- A MODIFICATION OF SECTION 17-201, PARAGRAPHS 2 AND 4 OF THE ZONING ORDINANCE, TO PERMIT THE INTERIM ROAD IMPROVEMENTS ALONG THE BLOCK F FRONTAGE AS SHOWN ON THE CDP;
- A WAIVER OF SECTION 17-201, PARAGRAPH 3B OF THE ZONING ORDINANCE, TO PERMIT ONLY THOSE AREAS OF INTERPARCEL ACCESS SHOWN ON THE CDP/FDPS AND DESCRIBED IN THE PROFFERS TO BE PROVIDED;
- A WAIVER OF SECTION 17-201, PARAGRAPHS 3B, 4, 12, 13, AND 14 OF THE ZONING ORDINANCE, TO PERMIT THE PROPOSED JONES BRANCH DRIVE FRONTAGE IMPROVEMENTS ALONG TAX MAP PARCEL 29-2 ((15)) B2, AS DEPICTED ON EXHIBIT A OF THE PROFFERS;

- A MODIFICATION OF SECTION 7-0800.2 OF THE PUBLIC FACILITIES MANUAL, TO ALLOW UP TO 1.5 FEET OF STRUCTURAL COLUMNS TO PROJECT INTO THE REQUIRED PARKING STALL AREA FOR NO MORE THAN 10 PERCENT OF THE TOTAL PARKING SPACES PROVIDED;
- A MODIFICATION OF THE TREE PRESERVATION TARGET, IN FAVOR OF THAT SHOWN ON THE PLANS AND AS PROFFERED; AND
- A WAIVER TO ALLOW THE USE OF UNDERGROUND STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES IN A RESIDENTIAL DEVELOPMENT, SUBJECT TO WAIVER NUMBER 6377-WPFM-004-1.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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AF 2012-SU-001 – JON AND KIM HICKOX (THE WINERY AT BULL RUN)

On behalf of Commissioner Litzenberger, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AF 2012-SU-001 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO ESTABLISH THE HICKOX LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED SEPTEMBER 14, 2012.

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

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PCA/FDPA 2006-SU-007 – TIMBER RIDGE AT EDS, LLC

On behalf of Commissioner Litzenberger, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FORWARD THE WRITTEN TESTIMONY OF LEWIS GRIMM, ON BEHALF OF THE FRANKLIN FARM FOUNDATION, DATED OCTOBER 17, 2012, TO COMMISSIONER LITZENBERGER AND SULLY DISTRICT SUPERVISOR MICHAEL FREY FOR THEIR REVIEW.

Without objection, the motion carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2006-SU-007 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 16, 2012.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2006-SU-007, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 16, 2012.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM ALL PREVIOUSLY-APPROVED WAIVERS AND MODIFICATIONS RELATED TO THE PCA/FDPA AREA AS FOLLOWS:

- A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO ALLOW FEWER SPACES, AS SHOWN ON THE TABULATIONS ON THE CDPA/FDPA;
- A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG CENTREVILLE ROAD, IN FAVOR OF THE LANDSCAPE BUFFER TREATMENT SHOWN ON THE CDPA/FDPA;
- A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY BOUNDARY, BETWEEN THE PROPOSED MULTI-FAMILY RESIDENTIAL USES AND NONRESIDENTIAL USES AND THE OFF-SITE SINGLE-FAMILY DETACHED HOUSES, IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA;
- A MODIFICATION TO PERMIT PRIVATE STREETS IN EXCESS OF 600 LINEAR FEET; AND
- A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO THE EDS CAMPUS TO THE WEST, AT TAX MAP 24-4 ((1)) 6B, AND TO THE OFFICE USES ON THE COX PROPERTY TO THE NORTH, ON TAX MAP PARCELS 24-4 ((1)) 6E AND 6F.

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

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The meeting was adjourned at 9:27 p.m.
Peter F. Murphy, Jr., Chairman