

Planning Commission Meeting
January 13, 2011
Verbatim Excerpt

PCA 2005-PR-041 – ESKRIDGE (E & A) LLC
FDPA 2005-PR-041 – ESKRIDGE (E & A) LLC

After the Close of the Public Hearing

Vice Chairman Alcorn: Close the public hearing; recognize Commissioner Lawrence for action on the case.

Commissioner Lawrence: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE OF PCA 2005-PR-041, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 10TH, 2011.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion on that motion? All those in favor of recommending approval of PCA 2005-PR-041, subject to the execution of proffers consistent with those found - - or those dated January 10th, 2010, (*sic*) please say aye.

Commissioner de la Fe: 2011.

Commissioners: Aye.

Vice Chairman Alcorn: Oh, yes, 2011. Good catch.

Commissioner Hart: Mr. Chairman, I thought with the correction being made before it goes to the Board about what went wrong with the printing –

William O'Donnell, Zoning Evaluation Division, Department of Transportation: Yes.

Commissioner Lawrence: Left it as a friendly amendment.

Vice Chairman Alcorn: Let the record clarify without objection that that typo will be taken care of in the proffers; and it's 2011, not 2010. Okay, Mr. Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE OF CDPA 2005-PR-041, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 29TH, 2010.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion on that motion? All those in favor of recommending approval of CDPA 2005-PR-041, subject to the development conditions dated December 29th, 2010, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I move - - I MOVE THAT THE PLANNING COMMISSION APPROVE OF FDPA 2005-PR-041, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED JANUARY 10TH, 2011.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of the motion? All those in favor of - - of approving FDPA 2005-PR-041, subject to the development conditions dated January 10, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PRIVATE STREET LIMITATIONS OF SECTION 11-302 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion on that motion? All those in favor of recommending to the Board approval of a modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS AND OFFICE SPACE, IN FAVOR OF THAT DEPICTED ON THE CDPA/FDPA.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. All those in favor of recommending to the Board of Supervisors approval of a modification of the loading space requirements for multi-family dwelling units and office space, in favor of that depicted on the CDPA/FDPA, please say aye.

Commissioners: Aye.

Commissioner Harsel: No.

Vice Chairman Alcorn: Commissioner Harsel votes "no."

Commissioner Harsel: That's right. These loading spaces, I'm voting "no."

Vice Chairman Alcorn: Okay, Commissioner Lawrence. Thank you, Commissioner Harsel. Commissioner Lawrence.

Commissioner Lawrence: I've reached "four." Everyone, look out. I MOVE 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, EAST, AND INTERNAL TO THE SITE, IN FAVOR OF THE TREATMENTS DEPICTED ON THE CDPA/FDPA.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. All those - - Any discussion? All those in favor of recommending to the Board of Supervisors approval of a modification of the transitional screening and a waiver of the barrier requirements on the south, east, and internal to the site, in favor of the treatments depicted on the CDPA/FDPA, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE FOUR-FOOT PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT NORTH OF PARCEL G, WEST OF PARCEL C AND E, AND ALONG THE SOUTHERLY AND EASTERLY PROPERTY LINES.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. All those - - Any discussion? All those in favor of the motion to recommend the Board of Supervisors approval of a waiver of

the four-foot peripheral parking lot landscaping requirement north of parcel G, west of parcel C and E, and along the southerly and easterly property lines, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVER TO LOCATE UNDERGROUND FACILITIES FOR ALL RESIDENTIAL DEVELOPMENT, SUBJECT TO WAIVER NUMBER 0561-WPFM-002-3.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion? All those in favor of recommending the Board of Supervisors' approval of the waiver to locate underground facilities for all residential development, subject to Waiver Number 0561-WPFM-002-3, please say aye.

Commissioners: Aye.

Commissioner Harsel: No.

Vice Chairman Alcorn: All opposed? The motion carries. Commissioner Harsel votes "no." Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY FRONTAGE.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of recommending approval of a waiver of the service drive along the Lee Highway frontage, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS TO DIRECT THE DIRECTOR OF DPWES TO APPROVE A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS TO ALLOW FOR 75-DEGREE ANGLED PARKING SPACES WITHIN PARKING STRUCTURES.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of recommending approval of a modification of the parking geometric standards to allow for 75-degree angled parking spaces within parking structures, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO ALLOW RESIDENTIAL AS A SECONDARY USE CONSISTING OF UP TO 76 PERCENT OF THE PRINCIPAL USES IN THE PDC DISTRICT, PURSUANT TO SECTION 6-206 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of recommending approval to the Board of Supervisors of a modification to allow residential as a secondary use consisting of up to 76 percent of the principal uses in the PDC District, pursuant to Section 6-206 of the Fairfax County Zoning Ordinance, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF PARAGRAPH 3 OF SECTION 18-201 OF THE FAIRFAX COUNTY ZONING ORDINANCE, WHICH WOULD REQUIRE THE PROVISIONS OF FURTHER INTERPARCEL ACCESS IN ADDITION TO THAT INDICATED ON THE CDPA/FDPA.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion on that motion? All those in favor of recommending to the Board of Supervisors approval of a modification of Paragraph 3 of Section 18-201 of the Fairfax County Zoning Ordinance, which would require the provision of further interparcel access in addition to that indicated on the CDPA/FDPA, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF PARAGRAPH 4 OF SECTION 17-201 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS, EXISTING ROADS ON NEW ALIGNMENTS, AND PROPOSED ROADS ALONG LEE HIGHWAY, AS INDICATED IN THE COMPREHENSIVE PLAN OR AS REQUIRED BY THE DIRECTOR TO THAT SHOWN ON THE CDPA/FDPA AND AS PROFFERED.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. All those approve - - all those - - Any discussion? All those in favor of approval of the motion as articulated by Commissioner Lawrence, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE MATERIALS FOR THE PROPOSED TRAIL ALONG LEE HIGHWAY SHOWN IN THE COMPREHENSIVE PLAN TRAILS MAP TO THAT SHOWN ON THE CDPA/FDPA.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of recommending to the Board of Supervisors approval of a modification of the materials for the proposed trail along Lee Highway shown in the Comprehensive Plan Trails Map to that shown on the CDPA/FDPA, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence. Two more.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS TO DIRECT THE DIRECTOR OF DPWES TO APPROVE A MODIFICATION OF THE PFM AND PARAGRAPH 12 OF SECTION 11-102 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO ALLOW FOR THE PROJECTION BY NO MORE THAN FOUR PERCENT OF THE STALL AREA, OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES.

Commissioner Sargeant: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of the motion as articulated by Commissioner Lawrence, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. And finally, Commissioner Lawrence.

Commissioners: No, no, no...

Vice Chairman Alcorn: No? Three more?

Commissioner de la Fe: Three more.

Vice Chairman Alcorn: Oh, just one more on our sheet. But, let's give it a whirl. Let's get this one.

Commissioner Sargeant: Mr. Chairman, there are two more staff recommendations after this.

Mr. O'Donnell: On the staff report, those are actually relevant to the Special Exception Amendment that was applicable to the Luther Jackson, which is not a part of this application and should not have been on the cover of the staff report. I apologize.

Vice Chairman Alcorn: Okay, finally, Mr. Lawrence.

Commissioner Lawrence: I'm going to get you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO WAIVE THE PFM ON-SITE STORMWATER DETENTION REQUIREMENTS, IN FAVOR OF PROVIDING STORMWATER MANAGEMENT OFF-SITE IN THE MERRIFIELD TOWN CENTER VAULT.

Commissioner Sargeant: And I thoroughly second. I really do.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant. Any discussion of that motion? All those in favor of recommending to the Board of Supervisors that they direct the Department of DPWES (*sic*) to waive the PFM on-site stormwater detention requirements, in favor of providing stormwater management off-site - - off- site in the Merrifield Town Center Vault, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. I'd like to thank the applicant. We have obviously a continuing saga, but one which gets more exciting every time I have anything to do with it. It's really something. I'd like to thank staff. Mr. O'Donnell has been his usual unflappable and professional self. And I expect that Ms. Lewis probably already knows that Reynaldo scored a hat trick for Real Madrid against del Real. Uh huh, she already knew it. A complete professional, I must say. Thank you, Mr. Chairman.

Vice Chairman Alcorn: Yes, and just very quickly, I just want to note that we just had a lot of motions. This is redevelopment of an existing area, and I think we're going to see a lot more of this. We're going to see more cases like this where we have, you know, complicated situations that are very technical issues that we're going to be dealing with. So, welcome to our redevelopment world. No, I'm not looking at you, Commissioner de la Fe.

Commissioner Hart: Mr. Chairman?

Vice Chairman Alcorn: Yes, Mr. Hart.

Commissioner Hart: It's redevelopment of redevelopment. When I first came to Fairfax County, when I got out of school, I lived at Circle Towers for about a year. This was then a drive-in movie theater, if you can remember back to that. So, it's that redevelopment that's redeveloped.

Vice Chairman Alcorn: There we go.

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(The first through fourth motions carried unanimously with Commissioners Hall and Murphy not present for the votes.)

(The fifth motion carried by a vote of 9-1 with Commissioner Harsel opposed; Commissioners Hall and Murphy not present for the vote.)

(The sixth and seventh motions carried unanimously with Commissioners Hall and Murphy not present for the votes.)

(The eighth motion carried by a vote of 9-1 with Commissioner Harsel opposed; Commissioners Hall and Murphy not present for the vote.)

(The ninth through sixteenth motions carried unanimously with Commissioners Hall and Murphy not present for the votes.)

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