

Planning Commission Meeting
January 14, 2016
Verbatim Excerpt

RZ/FDP 2015-SP-007 – MRD PROPERTIES, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: Public hearing is closed. Mr. Murphy.

Commissioner Murphy: Thank you very much, Mr. Chairman. As I said, I'm going to defer decision on it to prepare a verbatim and motion. But, coincidentally with that, this is one of those applications that successfully addresses the Comprehensive Plan. And the development level in the overlay district is actually under, but not by much, but it's still under the 2.5 dwelling units per acre permitted in the overlay district in this Fairfax Center area with 2.4 dwelling units. It's in conformance with the Comprehensive Plan. It's in conformance with the applicable Zoning Ordinances. It meets and addresses, successfully, the Fairfax Center Checklist for the Overlay District and the Residential Development Criteria. Conformance with the Plan does not mean housing areas are identical. And if you travel through Fairfax County in rural, suburban areas, you will find different patterns. This is a little bit different. They're preserving 40 percent of the vegetation in that site, providing buffers and screening, providing a sidewalk, and so forth. And I just want to make sure that my motion is correct. So I will again defer decision on this. And I MOVE THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON THIS APPLICATION, RZ/FDP 2015-SP-007, TO A DATE CERTAIN OF THURSDAY THE 21ST – 21ST – OF JANUARY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hart and Lawrence: Second.

Vice Chairman de la Fe: Seconded by Commissioners Lawrence and Hart. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(The motion carried by a vote of 10-0. Commissioner Sargeant recused himself from the public hearing. Commissioner Migliaccio was absent from the meeting.)

JLC