

Planning Commission Meeting
January 28, 2010
Verbatim Excerpt

MARKUP ON 2008-2009 NORTH COUNTY AREA PLANS REVIEW (APR) (ITEMS REQUIRING VIRGINIA DEPARTMENT OF TRANSPORTATION ANALYSIS) – APR 08-III-3UP (Sully District) (Decision Only) (Public Hearing held on January 14, 2010)

During Commission Matters

Commissioner Litzenberger: Thank you, Mr. Chairman. For APR Item Number S08-III-DS1 (*sic*), Fair Oaks Hospital, the nominator proposed increasing the FAR from .30 to .40 and to allow two additional vehicle access points to and from Rugby Road, and to adjust buffer requirements to allow for new driveway connections. Staff is providing an alternative that is supportive of the nomination with modifications that include allowing development intensity of up to .35 FAR with a limitation of no more than 370,000 square feet of medical office space and additional language to enforce Transportation Demand Management programs to lessen impact on projected vehicle trips generated. The staff alternative also includes Plan text that will allow for the study of an additional point of access to the hospital campus from Rugby Road. I am supportive of the Task Force modifications to the staff alternative that address a new single access point to the hospital campus from Rugby Road as well as adding text for screening hospital uses from neighboring properties and provisions to minimize light emissions. The Task Force recommendation was also endorsed unanimously by the Sully District Council and the Western Fairfax County Citizens Association Land Use Committee. During the public hearing process, I received over 30 emails in support of this application. There were four issues raised at the public hearing by the speakers. The concern over light pollution into the neighborhood by the parking garages has resulted in additional Plan text to help mitigate that issue. The other issues concerning stormwater, traffic, and guardrails will be addressed during the rezoning process. Therefore, Mr. Chairman, for APR Item 08-III-3UP, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE TASK FORCE RECOMMENDATION WITH MODIFICATIONS AS SHOWN IN MY HANDOUT DATED JANUARY 28TH, 2010.

Commissioners de la Fe and Flanagan: Second.

Chairman Murphy: Seconded by Mr. de la Fe and Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt APR Item 08-III-3UP, on Fair Oaks Hospital, with the language dated January 28th, 2010, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioner Sargeant not present for the vote;
Commissioners Hall and Harsel absent from the meeting.)

JN