

Planning Commission Meeting  
February 23, 2012  
Verbatim Excerpt

RZ/FDP 2011-BR-014 & PCA 2005-SP-019 – MIDLAND ROAD LLC & RIDGEWOOD  
COMMERCIAL OWNERS PROPERTY ASSOCIATION

Decision Only During Commission Matters

Commissioner Hurley: Yes, Mr. Chairman, I'll take this opportunity to thank the staff, particularly Suzie Zottl and Kris Abrahamson, for their work on the project of the Ridgewood work - and for taking the time to walk me through the multiple iterations of proffers for this application. It is clear that this rezoning has been improved by changes to the layout of the townhouse project and the addition of meaningful amenity open space at the entrance to the Government Center Parkway, on the half-acre privately-maintained pocket park, and within the townhouse community itself. I also want to thank the applicant for taking the time to thoroughly brief me on a project well into the review process at the time I was appointed. I think overall we have a good project here and it's clear that the Springfield APR Task Force - it used to belong to them - took a good deal of time looking at whether Fairfax Center was well served by this change to the Comprehensive Plan. The larger land bay is clearly in transition and the implementation of this modification will not close out the options for other future changes called for in the Comprehensive Plan. The changes also reflect the reality of the current office market. Therefore, Mr. Chairman, I MOVE FIRST THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2005-SP-019, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2011-BR-014.

Commissioner Migliaccio: Second.

Vice Chairman Alcorn: Okay. Motion is made and seconded - seconded by Commissioner Migliaccio. Are there development conditions associated with those, as contained in the staff report?

Commissioner Hurley: – as contained in the staff report.

Vice Chairman Alcorn: Okay. Discussion? Commissioner Hall?

Commissioner Hall: No.

Vice Chairman Alcorn: Oh, you –

Commissioner Hall: I'm being quiet now. Enjoy it, it won't last.

Vice Chairman Alcorn: Any actual discussion on that motion?

Commissioner Hart: Mr. Chairman?

Vice Chairman Alcorn: Yes, Commissioner Hart.

Commissioner Hart: Which was the first one of the three –

William Mayland, Zoning Evaluation Division, Department of Planning and Zoning: Actually, I don't believe there are conditions associated with the first PCA that was just announced.

Vice Chairman Alcorn: Okay. So there are no conditions? There are conditions associated with the rezoning, though?

Mr. Mayland: Correct.

Vice Chairman Alcorn: That is a combined motion.

Commissioner Hart: That was my – that was my concern.

Vice Chairman Alcorn: Okay, thank you.

Mr. Mayland: Subject to the Board's approval, so it was just - - was not - - we're not making a motion on rezoning this first one.

Vice Chairman Alcorn: Okay, all those in favor of the motion, say aye.

Commissioners: Aye.

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

Commissioner Hurley: Second, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2001-BR-014 [sic] AND THE ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED 22 FEBRUARY, 2012.

Commissioner Migliaccio: Second.

Vice Chairman Alcorn: Seconded by Commissioner Migliaccio. Any discussion on that motion? All those in favor of the motion to recommend approval of RZ 2011-BR-014, subject to the development - to the proffers dated 22 February, please say aye.

Commissioners: Aye.

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

Commissioner Hurley: Third, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2011-BR-014, SUBJECT TO THE BOARD'S APPROVAL OF THE ABOVE RZ 2000 - - 2001-BR-014 [sic].

Commissioner Migliaccio: Second.

Vice Chairman Alcorn: Seconded by Commissioner Migliaccio. Any discussion on that motion?  
All those in favor of approving of FDP 2011-BR-014, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Hurley: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE FOR PDC DISTRICTS AND THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR ALL SINGLE FAMILY ATTACHED UNITS.

Commissioner Migliaccio: Second.

Vice Chairman Alcorn: Seconded by Commissioner Migliaccio. Any discussion on that motion?  
All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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(The motions carried unanimously with Commissioner Murphy absent from the meeting.)

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