

Planning Commission Meeting
March 2, 2011
Verbatim Excerpt

PCA 86-W-001-11 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield District)
FDPA 86-W-001-06 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield District)

After the Close of the Public Hearing

Vice Chairman Alcorn: Any final questions or comments from Commissioners? Seeing none, close the public hearing; recognize Commissioner Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. First, I want to thank Suzi Zottl who has worked very closely with me and the applicant through these many months. So she did as usual an outstanding, professional job. She's very responsive. This is a good application. It could be a great application, and only time will be the test of whether it turns into a great application and that the focus of this application is primarily to go out and make sure we market this property to the people who work in Fairfax County. I'm going to keep saying it and I don't care how many times I say it. This property, as far as I'm concerned, being up the back door of this building is under the eagle's eye and everybody's going to be watching it because it can be as the lady who testified, you know, it can be - - you know a benchmark for the County and something that other - - other areas may - - may emulate. This application has been presented to the Springfield District Fairfax Center Land Use Committee; it received the unanimous recommendation although they too emphasize the fact that to make it great, workforce housing has to be geared towards the employees of Fairfax County. They have 270 multiple family - - multiple - - multi-family apartments, units. It's in conformance with the Comprehensive Plan. It addresses the applicable Zoning Ordinances, the Fairfax County Checklist, and also the Residential Development Criteria. I will say one more time that I think that the applicant would be - - it would behoove the applicant to let the Commission have a copy of your marketing program so that we can keep abreast of what you plan to do and how that is working out. So therefore, Mr. Chairman, I will MOVE - - in just one moment - - THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 86-W-001-11, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 28TH.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion of that motion? All those in favor - -

Commissioner Flanagan: Mr. Chairman?

Vice Chairman Alcorn: Oh yes. Mr. Flanagan.

Commissioner Flanagan: Yes. Just one question of the maker of the motion. I'm still a little bit bothered by since we had this testimony about the trail - - the inadequate sea of trails. Do you have any opinion about how people will get from the Fairfax County Government Center to use the community room?

Commissioner Murphy: They're going to walk.

Commissioner Flanagan: Walk? But I understand there are no sidewalks between the two.

Lynne Strobel, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: There's a trail.

Commissioner Flanagan: There is a trail?

Ms. Strobel: Definitely.

Commissioner Murphy: Yes.

Commissioner Flanagan: Okay. Fine.

Commissioner Murphy: What we just said. Yes.

Commissioner Flanagan: Just wanted to be sure there's a way for them to get there.

Vice Chairman Alcorn: Any additional discussion? All those in favor of recommending approval of PCA 86-W-001-11, subject to the execution of proffers consistent with those dated February 28, 2011, please say aye.

Commissioners: Aye.

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

Commissioner Murphy: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION recommend to the Board of Supervisors that it [sic] APPROVE FDPA 86-W-001-06, SUBJECT TO THE BOARD APPROVAL OF PCA 86-W-001-11 AND THE DEVELOPMENT CONDITIONS found in Appendix 2 of the staff report [sic]. Oh, WE APPROVE THAT, don't we?

Vice Chairman Alcorn: We approve that.

Commissioner Murphy: I'm sorry. I MOVE THAT WE APPROVE FDPA 86-W-001-06. Okay.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: And seconded by Commissioner de la Fe. Any discussion of that motion? All those in favor of approving - -

Suzianne Zottl, Zoning Evaluation Division, Department of Planning and Zoning: Mr. Chairman? I'm sorry, but conditions were distributed this evening. They have the NEW CONDITION DATE, FEBRUARY 28TH.

Commissioner Murphy: Okay. CHANGE THE DATE. I'm sorry.

Vice Chairman Alcorn: Okay. Date so noted and fine with the seconder. All those in favor of approving FDPA 86-W-001-06, subject to the Board of Supervisors' approval of PCA 86-W-001-11 and the development conditions found in the memo with conditions dated February 28, 2011, please say aye.

Commissioners: Aye.

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

Commissioner Murphy: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER REQUEST NUMBER 007656-WPFM-006-1, FOR LOCATION OF UNDERGROUND DETENTION FACILITIES IN A RESIDENTIAL AREA, SUBJECT TO THE DEVELOPMENT CONDITIONS found - - DATED FEBRUARY 28TH.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion on that motion? All those in favor of recommending approval of the waiver request as articulated by Commissioner Murphy, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Murphy: Just one addendum I may reemphasize the fact to please review the contribution to the Park Authority before you reach the Board of Supervisors. I'd like to thank Ms. Strobel and the applicants for putting up with me for several months now.

Vice Chairman Alcorn: Months?

Commissioner Murphy: Years. It seems like decades.

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

KAD