

PA 2014-III-FC2 – FAIRFAX TOWNE CENTER PLAN

After Close of the Public Hearing

Vice Chairman de la Fe: Okay, the public hearing is closed. Mr. Murphy.

Commissioner Murphy: Thank you very much, Mr. Chairman. This is a great opportunity to redevelop a commercial center that needs redevelopment. It's in a key area of Fairfax Center, which is geared towards high density – providing housing for a lot of people and businesses for a lot of folks. And as staff indicated, the Amendment would modify the Plan to recommend a new option at the overlay level for mixed-use redevelopment on the subject property of up to a 0.8 floor area ratio – or FAR – that may include multifamily residential, retail/commercial, hotel, and/or office uses. How that's going to mix – if those possibilities are not specific now – they will be specific, if and when, a rezoning is filed. As I mentioned, the Springfield District Land Use Committee unanimously recommended a maximum intensity of 0.8 FAR after listening to the citizens at the meeting as an alternative to the authorized maximum intensity, to preserve the Plan's policy of transitioning from the core – to suburban neighborhoods and minimizing mitigation measures necessary for increased automobile trips. And a lot of the issues that were brought up tonight, as I mentioned, were actually rezoning issues – if and when the Board of Supervisors approves this Plan Amendment. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO ADOPT A PLANNING COMMISSION ALTERNATIVE FOR PLAN AMENDMENT 2014-III-FC2, AS FOUND ON MY HANDOUT DATED JUNE 15<sup>TH</sup>, 2016. THIS IS A SLIGHT MODIFICATION TO THE STAFF RECOMMENDATION TO ALLOW MORE FLEXIBILITY PERTAINING TO THE MIXTURE OF LAND USES AND DRIVE-THROUGH USES AND TO MAKE A FEW MINOR EDITORIAL CHANGES.

Commissioner Hart: Second.

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

Commissioners: Aye.

Vice Chairman Murphy: Opposed? The motion carries. Thank you very much.

Commissioner Murphy: Thank you very much.

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(The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JLC