

Planning Commission Meeting
November 19, 2015
Verbatim Excerpt

RZ/FDP 2015-SP-004 – CHRISTOPHER LAND, LLC

Decision Only During Commission Matters
(Public Hearing held on October 21, 2015)

Commissioner Murphy: Mr. Chairman, I have a decision only this evening on RZ/FDP 2015-SP-004. This is a 6.53 acre parcel to be developed at 2 units – 12 units to the acre, in conformance with the Plan. And, as I mentioned before, when I deferred decision on this, this application is sort of a direct result from Fairfax Forward because it was an area that was considered in the residential section of Fairfax Center. And the recommendation was to up the density from two dwelling units to the acre – two to three. And the citizens in that area are very happy with the fact that they wanted to preserve the high end of the range to be two units to the acre and we moved to do that. And I mentioned once that was accomplished that there would be development on that parcel at two units to the acre so don't be surprised. And, low and behold, there is development coming on that property at two units to the acre and the citizens support it 100 percent. It is in conformance with the Comprehensive Plan, the applicable Zoning Ordinance, and it almost maxes the Fairfax Center checklist for residential development. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE RZ 2015-SP-004, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 21ST, 2015.

Commissioner Hart: Second.

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

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Motion carries.

Commissioner Murphy: I FURTHER MOVE, Mr. Chairman, THE PLANNING COMMISSION APPROVE FDP 2015-SP-004, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Commissioner 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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(Each motion carried by a vote of 8-0-1. Commissioner Lawrence abstained. Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting.)

JLC