

SE 2015-BR-015 – SUOLIANG “LEON” XIE  
PCA 87-S-039-6 - FAIRFAX CORNER RETAIL L.C. (PROFFER NUMBER 35)

During Commission Matters

Commissioner Hurley: I also have two administrative matters this evening. First, SE 2015-BR-015 is a request for a congregate living facility in Braddock District at 4008 Taylor Road. The applicant – the application proposes to house up to eight students of various ages, typically high-school aged, who are visiting from China so that they may attend local private or parochial schools. This application is currently scheduled to be heard by the Planning Commission on January 27<sup>th</sup>, 2015. The applicant has met with the Braddock Land Use Committee, which voiced concerns regarding this specific use as well as its potential Countywide implications. Supervisor Cook has directed county staff from various departments and agencies to review the use and staff is continuing to research related issues. As such, this case will not be ready for a public hearing on January 27<sup>th</sup>. Therefore, THE PUBLIC HEARING FOR SE 2015-BR-015 WILL BE ADMINISTRATIVELY MOVED TO A DATE CERTAIN OF MAY 12, 2016, TO ALLOW STAFF SUFFICIENT TIME TO MORE FULLY RESEARCH BOTH THE SPECIFIC CASE AND THE ANCILLARY ISSUES. And second, Apple Federal Credit Union is proposing to build its new Headquarters in Fairfax Corner, and also to build a six-story parking structure that will serve the new building, as well as the movie theater and the rest of the area. Proffer 35 of the Fairfax Corner package, PCA 87-S-039-6, requires the applicant to submit architectural details of the new building and associated parking structures and landscape details of the adjacent plaza and pedestrian amenities to the Planning Commission for review and administrative approval to determine whether the designs meet the character of the existing development. Therefore, the architectural details of the project need our approval prior to obtaining building permits to break ground in January. Timing is critical because, until the new parking structure is at least partially open, parking will be in short supply. The parking shortage from January to May will be alleviated because the movie theater will be performing planned renovations at the same time the new parking structure is under construction. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DETERMINE THAT THE ARCHITECTURAL DETAILS OF BUILDING B AND ITS ASSOCIATED PARKING STRUCTURE AND THE LANDSCAPE DETAILS OF THE ADJACENT PLAZAS AND PEDESTRIAN AMENITIES SURROUNDING BUILDING B, AS SUBMITTED, MEET THE CHARACTER OF THE EXISTING FAIRFAX CORNER DEVELOPMENT AND ITS PROFFERS AND HAVE SATISFIED PROFFER 35 AS IT RELATES TO BUILDING B, AND THEREFORE THOSE DETAILS ARE APPROVED.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant; also by the Chair. Is there a discussion of the motion? All those in favor of the motion as articulated by Ms. Hurley, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 12-0.)

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