

Springfield District Fairfax Center Area Land Use Committee Meeting
January 4, 2005, 7:00 p.m.
Conference Room 4 & 5, 12000 Government Center Parkway, Fairfax, VA 22035
Meeting Minutes

COMMITTEE MEMBERS PRESENT:

Mark Cummings, *Chair, Brentwood Civic Association*
Lowell Smith, *Vice-Chair, Birch Pond Homeowners Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Gail Brugger, *Little Rocky Run Homeowners Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Tom Pennington, *Buckley's Reserve Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Jeff Saxe, *Fairfax County Chamber of Commerce*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Kristin Crookshanks, *Planning & Zoning*
Marianne Gardner, *Planning & Zoning*

OTHER:

Peter Murphy, *Planning Commission*

APPLICATION PRESENTED: Center Pointe Church, OTPA S04-III-FC1
Agent: John Farrell, McCandlish & Lillard
Others: Steve Brimmer, Pastor; Ken Harding, Decision Planning Group, Inc.

John Farrell provided a brief explanation as to why the applicant is seeking an Out-Of-Turn Plan Amendment (OTPA). Currently, the Plan for this area allows for expansion of the church on-site up to 0.50 FAR. This includes the condition to locate the parking structure on the northern portion of the property adjacent to Legato Road. Since the Board of Supervisors approved the amendment (May, 2003), the church has engaged in detailed engineering studies for their expansion and has prepared a rezoning application for that expansion. The studies show that locating the parking structure as defined by the amendment will interfere with vehicular circulation on Legato Road, the abutting public street, and poses a risk to pedestrian safety on the church property. The OTPA seeks to relocate the parking structure on the west side of the property, behind the church building. This appears to be more advantageous and will provide safer "stacking space" on site without having vehicles queue on the public street. Also, by placing the structure behind the church it will be safer for church-goers returning to their cars. Plus, the structure will not be the most dominant feature upon entering the site; the focus will be on the church. Additionally, by placing the garage on the natural upsloping grade on the west side will take advantage of the natural grade of the land. Thus, the four-story structure will have only two stories visible from the adjacent properties. The applicant is seeking to remove the language, "locate the parking structure on the northern portion of the property adjacent to Legato Road" from the text of the Comprehensive Plan.

Questions from the committee included current capacity of the church, timing of the three phases, need for traffic control, impact on adjacent Housing Authority property, landscaping at edges of property, and the setback area north and west of the structure. Jeff Saxe also suggested that the applicant explore “shared parking” with adjacent property owners. No comments or questions were made by the public. Members decided to meet again or via email to discuss the actual text changes once staff report is published on January 27.

A motion was made to recommend deleting the language in the Comprehensive Plan that specifies the location of the parking structure. Eight members voted “YES,” with one member abstaining.

The meeting adjourned at 7:50 p.m.