

**Springfield District Fairfax Center Area Land Use Committee Meeting  
December 7, 2004, 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*  
Gail Brugger, *Little Rocky Run Homeowners Association*  
Sherry Fisher, *Ridgetop Commons Homeowners Association*  
Tom McDonald, *Buckner Forest Homeowners Association*  
Philip Poole, *Cannon Ridge Civic Association*  
Steve Wallace, *Greenbriar Civic Association*  
Claudette Ward, *Alternate Member, Greater Willow Springs Civic Association*  
Patricia Goins, *Alternate Member, Leehigh Village/Birchtree Civic Association*

**COUNTY STAFF PRESENT:**

Steve Edwards, *Supervisor Elaine McConnell's Office*  
Marlae Schnare, *Supervisor Elaine McConnell's Office*  
Peyton Onks, *Supervisor Elaine McConnell's Office*  
Kristin Crookshanks, *Planning & Zoning*

**APPLICATION PRESENTED:** Randolph J. Bender, RZ/FDP 2004-SP-027  
Agent: Lizabeth Lee Walther, Henry, Henry, O'Donnell & Dahnke

Lizabeth Lee Walther and Randy Bender made a brief presentation of the proposal. The application is for two lots, both of which front the south side of Lee Highway directly across from Forum Road and the Fairfax County Government Center complex. To the east is the Robertson Farm development and to the west is the Glen Alden neighborhood. The applicant is seeking to have one lot rezoned from the R-1 District and the other lot rezoned from the C-8 and R-1 Districts, to the PDH-2 District with a density of 2 dwelling units per acre, in order that the applicant can develop the subject property as a sixteen-lot single-family residential development. The 16 lots are clustered in the northern three-fourths of the property to provide a significant tree preservation area in the southern one-fourth of the site. The proposed development addresses planned transportation improvement by providing access to, and right-of-way dedication for, the extension of the existing service drive along Lee Highway in front of the property. It also provides interconnection of the street network through the use of an interparcel connection to the Robertson Farms development. The street serving the development is to be a dedicated public street with a sidewalk on both sides serving the development and connecting to the Robertson Farms development. The proposal shows about 38% open space and about 30% tree cover. Proffers include contribution to the area road fund, extension of trails, monetary contribution to schools, parks, and housing, and escrowing for a 3<sup>rd</sup> lane on Route 29. Architectural features include brick on the fronts and sides of the homes with Hardy board on the backs; the homes are also designed for service elevators.

Questions about street lighting, curb and gutter, sidewalks, trails connection, access to Lee Highway, price of homes, sewer service, width of street, issues with the stormwater pond, and space between homes and Robertson Farm's homes were asked by the committee and the public.

Kristin Crookshanks of the County noted several issues the applicant was currently addressing including the location of the stormwater management pond.

A motion was made and seconded to approve the application as presented by the applicant. All members present voted "YES."

**APPLICATION PRESENTED:** Weissburg Property Proposal  
David Gill, McGuireWoods and Matt Slavin, KSI Services

Matt Slavin, KSI Services, Inc., gave a brief presentation on the concept of developing what is known as the "Weissburg" property. The property is an 18 acre parcel located near the intersection of Lee Highway and Waples Mill Rd. Currently the property is zoned I-5 and could be developed by-right without further review in the public hearing process with a variety of intense, office and industrial uses. KSI Services, Inc., a Virginia based developer has purchased the property and plans to develop the property for mixed-use offering high end residential along with integrated retail and office components. The objective is to create a pedestrian friendly community offering the area's residents new and convenient places for shopping and dining. The project will also connect the Government Center Parkway from Ridgetop Road to Waples Mill Road facilitating street connections and transportation improvements. Mr. Slavin noted that the parking is structured and will be unseen from the outside. There will be about 448 residential condominiums of about 1300 s.f. These condominiums will be above the retail at the street level. The condominium building will be about 7-8 stories high. Total density is about 1.4 FAR.

Questions from the committee addressed concerns with traffic, especially from the Government Center Parkway onto Waples Mill Rd. The committee was also concerned with the impact to the development if Lee Highway was widened.

KSI Services, Inc. will continue to plan the development with input from County staff and the community. They will appear before the land use committee once again when the rezoning application has been submitted. Mr. Slavin noted that Supervisor McConnell made a motion before the Board of Supervisors on December 6 to consider the out-of-turn plan amendment and to approve concurrent processing of the plan amendment and rezoning. The motion was approved unanimously by the Board of Supervisors.

The meeting adjourned at 9:00 p.m.