

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 23, 2022**

PRESENT: John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commission At-Large
Julie M. Strandlie, Parliamentarian, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: Peter F. Murphy, Chairman, Springfield District

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The meeting was called to order at 7:30 p.m., by Vice Chairman Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Sargeant announced his intent to move approval of the meeting minutes from January 2022 during the Planning Commission meeting scheduled for Wednesday, March 30, 2022. He then requested that Commissioners review the sets of minutes and submit any corrections to Planning Commission staff as soon as possible.

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Commissioner Sargeant announced the Planning Commission's Capital Improvement Program (CIP) Committee would meet on Thursday, March 24, 2022, at 7:30 p.m., in the Board Auditorium of the Fairfax County Government Center. He stated that the purpose of the meeting would be to address questions from the Commission and to develop recommendations related to the CIP for fiscal years 2023 through 2027. He also noted that the meeting would be open to the public.

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Vice Chairman Ulfelder urged all to tune into the CIP Committee meeting and stated that it would provide an overview of what is to come over the next five to ten years in Fairfax County.

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RZ/FDP 2021-LE-011/PCA 2004-LE-021 – ELM STREET COMMUNITIES, INC.
(Decisions Only) (The public hearing on these applications were held on March 16, 2022.)

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF PCA 2004-LE-021;
- APPROVAL OF RZ 2021-LE-011, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED MARCH 23, 2022;
- APPROVAL OF A MODIFICATION OF THE ZONING ORDINANCE TO REDUCE THE NUMBER OF LOADING SPACES FROM THE REQUIRED FIVE SPACES TO ONE SPACE, AS SHOWN ON THE CDP/FDP;
- APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY BOUNDARY, AS DEPICTED ON THE CDP/FDP; AND
- APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

Commissioner Niedzielski-Eichner seconded each motion, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2021-LE-011, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 23, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

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SSPA 2021-I-1B (PA 2021-00001) - FIRST CHRISTIAN CHURCH (Decision Only)
(The public hearing on this plan amendment was held on March 16, 2022.)

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2021-I-1B (PA 2021-00001), AS FOUND ON PAGE 17 OF THE STAFF REPORT DATED MARCH 2, 2022, SUBJECT TO THE MODIFICATIONS LISTED IN THE HANDOUT DATED MARCH 23, 2022, AS FOLLOWS:

- REMOVAL OF THE TERM “APPROXIMATELY” FROM THE PROPOSED PLAN LANGUAGE PERTAINING TO LAND USE OPTION, TO CLARIFY THE INTENT FOR MAXIMUM DENSITY;
- THE ADDITION OF THE WORD “MAXIMUM” TO THE THIRD CONDITION LISTED ON PAGE 18 TO EMPHASIZE THE IMPORTANCE OF PROTECTING THE EXISTING MATURE TREE CANOPY;
- THE INCLUSION OF AN ADDITIONAL CONDITION ON PAGE 18 TO READ, “SITE DESIGN SHOULD ENSURE EASE OF ACCESS TO TRANSIT AND SERVICES ALONG LEESBURG PIKE TO ENCOURAGE USE OF THE PEDESTRIAN AND BICYCLE NETWORK, AS WELL AS BUS SERVICE AS SUGGESTED IN THE GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR THE ELDERLY”; AND
- THE INCLUSION OF AN ADDITIONAL CONDITION ON PAGE 18 TO READ, “PARKING NEEDS SHOULD BE EVALUATED WITH THE GOAL OF MINIMIZING IMPERVIOUS SURFACE TO THE EXTENT POSSIBLE.”

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 10-0. Commissioner Murphy was absent from the meeting and Commissioner Jimenez recused himself from the vote.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. SEA 2021-PR-00200 - FFI VIRGINIAN OWNER LLC

This order was accepted without objection.

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SEA 2021-PR-00200 - FFI VIRGINIAN OWNER LLC SEA
 Appl. to amend SE 200 previously approved for an independent living facility and medical care facility to permit modifications to site design and development conditions. Located at 9225 and 9229 Arlington Blvd., Fairfax, on approx. 32.27 ac. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 10 and 50.
 PROVIDENCE DISTRICT. PUBLIC HEARING.

Jennifer L. Garcia, Applicant's Agent, DLA Piper, LLC, reaffirmed the affidavit dated February 17, 2022.

There were no disclosures from the Commission.

Curtis Rowlette Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application SEA 2021-PR-00200.

Ms. Garcia gave a presentation on the subject application.

There was a discussion between Ms. Garcia, Shawn T. Frost, Applicant's Civil Engineer, VIKA Virginia LLC, Mr. Rowlette, and multiple Commissioners on the following:

- Clarification that the removal of six parking spaces located in the rear of the site-plan along the floodplain was determined as a best practice measure due to the environmental sensitivity of the subject area;
- The use of the gravel area located in the rear of the building was temporary and intended for vehicular turn-arounds;
- The applicant's commitment to the removal of the gravel area at the end of construction;
- The services that would be provided by the proposed independent living facility;
- Clarification that the storage of construction equipment on-site was temporary and the area would be redeveloped when the project was completed;
- Confirmation that the soil remediation practices would be implemented for new plantings to improve the condition of the existing floodplain;
- Explanation of the soil remediation process;
- Confirmation that 155 of the 300 proposed units would be dedicated to independent-living and that some units would be reserved for memory care services;
- Clarification on the amount of staffing the proposed facility would require and the parking requirements to accommodate that staff;
- Confirmation that the proposed increase of on-site parking followed current zoning regulations of the subject property; and
- Clarification on the accessibility to the site by mass transportation and the various transportation services to the metro for residents.

The discussion resulted in no changes to the subject application.

There being no listed speakers, Chairman Murphy called for virtual speakers, but received no response; therefore, he noted that a rebuttal statement was not necessary.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this case.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2021-PR-00200, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 8, 2022.

Commissioners Sargeant and Cortina seconded the motion, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

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The meeting was adjourned at 8:37 p.m.
John C. Ulfelder, Vice Chairman
Timothy J. Sargeant, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

By Satabdi Samaddar
Approved on: June 8, 2022

Jacob Caporaletti

Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14 day of June 2022, by
Jacob Caporaletti.

Dorothy M. Steele
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

