



County of Fairfax, Virginia

June 24, 2019

**2019 Planning
Commission**

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Sully District

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At-Large

Jill G. Cooper
Executive Director

Jacob L. Caporaletti
Clerk to the Commission

Elizabeth Baker
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

**Re: Rezoning, Final Development Plan Amendment, and Proffered
Condition Amendments
RZ/FDP 2017-PR-015/ PCA 88-D-005-09 – PS BUSINESS PARKS, LP
PCA 2014-PR-004 – AMHERST PROPERTY, LLC
Providence District**

Dear Ms. Baker:


At a regular meeting held on June 19, 2019, the Planning Commission voted 8-0 (Commissioners Clarke, Niedzielski-Eichner, Strandlie, and Cortina were absent from the meeting) to **DEFER THE DECISION ONLY** of the above-referenced applications to a date certain of July 10, 2019. A copy of the verbatim transcript is attached.

Sincerely,

Jacob L. Caporaletti
Clerk to the Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Phillip A. Niedzielski-Eichner, Planning Commissioner, Providence District
John C. Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Stephen Gardner, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
Case Date File June 19, 2019

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**County of Fairfax, Virginia
Planning Commission Meeting
June 19, 2019
Verbatim Excerpt**

RZ 2017-PR-015 – PS BUSINESS PARKS, LP – Appl. to rezone from C-3 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.80. Located in the N.W. and N.E. quadrants of Westpark Dr. and Westbranch Dr. on approx. 38.84 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) C1, C2, 1A2, 7A1, 8 and 11A and 29-4 ((7)) (1) 7C (pt.). (Concurrent with FDP 2017-PR-015, PCA 2014-PR-004, And PCA 88-D-005-09). (Providence District)

FDP 2017-PR-015 – PS BUSINESS PARKS, LP – Appl. to approve the final development plan for RZ 2017-PR-015 to permit mixed use development. Located in the N.E. quadrant of the intersection of West Branch Dr. and Maitland St. on approx. 5.43 ac. of land zoned PTC. Tax Map 29-4 ((7)) (1) 7C (pt.) and 29-4 ((7)) 8 (pt.), 11A (pt.). (Concurrent with RZ 2017-PR-015, PCA 2014-PR-004 and PCA 88-D-005-09). (Providence District)

PCA 2014-PR-004 – AMHERST PROPERTY, LLC – Appl. to amend the proffers for RZ 2014-PR-004 previously approved for residential/retail development at a density of 1.80 Floor Area Ratio (FAR) with associated modifications to proffers. Located N. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr. on approx. 4.15 ac. of land zoned PTC. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) (1) A, 6A, 6B and 7C (pt.). (Concurrent with RZ 2017-PR-015, FDP 2017-PR-015 and PCA 88-D-005-09). (Providence District)

PCA 88-D-005-09 – PS BUSINESS PARKS, LP – Appl. to delete land area from RZ 88-D-005 and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.80. Located in the N.W. and N.E. quadrants of Westpark Dr. and Westbranch Dr. on approx. 38.84 ac. of land zoned C-3. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) 1A2, C1, C2, 7A1, 8, 11A and 29-4 ((7)) (1) 7C (pt.). (Concurrent with RZ 2017-PR-015, FDP 2017-PR-015 and PCA 2014-PR-004). (Providence District)

After Close of Public Hearing

Commissioner Ulfelder: Thank you, Mr. Chairman. As I mentioned at the start here, I am intending to defer the decision on these – this collection of applications. So, I will just read the motion. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2017-PR-015, PCA 2014-PR-004, AND PCA 88-D-005-09, PS BUSINESS PARKS, LP TO A DATE CERTAIN OF JULY 10TH, 2019, WITH THE PUBLIC RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Sargeant and Hart: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Hart. Is there a discussion of the motion? All those in favor of motion to defer decision only on these applications to a date certain July 10th, with the record remaining open for written and comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 8-0. Commissioners Clarke, Niedzielski-Eichner, Strandlie and Cortina were absent from the meeting.

SL