

Board Agenda Item
February 23, 2010

3:00 p.m.

Public Hearing on PCA 1998-LE-048-03 (CSHV Metro Park LLC) to Amend the Proffers for RZ 1998-LE-048 Previously Approved for Commercial Development to Permit an Increase in Proffered Building Height and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.62, Located on Approximately 29.09 Acres Zoned PDC, Lee District

The application property is located in the southeast and southwest quadrants of the intersection of Walker Lane and Metro Drive and on the west side of Walker Lane. Tax Map 91-1 ((1)) 11B2 and 23E; 91-1 ((28)) 1 and 2A; 91-1 ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B and 4C.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, January 28, 2010, the Planning Commission voted unanimously (Commissioners Hall and Harsel absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 1998-LE-048-3 and the associated Conceptual Development Plan, Amendment, subject to the execution of proffers consistent with those dated January 28, 2010;
- Modification of the transitional screening yard and barrier requirements along the southern and eastern boundaries and within Metro Park, in favor of that shown on the Conceptual Development Plan Amendment and referenced in the proffers; and
- Approval of a variance, pursuant to Sect. 16-401 of the Zoning Ordinance, to allow a seven-foot tall wall in a front yard with regard to the proffered fence along the southern boundary of the site.

The Planning Commission also voted unanimously (Commissioners Hall and Harsel absent from the meeting) to approve FDPA 1998-LE-048-1-3, subject to Board approval of PCA 1998-LE-048-3 and the Conceptual Development Plan Amendment.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
Kellie Mae Goddard-Sobers, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
January 28, 2010
Verbatim Excerpt

PCA 1998-LE-048-3 & FDPA 1998-LE-048-1-3 – CSHV METRO PARK LLC

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed. Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. I'm really excited about the Proffered Condition Amendment that we are considering this evening. I want to applaud ING Clarion for its interest in developing a LEED Platinum building in its very successful natural park development. I believe that this will be the first LEED Platinum building in the Lee District and possibly in Fairfax County as well. As we heard from staff and the applicant, the additional 20 feet are being requested with this PCA to permit an increase in the building height from 145 to 165 feet. The additional height will permit the deployment of a solar array or a series of solar panels on the roof of Building Number 6. This improvement will dramatically improve the energy efficiency of this building and reduce its electricity consumption. And as a result, I believe that this building will become a template to demonstrate to other developers how they can build to the highest LEED certification, again Platinum. Now, in conclusion, I'll note two other things. One, this development is being proposed with no, I repeat, no bonus densities. And two, ING Clarion just announced last month the commitment by VSE Corporation to build a build-to-suit that will also be constructed to a LEED standard. It will be a LEED Gold standard. ING Clarion is demonstrating by their actions and their commitment to the environment an increased energy efficiency. So again, I want to commend them for their efforts. This request has been reviewed by the neighboring association, which is Lewin Park, which is an HOA, and also by the Lee District Land Use Committee. Both have recommended that this request be favorably disposed. And we've also heard from the staff that they support this request. So with that, Mr. Chairman, I'd like to now make a couple of motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 1998-LE-048-3 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF PROFFERS THAT ARE NOW DATED JANUARY 28TH, 2010.

Commissioner Lawrence: Second, with pleasure.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 1998-LE-048-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. I further MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 1998-LE-048-1-3, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1998-LE-048-3.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Discussion? All those in favor of the motion to approve FDPA 1998-LE-048-1-3, subject to the Board of Supervisors' approval of PCA 1998-LE-048-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Lusk.

Commissioner Lusk: Thank you, Mr. Chairman. Two more motions. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE SOUTHERN AND EASTERN BOUNDARIES AND WITHIN METRO PARK IN FAVOR OF THAT SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT AND REFERENCED IN THE PROFFERS.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lusk: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE, PURSUANT TO SECTION 16-401 OF THE ZONING ORDINANCE TO ALLOW A SEVEN-FOOT-TALL WALL IN A FRONT YARD WITH REGARD TO THE PROFFERED FENCE ALONG – excuse me – ALONG THE SOUTHERN BOUNDARY OF THE SITE.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner Sargeant not present for the vote;
Commissioners Hall and Harsel absent from the meeting.)

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