Board Agenda Item
January 12, 2010

3:30 p.m.

Public Hearing on PCA 87-S-023-03 (Costco Wholesale Corporation) to Amend the Proffers for RZ 87-S-023 Previously Approved for Commercial Development to Permit Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.22, Located on Approximately 17.56 Acres Zoned C-6 and WS, Springfield District

and

Public Hearing on SE 2007-SP-001 (Costco Wholesale Corporation) to Permit an Expansion of a Retail Sales Establishment – Large, Located on Approximately 16.05 Acres Zoned C-8 and WS. Springfield District

PCA 87-S-023-03 is located in the northeast quadrant of the intersection of West Ox Road and Lee Highway, Tax Map 56-3 ((1)) 5C and 5D.

SE 2007-SP-001 is located at 4725 West Ox Road, Tax Map 56-1 ((1)) 5C.

PLANNING COMMISSION RECOMMENDATION:
On Thursday, October 29, 2009, the Planning Commission voted unanimously (Commissioner Flanagan absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 87-S-023-03, subject to the execution of proffers consistent with those dated October 7, 2009;

- Approval of SE 2007-SP-001, subject to the Development Conditions dated October 28, 2009, revised as follows:

    - Add the following sentence to Condition 17: "The Zoning Administrator may approve a later date for the completion of the road improvement without requiring an SEA upon demonstration by the applicant that, despite diligent efforts and due to factors beyond the applicant's control, the required road improvements have been delayed."

    - Add a new Condition (renumbering the Conditions as appropriate) to read: "The stormwater management system shall be determined to be adequate by the Department of Public Works & Environmental Services at the time of site plan review."

- Modification of the transitional screening requirement to the east in favor of the existing vegetation as shown on the GDP/SE Plat and waiver of the barrier requirements to the east in favor of the landscape berm shown on the GDP/SE Plat; and

- Waiver of the trail requirement along Lee Highway (Route 29).

ENCLOSED DOCUMENTS:
None. Staff Report previously furnished.

STAFF:
Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
William O'Donnell, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
October 29, 2009
Verbatim Excerpt

PCA 87-S-023-03/SE 2007-SP-001 – COSTCO WHOLESALE CORPORATION

After Close of the Public Hearing

Vice Chairman Alcorn: I will close the public hearing and recognize Commissioner Murphy for action.

Commissioner Murphy: Thank you, Mr. Chairman. The applicant has taken much time to talk to the local community and to our land use committee here out in the Fairfax Center area. And they have worked out all the glitches in this application. And it is simply an application to expand the current Costco Wholesale Corporation's store on Lee Highway and West Ox Road by some 17,404 feet. I want to thank the applicant not only for a good set of development conditions which we worked with the citizens and with the staff, but also for redesigning the front a little bit. One of the things I am after with these big box stores is to make it more pedestrian friendly in front of these stores where trucks and vans and SUVs come up to pick up a husband or a wife who just bought three palm trees and a 52-inch plasma TV and is wheeling them out to put in the back of the car. And they've made it more safe in this area, and I really appreciate that. I'm going to move approval of this application. Before I do I want to enter into the record a letter of support from Windsor Mews Homeowners Association. That is directly behind the Costco Shopping Center and they are particularly pleased with the pedestrian pathway that they're going to have from the community onto the site, which again makes the site more pedestrian friendly. Also, this has the unanimous approval of the Springfield/Fairfax Center Land Use Committee. And I know the applicant would be more thrilled with a recommendation for approval if I took out Development Condition 17, which is to construct a right-turn lane from the site. But this was one of the strong development conditions that the Land Use Committee and I feel should be accomplished by the applicant. It's a very busy site. Not only is Costco there, but there's a –

Commissioner Hart: Home Depot.

Commissioner Murphy: – Home Depot, thank you – and a couple other big stores in that area, some very – a couple popular restaurants, so this is really going to be a great road improvement, so I'm going to move with that development condition. Also I have a clarification that I'm going to add to that development condition that has been suggested by the staff. And in addition to that I will add a new development condition that was suggested by Commissioner Lawrence concerning the stormwater management. This application is in conformance with the Comprehensive Plan and the applicable Zoning Ordinances. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 87-S-023-03, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 7TH, 2009.

Commissioner Litzenberger: Second.

Vice Chairman Alcorn: Any discussion? Oh, sorry. Seconded by Commissioner Litzenberger. Any discussion? All those in favor of approving the motion to recommend approval to the Board of Supervisors of PCA 87-S-023-03, subject to the proffers consistent with those dated October 7th, 2009, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Murphy.

Commissioner Murphy: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2007-SP-001, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 28TH, 2009, AND THE FOLLOWING CORRECTION TO DEVELOPMENT CONDITION 17 TO ADD A SENTENCE:

> "THE ZONING ADMINISTRATOR MAY APPROVE A LATER DATE FOR THE COMPLETION OF THE ROAD IMPROVEMENT WITHOUT REQUIRING AN SEA UPON DEMONSTRATION BY THE APPLICANT THAT, DESPITE DILIGENT EFFORTS AND DUE FACTORS BEYOND THE APPLICANT'S CONTROL, THE REQUIRED ROAD IMPROVEMENTS HAVE BEEN DELAYED."

AND ALSO I WOULD LIKE TO ADD A NEW DEVELOPMENT CONDITION AND HAVE THE DEVELOPMENT CONDITIONS APPROPRIATELY RENUMBERED. In addition, I would like to add – Well, I said that already. And the development condition is:

> "THE STORMWATER MANAGEMENT SYSTEM SHALL BE DETERMINED TO BE ADEQUATE BY DEPARTMENT OF PUBLIC WORKS AT THE TIME OF SITE PLAN REVIEW."

Commissioner Litzenberger: Second.

Vice Chairman Alcorn: Seconded by Commissioner Litzenberger. Any discussion on that motion? All those in favor of recommending to the Board of Supervisors approval of SE 2007-SP-001, subject to the proposed development conditions dated October 28th, 2009, and as amended by Commissioner Murphy tonight, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Murphy.

Commissioner Murphy: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING TO THE EAST IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE GDP/SE PLAT, AND APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS TO THE EAST IN FAVOR OF THE LANDSCAPE BERM SHOWN ON THE GDP/SE PLAT.

Vice Chairman Alcorn: – and waiver of the trail?

William O'Donnell, Zoning Evaluation Division, Department of Planning and Zoning: The trail requirement.

Commissioner Murphy: You didn't put it on this sheet. I have a new sheet. AND A WAIVER OF THE TRAIL REQUIREMENT ALONG LEE HIGHWAY, ROUTE 29.

Commissioner Litzenberger: Second.

Vice Chairman Alcorn: Seconded by Commissioner Litzenberger. All in favor of those three motions as articulated by Commissioner Murphy, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries as well.

//

(The motions carried unanimously with Commissioner Flanagan absent from the meeting.)

JN