

Planning Commission Meeting  
November 5, 1998  
Verbatim Excerpts

PCA-89-D-060 - BOARD OF SUPERVISORS' OWN MOTION/PARK AUTHORITY  
FDPA-89-D-060 - BOARD OF SUPERVISORS' OWN MOTION/PARK AUTHORITY

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Ms. Downer.

Commissioner Downer: Thank you, Mr. Chairman. I'm going to RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA-89-D-060 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 5, 1998, handed out this evening.

Commissioners Hall, Byers, Palatiello: Second.

Chairman Murphy: Seconded by Ms. Hall, Mr. Byers and Mr. Palatiello. Discussion of the motion? All those in favor of the motion --

Commissioner Alcorn: Mr. Chairman, could I ask for a clarification of the motion? Is that the final development plan or the conceptual development plan? This is an FDPA -- is it or not?

Chairman Murphy: Conceptual with the PCA.

Commissioner Alcorn: Okay. Thank you.

Chairman Murphy: All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-89-D-060 and the CDP, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Downer.

Commissioner Downer: We've got some waivers here. I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND (sic) APPROVAL OF FDPA-89-D-060, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF PCA-89-D-060 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Byers, Hall: Second.

Chairman Murphy: Seconded by Mr. Byers and Ms. Hall. Discussion of the motion? All those in favor of the motion to approve FDPA-89-D-060, subject to the Board's approval of the PCA and CDP, say aye.

12/7/98

5:00 p.m. Item - PCA-89-D-060 - BOARD OF SUPERVISORS' OWN MOTION/  
PARK AUTHORITY  
Dranesville District

On Thursday, November 5, 1998, the Planning Commission voted unanimously (Commissioner Koch not present for the votes; Commissioner Harsel absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of PCA-89-D-060 and the conceptual development plan, subject to the execution of proffers consistent with those dated November 5, 1998;
- 2) modification of the transitional screening II requirements on the northern and eastern peripheries, adjacent to the Reflection Lake Subdivision, for the duration of the interim of the athletic field use;
- 3) denial of the requested waiver of the barrier requirement on the eastern periphery of Land Bay 5, adjacent to the Reflection Lake Subdivision;
- 4) waiver of the transitional screening I requirements on the northern periphery of Land Bay 5, adjacent to Land Bay 4, for the duration of the interim athletic field use;
- 5) waiver of barrier requirements A, B, or C, 22 or 24 inch high wall or hedge, on the northern periphery of Land Bay 5, adjacent to Land Bay 4, for the duration of the interim athletic field use.

The Commission also voted unanimously (Commissioner Koch not present for the vote; Commissioner Harsel absent from the meeting) to approve FDPA-89-D-060, subject to the development conditions set forth in Appendix 2 of the staff report and subject to the Board's approval of PCA-89-D-060 and the conceptual development plan.

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

NOV 20 1998

ZONING EVALUATION DIVISION

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Downer.

Commissioner Downer: I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING II REQUIREMENTS, A 35-FOOT WIDE VEGETATED STRIP, ON THE NORTHERN AND EASTERN PERIPHERIES, ADJACENT TO THE REFLECTION LAKE SUBDIVISION, FOR THE DURATION OF THE INTERIM OF THE ATHLETIC FIELD USE.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Downer.

Commissioner Downer: I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUEST TO WAIVE THE BARRIER REQUIREMENT ON THE EASTERN PERIPHERY OF LAND BAY 5, ADJACENT TO THE REFLECTION LAKE SUBDIVISION, BE DENIED.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Downer.

Commissioner Downer: Two more. I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF TRANSITIONAL SCREENING I REQUIREMENTS, 25-FOOT WIDE VEGETATED STRIP, ON THE NORTHERN PERIPHERY OF LAND BAY 5, ADJACENT TO LAND BAY 4, FOR THE DURATION OF THE INTERIM ATHLETIC FIELD USE.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Downer.

Commissioner Downer: I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF BARRIER REQUIREMENTS A, B, OR C, 22 OR 24 INCH HIGH WALL OR HEDGE, ON THE NORTHERN PERIPHERY OF LAND BAY 5, ADJACENT TO LAND BAY 4, FOR THE DURATION OF THE INTERIM ATHLETIC FIELD USE.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(All the motions carried unanimously with Commissioner Koch not present for the votes; Commissioner Harsel absent from the meeting.)

GLW

## **PLANNING COMMISSION APPROVED DEVELOPMENT CONDITIONS**

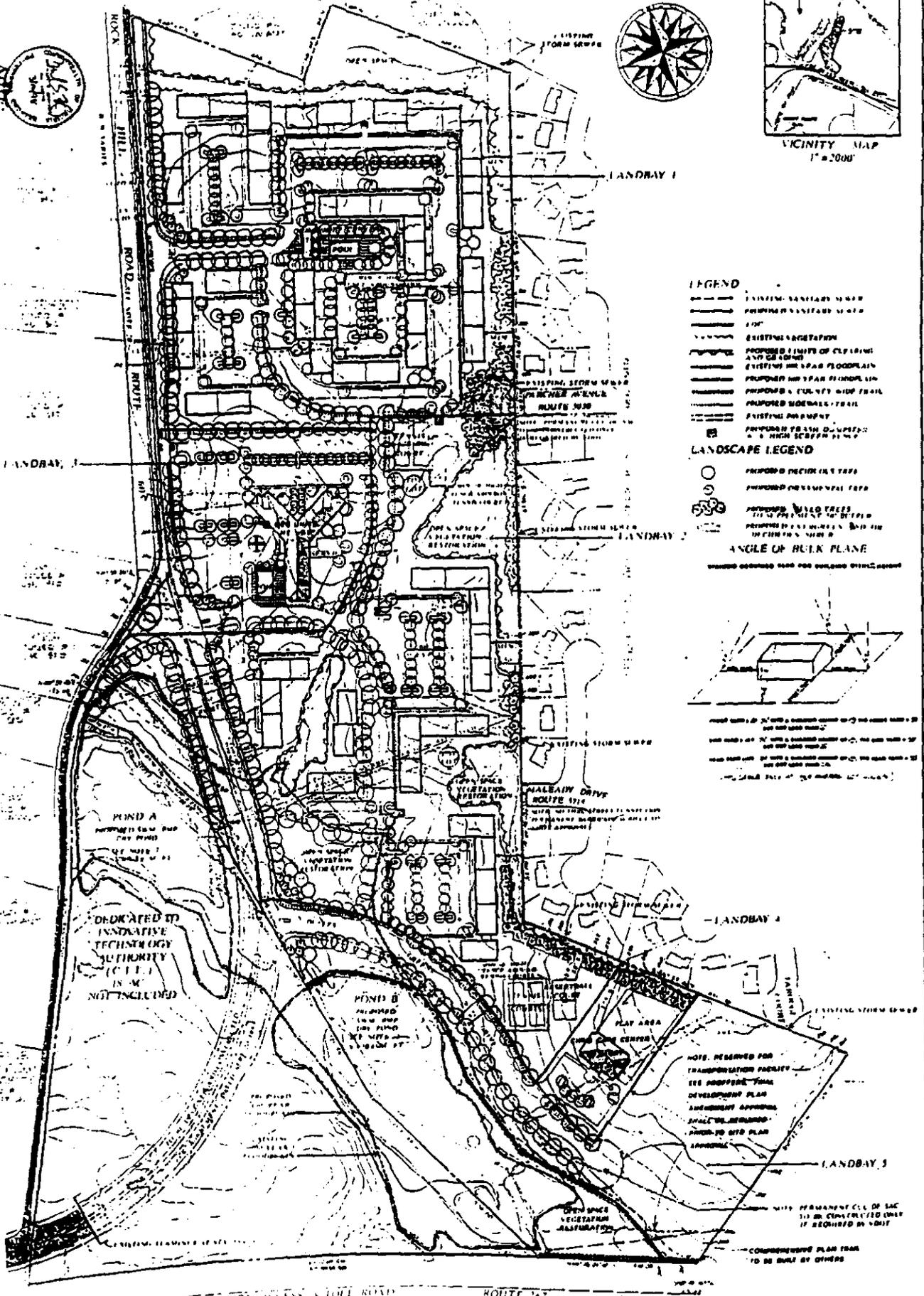
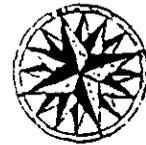
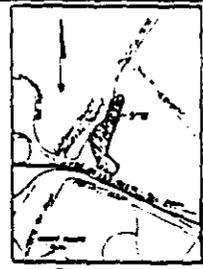
**FDPA 80-D-060**

**OCTOBER 28, 1998**

If it is the intent of the Planning Commission to approve Final Development Plan Amendment Application FDPA 89-D-060 for use as interim athletic fields, located at Tax Map 15-2 ((1)) 8A pt. (Land Bay 5, Dulles Greens), staff recommends that the Planning Commission condition the approval by requiring substantial conformance with the FDPA dated March 6, 1998, as revised through October 15, 1998, and following development conditions. Pursuant to proffers for RZ 80-P-060, an amendment to the FDPA will be required prior to the construction of a transportation facility on Land Bay 5.

1. Existing vegetation shall be supplemented to TS-2 standards along the northern and eastern peripheries of the site, adjacent to the Reflection Lake Subdivision, prior to the interim athletic field use of Land Bay 5, as determined appropriate by the Urban Forester, Department of Public Works and Environmental Services (DPW&ES).
2. Barrier G, consisting of a six-foot high, black-clad, chain-link fence, shall be installed a minimum of twenty-five (25) feet from the northern and eastern property lines prior to the interim athletic field use of the site.
3. A temporary gravel driveway/travelway, associated parking areas, and pathways shall be constructed, as shown on the FDPA, prior to the interim athletic field use of the site.
4. There shall be no lighting of the interim athletic field.

CHRISTOPHER CONSULTANTS, LTD.  
 CERTIFIES THAT THIS IS PART OF  
 THE PLAN SET AND IS A COPY OF THE APPROVED E.D.P.



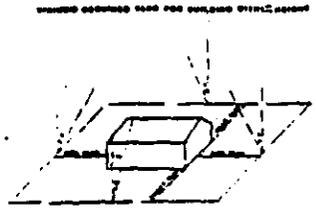
**LEGEND**

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING LANDSCAPE
- PROPOSED LIMITS OF CLEARING AND GRADING
- EXISTING ONE YEAR FLOODPLAIN
- PROPOSED ONE YEAR FLOODPLAIN
- PROPOSED CULTURED SOIL TRAIL
- PROPOSED SIDEWALK/BIKE TRAIL
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED 20' HIGH DRAINAGE WALL

**LANDSCAPE LEGEND**

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED PALM TREE
- PROPOSED SHRUBS AND BUSHES
- PROPOSED PERENNIALS

**ANGLE OF BULK PLANE**



BUILDING SETBACK FROM ROAD SHALL BE 20' UNLESS OTHERWISE SPECIFIED.  
 BUILDING SETBACK FROM ADJACENT PROPERTY SHALL BE 10' UNLESS OTHERWISE SPECIFIED.  
 BUILDING SETBACK FROM WATER SHALL BE 10' UNLESS OTHERWISE SPECIFIED.  
 BUILDING SETBACK FROM UTILITIES SHALL BE 10' UNLESS OTHERWISE SPECIFIED.

DEDICATED TO INNOVATIVE  
 TECHNOLOGY  
 AUTHORITY  
 (C.T.A.)  
 IS NOT INCLUDED

NOTE: RESERVED FOR  
 TRANSPORTATION FACILITY  
 SEE CONCEPTUAL FINAL  
 DEVELOPMENT PLAN  
 AND DEVELOPMENT APPROVAL  
 SHALL BE OBTAINED  
 PRIOR TO SITE PLAN  
 APPROVAL

WITH PERMANENT E.O. OF THE  
 110' OR CONSTRUCTED ONLY  
 IF REQUIRED BY VDOT

CONCEPTUAL PLAN SHALL  
 TO BE BUILT BY OTHERS

10/20/00  
 10/20/00

CONCEPTUAL FINAL DEVELOPMENT PLAN  
**DULLES GREENS**  
 BRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

R/ 89-D-00

**Dewberry & Davis**  
 Architects Engineers Planners Surveyors  
 9400 Arlington Blvd., Fairfax, VA 22031  
 703 849-0100





