WM

Board Agenda Item
September 23, 2002

3:30 p.m. Items – PCA-86-W-001-08 - BOS Own Motion
PCA-86-W-001-09 – Fair Lakes Metropolitan Square II, LLC
FDPA-86-W-001-05-02-01 - Fair Lakes Metropolitan Square II, LLC
CDPA-86-W-001-03 - Fair Lakes Metropolitan Square II, LLC
PCA-86-P-089-05 - Fair Lakes Metropolitan Square II, LLC
FDPA-86-P-089-02 - Fair Lakes Metropolitan Square II, LLC

On Thursday, September 19, 2002, the Planning Commission voted 9-0-1 (Commissioner Alcorn abstaining; Commissioners Moon and Smyth absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA-86-W-001-08, subject to execution of proffers consistent with those dated August 12, 2002;

- Approval of PCA-86-W-001-09, CDPA-86-W-001-03 and PCA-86-P-089-05, subject to execution of proffers consistent with those dated August 27, 2002;

- Approval of FDPA-86-W-001-05-02-01 and FDPA-86-P-089-02, subject to the final development plan conditions dated September 9, 2002; and

- Modification of the transitional screening requirements for the perimeter of the site in accordance with the CDPA/FDPA and waiver of the barrier requirements for the perimeter of the site.

Planning Commission Meeting
September 19, 2002
Verbatim Excerpt

PCA-86-W-001-08 - BOS OWN MOTION
PCA-86-W-001-09 - FAIR LAKES METROPOLITAN SQUARE II, LLC
FDPA-86-W-001-05-02-01 - FAIR LAKES METROPOLITAN SQUARE II, LLC
CDPA-86-W-001-03 - FAIR LAKES METROPOLITAN SQUARE II, LLC
PCA-86-P-089-05 - FAIR LAKES METROPOLITAN SQUARE II, LLC
FDPA-86-P-089-02 - FAIR LAKES METROPOLITAN SQUARE II, LLC

Decision Only During Commission Matters
(Public Hearing was held on September 11, 2002)

Commissioner Murphy: Another item I have for decision only this evening is on six applications which were heard concurrently in the Springfield District on September 11 dealing with Land Bay A which is owned by the Board of Supervisors. The applicant is Fair Lakes Metropolitan Square. This is to construct an upscale home furniture accessory building and it also gives us an opportunity to construct a forensic facility for the Fairfax County Police Department. There were some issues that needed to be resolved and the new Development Conditions which have been agreed upon by the applicant and staff and myself were circulated last night, and also last week there were new proffers that were circulated regarding this application. There were no speakers on this application. It is a straightforward application that is in conformance with the Comprehensive Plan, meets the applicable Zoning Ordinances, and also the Fairfax Center Checklist. Also, this application was presented -- or the series of applications were presented to the Springfield District Fairfax Area Land Use Committee -- I have to say that slowly so I get it all in, and they recommended approval to the Planning Commission. So, therefore, Mr. Chairman, I MOVE TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA-86-W-001-08, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED AUGUST 12, 2002.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch. Any discussion? All in favor of the motion to recommend the Board approve PCA-86-W-001-08, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Motion carried. Mr. Murphy. Mr. Alcorn abstains; not present for the public hearing.

Commissioner Murphy: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA-86-W-001-09, CDPA-86-W-001-03 AND PCA-86-P-089-05, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 27, 2002.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch. Any discussion? All in favor of the motion to recommend the Board approve PCA-86-W-001-09, CDPA-86-W-001-03, PCA-86-P-089-05, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Motion carried. Same abstention. Mr. Murphy.

Commissioner Murphy: And because of the uniqueness of this application and because of how this application came about with the previous applications, the FDP has to be approved by the Board of Supervisors, so this motion is correct. So, therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE FDPA-86-W-001-05-02-01 AND FDPA-86-P-098-02 (sic), SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED SEPTEMBER 9, 2002.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch, but I think we've got some numbers transposed. All in favor of the motion to recommend the Board approve FDPA-86-W-001-05-02-01 and FDPA-86-P-089-02, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Motion carried. Mr. Murphy.

Commissioner Murphy: Thank you. That is a transposition. Thank you very much.

Mr. Chairman, I MOVE TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS FOR THE PERIMETER OF THE SITE IN ACCORDANCE WITH THE CDPA/FDPA AND A WAIVER OF THE BARRIER REQUIREMENTS FOR THE PERIMETER OF THE SITE.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch. All in favor of that motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Alcorn: Abstain.

Vice Chairman Byers: Motion carried. Thank you very much.

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(The motions carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioners Moon and Smyth absent from the meeting.)

LBR