

5:30 P.M. Items - PCA-95-Y-016-2 - STARWOOD CERUZZI II, LLC
RZ-2001-SU-015 - STARWOOD CERUZZI II, LLC
RZ-2001-SU-016 - STARWOOD CERUZZI II, LLC
SEA-95-Y-024 - STARWOOD CERUZZI II, LLC
Sully District

On Wednesday, October 24, 2001, the Planning Commission voted 8-0-1 (Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:

Approval of PCA-95-Y-016-2, subject to execution of the proffers dated September 25, 2001;

Waiver of the service drive requirement along the Route 28 frontage of the site;

Approval of RZ-2001-SU-015, subject to execution of proffers dated September 25, 2001;

Waiver of the minimum open space requirement and approval of an increase in the floor area ratio from .50 to .70;

Approval of RZ-2001-SU-016, subject to execution of proffers dated October 4, 2001;

Waiver of the transitional screening requirement and modification of the barrier requirement to east in favor of the treatment shown on the GDP;

Approval of SEA-95-Y-024, subject to the development conditions dated October 4, 2001 with the following revisions:

In condition #5, change "20 feet" to "12 feet", change "200 square feet" to "140 square feet", change "five" to "six" (to allow signage for six tenants), and delete the last sentence.

Add new condition #16 to read, "Neon shall not be used for ornamentation or signage on the exterior of the buildings."

Add new condition #17 to read, "Adult book stores, adult video stores and massage parlors shall not be permitted."

Waiver of the service drive requirement along the Route 28 frontage of the site.

Planning Commission Meeting
October 24, 2001
Verbatim Excerpts

RZ-2001-SU-016 - STARWOOD CERUZZI II, LLC
RZ-2001-SU-015 - STARWOOD CERUZZI II, LLC
PCA-95-Y-016-2 - STARWOOD CERUZZI II, LLC
SEA-95-Y-024 - STARWOOD CERUZZI II, LLC

Decision Only During Commission Matters
(Public Hearing was held on October 10, 2001)

Commissioner Koch: I have a decision in the Sully District. On October 10th we had a public hearing on an application dealing with a redesign of an approved retail center at the intersection of 28 and 50 in the Sully District. At the time I deferred decision because there was a question about the affidavit. And that problem was taken care of at the Board Monday and we have in our packets tonight a memorandum from Karen Harwood, Deputy County Attorney, dealing with the change to the affidavit procedures. So, having taken care of that, I'm ready to make a motion on that application. The redesign of the approved retail center, I believe, is an improvement in that it incorporates out parcels that previously resulted in an awkward design. It also relocates and cleans up an older industrial use located at Penrose Place. The applicant has worked with staff to develop an efficient and attractive design with extensive landscaping and pedestrian amenities. The applicant had also agreed to dedicate a significant EQC area to the Park Authority which will help create a stream valley network in this area. All these changes should result in a high quality retail and restaurant center to serve the western portion of Fairfax County. The applicant worked closely with the Western Fairfax County Citizens Association and that organization, the Land Use Committee, basically agreed with what was being proposed; however, they had three problem areas. Number one, they thought that the sign that was being proposed -- and actually was approved in the initial application was 20 feet high -- and they thought that was too high and they requested that the applicant bring the sign down to 12 feet. And the applicant has agreed to do that. They also thought that the 200 square foot sign was much too large. And after extensive negotiations with the applicant, they have agreed to reduce the sign square footage to 140 square feet. And considering this application covers a site that is 50 acres in size and will have several major users, I think that is an acceptable compromise. So, Mr. Chairman, I'm going to go with the conditions that are dated October 4th and I'm going to make three very minor changes. I'd just like to mention the three changes. In Condition 5, I'm going to reduce the size and the height of the sign. And I'm going to add a condition that prohibits the use of neon lighting on the outside of the buildings. And one other condition, Number 17, I'm going to add which restricts the uses of the center so that you won't have massage parlors or adult films or anything like that. With that, Mr. Chairman, I have quite a few motions. I would like to **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-Y-016-2, SUBJECT TO THE PROFFERS DATED SEPTEMBER 25, 2001.**

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of the motion to recommend the Board approve PCA-95-Y-016-2, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries.

Commissioner Palatiello: Mr. Chairman?

Vice Chairman Byers: Mr. Palatiello.

Commissioner Palatiello: I recused myself during the public hearing due to a conflict of interest and I am abstaining from any participation in these votes.

Vice Chairman Byers: Okay. Mr. Palatiello abstains. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 28 FRONTAGE OF THE SITE.

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of the motion to waive the service drive requirement, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch.

Commissioner Koch: I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-015, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 25, 2001.

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of the motion the Board approve RZ-2001-SU-015, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch. Mr. Palatiello abstains on each one of these.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE MINIMUM OPEN SPACE REQUIREMENT AND APPROVAL OF AN INCREASE IN THE FAR FROM .50 TO .70.

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of that motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch. Mr. Palatiello abstains.

Commissioner Koch: I move that the Planning Commission recommend approval of RZ-2001-SU-016, subject to the execution of proffers dated October 4, 2001 and -- that's all of that one.

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of the motion the Board approve RZ-2001 --

Commissioner Koch: I'm sorry. I didn't finish that motion. Let me repeat that.

Vice Chairman Byers: All right. We'll start over again.

Commissioner Koch: All right. I move the Planning Commission recommend approval of RZ-2001-SU-016, subject to the execution of proffers dated October 4, 2001 and that the Planning Commission recommend to the Board of Supervisors approval of the waiver -- no, they're two different motions. See that, Mr. Chairman? Let's just go with -- what do you want to do?

Vice Chairman Byers: Well --

Commissioner Koch: Let's start with -- I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-SU-016, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 4, 2001. That's all. That's it. Period.

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of the motion to recommend the Board approve RZ-2001-SU-016, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch.

Commissioner Koch: Now, I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A MODIFICATION OF THE BARRIER REQUIREMENT TO THE EAST IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP.

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of the motion to recommend the Board approve the waivers and modifications, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch.

Commissioner Koch: I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-95-Y-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2001, WITH THE FOLLOWING CHANGES:

CONDITION 5, WE'LL CHANGE THE 20 FEET TO 12 FEET AND THE SQUARE FOOTAGE FROM 200 SQUARE FEET TO 140 SQUARE FEET. AND IN THE NEXT TO THE LAST LINE, WE'RE GOING TO CHANGE THE 5 TO 6, ALLOWING THEM TO HAVE SIX INDIVIDUAL TENANTS LOCATED ON THE SIGN. AND REMOVE THE LAST SENTENCE.
"Consistent lettering treatment shall be provided for all lettering on the sign."
will be deleted because Target and Home Depot want to use their logos and that wouldn't fit that condition, so I'll take that last sentence out.

AND ADD CONDITION 16: "NEON SHALL NOT BE USED FOR ORNAMENTATION OR SIGNAGE ON THE EXTERIOR OF THE BUILDINGS."

AND CONDITION 17: "ADULT BOOK STORES, ADULT VIDEO STORES AND MASSAGE PARLORS SHALL NOT BE PERMITTED."

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. All in favor of that lengthy motion as articulated by Mr. Koch, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Mr. Koch.

Commissioner Koch: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 28 FRONTAGE OF THE SITE.

Commissioner DuBois: Second.

Vice Chairman Byers: Seconded by Ms. DuBois. Any discussion? All in favor of the motion the Board approve a waiver of the service drive requirement, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Thank you very much. Is there any other -- Oh, I would point out that Mr. Palatiello abstains on each one of those motions.

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(Each motion carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.)

GLW