

1/8/96

4:30 p.m. Item - SE-95-P-050 - CITY OF FALLS CHURCH
Providence District

On Thursday, November 2, 1995, the Planning Commission voted unanimously (Commissioner Downer not present for the votes; Commissioner Hartwell absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to SE-95-P-050:

- 1) approval of SE-95-P-050, subject to the proposed development conditions amended as follows:
 - modify Condition #6 to change "sites" to "site's";
 - modify Condition #7 to indicate that an easement be granted for a trail to be constructed to appropriate standards once there is a connecting trail.
- 2) modification of the transitional screening and barrier requirements for the north, south, east, and west property boundaries, subject to the proposed development conditions noted on the plat.

Planning Commission Meeting
November 2, 1995
Verbatim Excerpts

SE-95-P-050 - CITY OF FALLS CHURCH

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Coan.

Commissioner Coan: Mr. Chairman, I'd like to ask the staff for a comment on the request of the applicant with respect to the trail matter in Condition Number 7.

Ms. Phyllis Wilson: We can tell you that a trail in the Comprehensive Plan -- in the Comprehensive Trail Plan shows a trail in that area. Presently, there are none. This is directly located near the bridge that crosses over 66 and from our standpoint it -- if the Comprehensive Trail Plan requires a trail, we ask for it.

Commissioner Coan: In other words, you are asking that the applicant construct something which will end and stop at the bridge and a couple hundred yards down the road?

Ms. Wilson: At this point, perhaps that is true. However, the Comprehensive -- in the Comprehensive Trails Plan, it joins a bigger network at this point. That would be the only -- or the first section to go in and we'd be hoping to get others to fill in the network.

Commissioner Coan: If the City sells this -- the lot that they have cut off from the substation, would that be -- would that require a further visit to this body and to the Board to -- to enable that to take place -- to build a house on that lot?

Ms. Wilson: No, sir. When the lot is subdivided, that lot will meet all the requirements of a residential lot in an R-1 district, so that will be -- that will come in with the building permit and that will be the end of it.

Commissioner Coan: There's no site plan required or anything like that?

Ms. Wilson: Not --

Commissioner Coan: No approval -- approval?

Ms. Wilson: Not a site plan on that one (1) lot. There's no special exception approval required, however, all the other permits and plans that would be required to build a house on a lot in Fairfax County would be required.

Commissioner Coan: And please excuse my ignorance, but when we talk about a trail, do we mean sidewalk?

Ms. Wilson: Sidewalks have fulfilled the trail requirement.

Commissioner Coan: What do we define as a trail?

Ms. Wilson: At some points in time, on the Plan, it is a sidewalk; some other times it's an eight (8) foot easement. I noticed that our report really doesn't delineate what type of trail is required at this particular location.

Commissioner Coan: Nor the width, nor the materials, nor anything else.

Ms. Wilson: No.

Commissioner Coan: Does -- how does the land get -- in other words if the trail has to be constructed, is it constructed with an easement or is constructed -- I mean is this easement being granted -- is it required that this easement be granted at this time or if there's no trail, would the easement still be granted or be required? I am sorry, but I'm, as you know, new here and trail to me means something through the woods and a sidewalk means something that people walk along the road on.

Ms. Donna McNeally: What we would like to see and what we've achieved in the past, is the applicant will indeed have an easement and construct a trail or the walkway. The trail, in this case, meaning walkway.

Commissioner Coan: Why don't we just let them provide the easement and have it built at some time in the future?

Ms. McNeally: We have had development conditions in the past which provided for the trail at such time as the connecting portions of the trail are constructed.

Commissioner Coan: So we could provide that the easement be granted at this time and be constructed at such time in the future as there is a connection to it.

Ms. McNeally: We could do that.

Commissioner Coan: That sounds reasonable.

Commissioner Sell: Mr. Chairman?

Chairman Murphy: Mr. Sell.

Commissioner Sell: Is this a Comprehensive Plan identified trail?

Ms. McNeally: Yes, it is.

Commissioner Sell: Okay. Then our normal procedure would be if it is on the Plan, to build the trail -- that section of the trail on your property.

Ms. McNeally: That's correct.

Commissioner Sell: And that's what the staff is asking for, in this case, and you would build a trail to the specifications of the Public Facilities Manual, I presume.

Ms. McNeally: That's correct.

Commissioner Sell: Okay. That's what I want to support.

Commissioner Coan: Well. Mr. Chairman, I would like to MOVE THAT SE-95-P-050 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS WITH TWO (2) AMENDMENTS:

- ONE, THAT IN CONDITION NUMBER 6, THAT THE WORD "SITE" BE MADE POSSESSIVE INSTEAD OF PLURAL;
- AND SECONDLY, IN CONDITION NUMBER 7, THAT THE TRAIL -- THAT AN EASEMENT BE GRANTED FOR A TRAIL AND THAT IT BE CONSTRUCTED TO THE APPROPRIATE STANDARDS UPON THERE BEING A CONNECTING TRAIL AS DESCRIBED BY STAFF.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Is there a discussion of the motion?

Commissioner Sell: Mr. Chairman?

Chairman Murphy: Mr. Sell.

Commissioner Sell: The motion does not get the trail constructed, is that correct?

Commissioner Coan: At this time. But it does provide for it to be constructed --

Commissioner Sell: Who would -- who would construct it?

Commissioner Coan: The owner.

Commissioner Sell: It's the City of Falls Church, so you're just putting off the construction until the trail network is in place.

Commissioner Coan: That's correct.

Commissioner Sell: But the City of Falls church would still be responsible for that.

Commissioner Coan: That's correct.

Commissioner Sell: That's fine. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE-95-P-050, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you --

Commissioner Coan: Mr. Chairman, I have another motion.

Chairman Murphy: Oh, I'm sorry. Mr. Coan.

Commissioner Coan: I -- I MOVE THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THE NORTH, SOUTH, EAST AND WEST PROPERTY BOUNDARIES BE MODIFIED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS -- and I believe as spelled out on the site plan -- ON THE PLAT.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you, very much.

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(The motions carried unanimously with Commissioner Downer not present for the votes; Commissioner Hartwell absent from the meeting.)

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