

Board Agenda Item
November 16, 2010

3:30 p.m.

Public Hearing on RZ 2010-LE-005 (Jennings Business Park, LLC) to Rezone from R-1 and R-3 to C-8 to Permit Commercial Development with an Overall Floor Area Ratio of .04. Located on Approximately 64.53 Acres, Lee District

and

Public Hearing on SE 2010-LE-009 (Jennings Business Park, LLC) to Permit Commercial Development, Located on Approximately 23.17 Acres, Zoned C-8, Lee District

The application property is located on the E. side of Loisdale Rd. and W. of CSX Railroad Tracks and S. of Loisdale Park Tax Map 90-4 ((1)) 6A and 7.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, November 3, 2010, the Planning Commission voted unanimously (Commissioner Harsel not present for the votes; Commissioner Alcorn absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of RZ 2010-LE-005, subject to execution of proffers consistent with those dated October 28, 2010;
- Approval of SE 2010-LE-009, subject to the Development Conditions dated October 26, 2010;
- Waiver of the barrier requirement along the northern property line on parcel 7 in favor of that shown on the SE Plat;
- Waiver of the minor trail requirement; and
- Waiver of the frontage improvements.

ENCLOSED DOCUMENTS:

Attachment 1 - Verbatim

Staff Report previously furnished and available online at
<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4332469.PDF>

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
Brenda Cho, Staff Coordinator, Zoning Evaluation Division, DPZ

RZ 2010-LE-005/SE 2010-LE-009 – JENNINGS BUSINESS PARK, LLC

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I'd like to thank the speaker this evening for coming. As we have heard from staff and the applicant, this request is to rezone approximately 64 acres along Loisdale Road to the C-8 District, the land that was previously an unregulated landfill. The concurrent SE request is to allow a 90,000 square feet auto dealership on the land. These applications enjoy the support from both staff and the Lee District Land Use Committee. Therefore, Mr. Chairman, I have a few motions to make this evening. Number one, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2010-LE-005, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE NOW DATED OCTOBER 28, 2010.

Commissioners Sargeant and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2010-LE-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-LE-009, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED OCTOBER 26, 2010.

Commissioners Flanagan and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Mr. Sargeant. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2010-LE-009, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING

WAIVERS: WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY LINE ON PARCEL 7, IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioners Sargeant and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Flanagan. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVER OF THE MINOR TRAIL REQUIREMENT.

Commissioners Sargeant and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Flanagan. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And my final motion, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE FRONTAGE IMPROVEMENTS.

Commissioners Sargeant and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Flanagan. Discussion? All those in favor, say aye.

Commissioners: Aye.

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

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

KAD