

7/26/99

4:30 p.m. Item - RZ-1999-SU-005 - WINCHESTER HOMES, INC.  
Sully District

On Wednesday, June 23, 1999, the Planning Commission voted 9-0-2 (Commissioner Coan and Murphy abstaining; Commissioner Alcorn not present for the vote) to recommend to the Board of Supervisors approval of RZ-1999-SU-005 and the conceptual development plan, subject to the execution of proffers consistent with those dated June 2, 1999.

The Commission also voted 8-1-2 (Commissioner Wilson opposed; Commissioners Coan and Murphy abstaining; Commissioner Alcorn not present for the vote) to recommend to the Board of Supervisors a waiver of the 600-foot limitation on the length of private streets.

On Thursday, June 24, 1999, the Planning Commission voted 8-0-2 (Commissioners Coan and Murphy abstaining; Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting) to approve FDP-1998-SU-005, subject to the Board of Supervisors' approval of RZ-1999-SU-005 and conceptual development plan, and subject to the development conditions dated June 24, 1999.

Planning Commission Meeting  
June 23, 1999  
Verbatim Excerpts

RZ-1999-SU-005 - WINCHESTER HOMES, INC.  
FDP-1999-SU-005 - WINCHESTER HOMES, INC.

Decision Only During Commission Matters  
(Public Hearing held on June 16, 1999)

Commissioner Koch: On June 16th, we held a public hearing for a rezoning by Winchester Homes. At the public hearing, a number of citizens spoke of their concerns. On June 21, 1999, a meeting was held with the residents of Fair Lakes Court to address issues raised at the public hearing. The applicant has made revisions to the FDP and GDP and proposed new development conditions to address their concerns that could be addressed. The applicant has agreed to add landscaping adjacent to Fair Lakes Court that is more substantial than is typically required in the Fairfax Center area. They also address concerns for warning signs and painted pedestrian crosswalks. In addition, they agreed to conditions that preclude any future internal interparcel access between Fair Lakes Court and the Winchester property and agreed to additional off-site landscaping in certain areas. Finally, they agreed to shift the ADUs westward so that there is more potential for tree save area in that area. In our packets tonight, we received a letter from Eric Statton, who lives in the Fair Lakes Court, and his letter makes it clear that they're still not satisfied. However, it is my opinion that the applicant has addressed all concerns that can be addressed. The citizens were very thorough. They had a very long list of concerns and it's my opinion that the added conditions will address the conditions -- or the issues that can be addressed. I would like to take a few seconds to state some of the reasons this application should be approved. You may recall that Mr. McDermott explained in great detail the burdens placed on his client. I will not burden you with a reiteration of all of the burdens, but I feel that some deserve to be mentioned before I make my motion. The application is an assemblage of ten properties which include the last undeveloped parcels in this area. Overall, approximately 49 percent will remain in open space, which is 20 percent more than required in the PDH-8 District. The applicant is dedicating approximately 6.3 acres of land to the County for passive park land and another half acre to be added to an existing park. In addition to the more than \$100,000 contribution to the Fairfax Center Road Fund, the applicant will complete two important sub-regional links in the Fairfax Lake area road network that are called for in the Comp. Plan. These improvements represent at least \$1.3 million in transportation improvements, including the road fund contribution. This is a tremendous investment for a development of only 116 market rate townhouses at a density well below the maximum permitted in the Comprehensive Plan. Mr. Chairman, I'm going to -- there are three motions that need to be made and I'm going to make two of them so this can move forward to the Board; however, in view of the facts that I got from the citizens, which I honestly have not had a chance to more than skim over, I'm going to defer making a decision on the FDP (sic) until tomorrow night. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-SU-005 AND THE CONCEPTUAL PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 2, 1999.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. 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-1999-SU-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Coan: Mr. Chairman, I abstain. I was not present for the public hearing.

Chairman Murphy: Mr. Coan abstains and the Chair abstains. I was not present, nor did I watch it. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD A WAIVER OF THE 600-FOOT LIMITATION OF THE LENGTH OF PRIVATE STREETS.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Wilson: No.

Commissioner Coan: Abstain.

Chairman Murphy: Motion carries. Ms. Wilson votes no; Mr. Coan and the Chair abstain. Mr. Koch.

Commissioner Koch: Mr. Chairman, I MOVE THAT WE DEFER DECISION ON RZ-1999-SU-005, LEAVING THE RECORD OPEN FOR --

Chairman Murphy: FDP.

Commissioner Koch: Oh, FDP. FDP-1999-SU-005, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, UNTIL TOMORROW which is JUNE 24, 1999.

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?

Commissioner Coan: Abstain.

Chairman Murphy: Motion carries.

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(The first motion carried by a vote of 9-0-2 with Commissioners Coan and Murphy abstaining; Commissioner Alcorn not present for the vote.)

(The second motion carried by a vote of 8-1-2 with Commissioner Wilson opposed; Commissioners Coan and Murphy abstaining; Commissioner Alcorn not present for the vote.)

(The third motion carried by a vote of 9-0-2 with Commissioners Coan and Murphy abstaining; Commissioner Alcorn not present for the vote.)

GLW

Planning Commission Meeting  
June 24, 1999  
Verbatim Excerpts

FDP-1999-SU-005 - WINCHESTER HOMES, INC.

Decision Only During Commission Matters  
(Public Hearing held on June 16, 1999)

Commissioner Koch: Mr. Chairman, last night we forwarded the Winchester rezoning request to the Board of Supervisors with the recommendation for approval. I deferred our action on the FDP to have an opportunity to review Mr. Stanton's memo, which we all received last night, and to allow some final revisions to some proposed development conditions. Since the public hearing on June 16, and a meeting with the citizens at Fair Lakes Court on June 21, five additional development conditions, numbered 8-12, have been added to address additional buffering, tree preservation, interparcel access and pedestrian safety on Field Brigade Road. I believe that these conditions address the concerns raised that can be addressed. I'd like to draw attention to Condition No. 12 which addresses a 30 foot diameter black walnut tree, I believe, that was just recently pointed out to us, and we felt that it was very important that this tree be saved. We believe that Condition No. 12 will, in fact, save this specimen tree. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-005, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-SU-005 AND THE CONCEPTUAL DEVELOPMENT PLAN, AND FURTHER SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 24, 1999 AS PROPOSED BY STAFF AND AGREED TO BY THE APPLICANT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve FDP-1999-SU-005, subject to the Board's approval of the rezoning and conceptual development plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Coan: Abstain.

Chairman Murphy: Motion carries. Mr. Coan abstains. The Chair abstains.

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(The motion carried by a vote of 8-0-2 with Commissioners Coan and Murphy abstaining; Commissioner Downer not present for the vote; Commissioner Alcorn absent from the meeting.)

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