Planning Commission Meeting
February 9, 2011
Verbatim Excerpt

RZ 2010-SP-012 – WESTBROOK PROPERTY, LLC
FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC

Decision Only During Commission Matters
(Public Hearing held on February 3, 2011)

Commissioner Murphy: Mr. Chairman?

Vice Chairman Alcorn: Yes, Mr. Murphy.

Commissioner Murphy: I have a decision only in the Springfield District for an application that we heard a week ago or so. It's RZ 2010-SP-012 and FDP 2010-SP-012. This is a straightforward rezoning application in the Springfield District. And according to staff analysis and I concur with that, it's in conformance with the Comprehensive Plan. It's in conformance with the applicable Zoning Ordinances. It's in conformance with the P-District Standards and the Residential Development Criteria. We had a couple questions come up at the public hearing regarding the tree cover and that's going to be addressed in a motion I will make, which staff is supporting and so is - - and so - - the Urban Forester is also supporting it. The main contentious issue with the citizens was the proposal to connect Lincoln Drive with Autumn Willow Drive to form a circulation pattern through this part of town up to Stringfellow Road. They now experience at the end of Lincoln Drive a temporary cul-de-sac, which has been in place for a long time, and as we all know temporary cul-de-sacs are just that, they are temporary cul-de-sacs that will be destroyed and repaved as a road when the road connects from, in this case, Lincoln Drive to Willow - - Autumn Willow Drive. That plan for this road to be connected has been on the Comprehensive Plan since 1991. And as I've explained to the citizens the only way you can get rid of that language in the Plan is to do it with an Out-of-Turn Plan Amendment or a Plan Amendment during one of our normal Area Plans Review cycles. But quite frankly, I've also told them that notwithstanding any motion I might make on that Plan Amendment to take this road out of the Plan or Mr. Herrity might make, the Board of Supervisors in this - - the Twentieth Century, is not in the habit of taking roads off the Plan. We went through that many, many years ago when there was an effort to stop development in Fairfax County, and the feeling was if you take a road off the Plan it's going to stop development. And so they took a lot of roads off the Plan and they took a lot of Plan language out of the Plan, which would widen already existing roads as time went on. And this was all to stop development. And look what happened, those roads came off the Plan and we are now at 1,200,000 people in Fairfax County. So stopping development by taking roads off the Plan did not work. And we suffered from that because some of those roads never went back on the Plan like the old Monticello Freeway. Having said that, this road connection I don't think is going to be as horrendous as the citizens make it out to be. I think this is going to form a circulation pattern within this part of town that's going to alleviate some of the congestion and some of the traffic going out with the one entrance from this community onto Stringfellow Road and one connection to Stringfellow Road from the Autumn Willow Drive. So, I am going to move that that - - obviously that that in this context of approving the application that this road will be connected, the temporary cul-de-sac will be just

that, it will come down, it will be part of a new Lincoln - - Lincoln Drive to connect with Autumn Willow Drive. So therefore, Mr. Chairman - - and I've also - - I want to call the Commission's attention to the Proffer 6C, which deals with traffic-calming measures which we're going to put in the proffers to hope to alleviate some of the citizens' concerns that when this road is connected, it will become a speedway. I've been told by other citizens in the area who are not objecting to this but don't live on Lincoln Drive that right now people drive through that community very quickly. So, with this connection, with some traffic-calming devices, we hope that that particular issue is addressed. And as I suggested at the public hearing, it would be good for these people to have some sort of Neighborhood Watch program to advise their neighbors that it's not a good idea in this residential community to drive at rapid speeds on roads that just can't handle that kind of speed. So this proffer deals with a traffic-calming device, which calls for a three-way stop sign at the intersection of Lincoln Drive Extended and the proposed cul-de-sac street referred to in the proffer, which is above C, which would be 6A. It also - - I'm also going to make a motion to add at the end of the regular motions to add a condition to the Final Development Plan, which will address if VDOT, which has the final say-so on this matter, does not think - - rejects the proposal to put in a three-way stop sign, we're suggesting, and the applicant agrees to this, that there is another traffic-calming measure that should be introduced. So having said that, Mr. Chairman, I move the Planning Commission recommend - - oh by the way, this has the endorsement of the Springfield Fairfax Center Land Use Committee. And also I want to say parenthetically the applicant has agreed to provide extra trees and buffer for Mr. Yi on a property that abuts the - - abuts the subject property, and we can put that on the record that they do agree to do that. So therefore, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2010-SP-012, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 2, 2011.

Commissioner Hall: Second.

Vice Chairman Alcorn: Seconded by Commissioner Hall. Any discussion on that motion? All those in favor of recommending that the Board of Supervisors approve RZ 2010-SP-012, subject to the proffers dated February 2nd, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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

Vice Chairman Alcorn: Mr. Sargeant abstains, not present for the public hearing. Mr. Murphy.

Commissioner Murphy: Mr. Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDP 2010-SP-012, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE REZONING RZ 2010-SP-012, AND SUBJECT TO THE DEVELOPMENT CONDITION NUMBER 1, WHICH WILL READ, "SHOULD VDOT NOT APPROVE THE THREE-WAY

STOP SIGN IN PROFFER 6C, THE APPLICANT SHALL PROVIDE, SUBJECT TO VDOT APPROVAL, CENTER LINE MARKING, PLUS STRIPING AND SIGNING FOR EAST-WEST BICYCLE LANES ON AUTUMN WILLOW DRIVE BETWEEN THE RECREATION AREAS AT STRINGFELLOW ROAD AND THE PROPOSED PARK ENTRANCE OPPOSITE THE APPLICANT'S PROPOSED CUL-DE-SAC. THE MARKINGS AND SIGNING SHALL BE INSTALLED PRIOR TO OPENING THE AUTUMN WILLOW DRIVE/LINCOLN DRIVE SEGMENT OF THE ROADWAY ON THE APPLICANT'S PROPERTY, EXCEPT THAT IF PERMITTED BY VDOT, FINAL STRIPING OF THE ON-SITE SEGMENT MAY BE DEFERRED UNTIL FINAL SURFACING OF THE ROADWAY."

Commissioner Hall: Second.

Vice Chairman Alcorn: Seconded by Commissioner Hall. Any discussion on that motion? All those in favor of approving FDP 2010-SP-012, subject to the development condition - -?

Commissioner Murphy: Development condition.

Vice Chairman Alcorn: - - development condition as articulated by Commissioner Murphy, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Sargeant: Mr. Chairman, abstain, not present for the public hearing.

Vice Chairman Alcorn: Same abstention. Thank you, Mr. Sargeant. Mr. Murphy.

Commissioner Murphy: Okay. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE Department of - - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO GRANT A THREE PERCENT DEVIATION FROM THE TREE PRESERVATION TARGET AREA REQUIRED IN THE PFM SECTION 12-0507.1, AND THAT THE APPLICANT CONTINUE TO WORK WITH THE URBAN FOREST MANAGEMENT STAFF TO PROVIDE ADDITIONAL TREE SAVE AREAS AND PLANTING AT THE TIME OF SUBDIVISION PLAN.

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion on that motion? All those in favor of that motion, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Sargeant: Abstain.

Vice Chairman Alcorn: Same abstention. Mr. Murphy.

Commissioner Murphy: Thank you very much. I want to thank Suzi Zottl for all the really hard work - - it was sort of ping pong ball there at the end going back and forth, and also the applicant and his attorney, thank you very much, Mr. McDermott, we appreciate it.

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(The motions carried by votes of 10-0-1 with Commissioner Sargeant abstaining; Commissioner Harsel absent from the meeting.)

KAD