

6/5/00

4:30 p.m. Item – RZ-2000-LE-011 – MDP BUCKMAN LLC
Lee District

On Thursday, June 1, 2000, the Planning Commission voted 10-0-1 (Commissioner Byers abstaining and Commissioner Downer absent from the meeting) to recommend that the Board of Supervisors take the following actions on application RZ-2000-LE-011:

- Approve RZ-2000-LE-011, subject to execution of proffers consistent with those dated May 17, 2000;
- Modify the transitional screening requirement and waive the barrier requirements along the north, east and west property lines to that shown on the generalized development plan (GDP) and included in the proffers;
- Modify the Richmond Highway and Buckman Road streetscape and trail requirements to that shown on the GDP and included in the proffers;
- Waive the service drive requirement along Richmond Highway in lieu of the proposed interparcel access depicted on the GDP;
- Direct the Department of Environmental Services and Public Works to forward the final site plan to the Lee District Planning Commissioner for review and comment prior to issuance of a final site permit.

By a vote of 9-0-2 (Commissioners Byers and Harsel abstaining and Commissioner Downer absent from the meeting), the Planning Commission also recommended that the Board take the following actions:

- Waive the Comprehensive Plan dedication requirement for Richmond Highway and Buckman Road along the northern portion of the site in lieu of the right-of-way dedication and construction of frontage improvements shown on the GDP and included in the proffers;
- Waive the Comprehensive Plan requirement for dedication and frontage improvements on Buckman Road along the southern portion of the site in lieu of an escrow of funds by the applicant.

Planning Commission Meeting
June 1, 2000
Verbatim Excerpts

RZ-2000-LE-011 - MDP BUCKMAN LLC

After Close of the Public Hearing

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

Commissioner Kelso: Mr. Chairman, RZ-2000-LE-011, by MDP Buckman LLC, seeks to rezone an assemblage of property of 8.86 acres in the Richmond Highway Corridor from C-8 and R-2 to the C-3 category for the construction of a new South County Government Center as allowed and provided for in the Comprehensive Plan which we approved two years ago through the APR process. The applicant has been working very closely with our Land Use Committee, the SFDC, numerous community groups, staff and me over the past several months to address all of our concerns for this project. This project is a unique venture between the County and the developer to provide a new facility for consolidated human services and other related services in the southeastern area of Fairfax County. The proposal we are recommending tonight directly responds to the urban design and revitalization objectives as described in the Comprehensive Plan and will set the standard for new development along Richmond Highway. Associated with this application is a significant contribution toward blight abatement of vacant buildings in the corridor and a tandem agreement for the development of an additional Class A office facility on the county-owned parcel further to the north at Beacon Hill. Staff has carefully reviewed the application, has no issues outstanding, and recommends approval. Our Lee District leadership is very pleased by the cooperative spirit this applicant entered into with us to address all of our concerns. Our Lee District Transportation and Land Use Council has met with the applicant on numerous occasions and has voted unanimous and enthusiastic acceptance of the proposal as presented to us tonight. Therefore, Mr. Chairman; I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-LE-011, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 17, 2000.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. 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-2000-LE-011, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains. Mr. Kelso.

Commissioner Kelso: The applicant has worked closely with the adjoining Chateauf townhouses to assure proper screening of their residences by retaining and supplementing the existing tree area along their common line. The existing Kinder-Care to the west and the restaurant to the south were treated by a similar design as depicted in the generalized development plan. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTH, EAST AND WEST PROPERTY LINES TO THAT SHOWN ON THE GDP AND NOTED IN THE PROFFERS.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains. Mr. Kelso.

Commissioner Kelso: The applicant and staff have worked closely together to provide the new streetscape and highway frontage improvements along Richmond Highway to be in full compliance with the recommendations of our recently approved standards as depicted in the Richmond Highway Revitalization Plan adopted and included in the Comprehensive Plan. In addition, through close coordination with the Urban Forestry Division, an existing stand of specimen trees along Richmond -- along Buckman Road has been preserved. Therefore, the following two motions recommending modifications and waivers are in order. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE RICHMOND HIGHWAY AND BUCKMAN ROAD STREETScape AND TRAIL REQUIREMENTS BE MODIFIED TO THAT SHOWN ON THE GDP AND AS NOTED IN THE PROFFERS.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains. Mr. Kelso.

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COMPREHENSIVE PLAN DEDICATION REQUIREMENT FOR RICHMOND HIGHWAY AND BUCKMAN ROAD ALONG THE NORTHERN PORTION OF THE SITE BE WAIVED IN LIEU OF THE RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF FRONTAGE IMPROVEMENTS AS SHOWN ON THE GDP AND AS NOTED IN THE PROFFERS.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Byers and Harsel: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains; Mrs. Harsel abstains. Mr. Kelso.

Commissioner Kelso: Mr. Chairman, the preservation of the existing trees along Buckman Road, albeit very desirable, may become problematic as the area grows in the future. To address this possibility, the applicant has escrowed funds for these possible future improvements. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COMPREHENSIVE PLAN REQUIREMENT FOR DEDICATION AND IMPROVEMENTS OF BUCKMAN ROAD BE WAIVED ALONG THE SOUTHERN PORTION OF THE SITE IN LIEU OF AN ESCROW OF FUNDS BY THE APPLICANT.

Commissioners Alcorn and Koch: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Byers and Harsel: Abstain.

Chairman Murphy: Motion carries. Mrs. Harsel and Mr. Byers abstain. Mr. Kelso.

Commissioner Kelso: With the extensive improvement of the frontage along Richmond Highway in accordance with the VDOT Route 1 Plan, the service drive, partially existing and recommended, is no longer valid. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY BE WAIVED IN LIEU OF THE PROPOSED INTERPARCEL ACCESS DEPICTED ON THE GDP.

Commissioner Alcorn: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains.

Commissioner Kelso: Mr. Chairman, our Lee District Council would appreciate an opportunity to review the final site plan prior to development to assure that all conditions and understandings are incorporated. Therefore, I MOVE THAT THE PLANNING COMMISSION ADVISE THE SITE PERMIT SECTION OF DPW&ES THAT THE FINAL SITE PLAN BE PROCESSED TO THE LEE DISTRICT PLANNING COMMISSIONER FOR REVIEW AND COMMENT PRIOR TO ISSUANCE OF FINAL SITE PERMIT.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains.

Commissioner Kelso: Mr. Chairman, during our deliberations, a concern was raised by our Lee District Council that an entry canopy be included in the design for inclement weather protection of the elderly arriving at the facility. The applicant and Capital Facilities staff of DPW&ES have agreed to investigate this request and include such if possible. I would ask

that both be advised that we strongly encourage and recommend such accommodation. Finally, Mr. Chairman, I would beg your indulgence for a few personal comments. As you may know, I live and practice in the immediate area of this project. Those of us who have been active in the future improvement efforts of our area have been waiting for more than fifteen years for this evening. This project has already stimulated significant new development planning along Richmond Highway which we will view in the coming months. Those neighbors and citizens who have cooperated with this project development deserve high praise for their patience, their constructive input and their enthusiastic support. Our local organizations, SFDC, the Mount Vernon-Lee Chamber of Commerce and the many non-profit entities who work so hard for the betterment of our community have earned the rewards that this improvement will bring to our area. I must also recognize our Lee District Transportation and Land Use Council for their expertise and constructive recommendations for this project. Ms. Lewis of our planning and zoning staff has done an excellent job of overseeing this project in her usual cooperative and professional manner. And finally, I wish the applicant success in this exciting venture. Thank you very much.

Chairman Murphy: Thank you all very much. Thank you all for coming. Excellent public hearing. Mission accomplished.

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: I think Mr. Kelso left someone out. And that's a certain Commissioner Kelso from Lee District in terms of his work on this project.

Chairman Murphy: Right. Excellent job. Really great. Let's have a hand on that. (Applause) Mr. Byers abstained.

Commissioner Byers: No, Mr. Byers didn't.

Chairman Murphy: Thank you very much.

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(The first, second and third motions carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Downer absent from the meeting.)

(The fourth and fifth motions carried by a vote of 9-0-2 with Commissioners Byers and Harsel abstaining; Commissioner Downer absent from the meeting.)

(The sixth and seventh motions carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Downer absent from the meeting.)

GLW