

COUNTY OF FAIRFAX PLANNING COMMISSION OFFICE

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2001 PLANNING COMMISSION

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May 4, 2001

Thomas O. Lawson, Esq.
10805 Main Street, Suite 200
Fairfax, Virginia 22030

FDP-2000-SU-029-2 - FAIRFAX COUNTY SCHOOL BOARD -
submission of the final development plan to permit development of an
elementary school and community park on 28.44 acres zoned PDH-8 and
located in the northwest quadrant of the intersection of Leland Road and
Arrowhead Park Drive; Sully District

Dear Mr. Lawson:

The purpose of this letter is to formally advise you, as the agent for the applicant of the above referenced case, that on Thursday, May 3, 2001 the Planning Commission unanimously voted (Commissioners Alcorn, Byers and Kelso absent from the meeting) to approve FDP-2000-SU-029-2, subject to the development conditions dated April 19, 2001 with the deletion of the second condition. The enclosed *Approved Development Conditions*, now dated May 3, 2001, reflect that deletion.

The Commission also voted unanimously to modify the transitional screening requirement and waive the barrier requirement along all property boundaries to that shown on the Final Development Plan.

Enclosed for your records is a copy of a verbatim transcript of the Commission's action. If you need additional information, please let me know.

Sincerely,

S. Robin Hardy
Sara Robin Hardy

Assistant Director
Planning Commission Office

cc: Ron Koch, Sully District Planning Commissioner
Sunny Sarna, Fairfax County School Board
Leslie Johnson, Zoning Evaluation Division, DPZ
5/3/01 Date File
Y-2 File

APPENDIX 1

APPROVED DEVELOPMENT CONDITIONS

FDP 2000-SU-029-2

May 3, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-SU-029-2 located at 55-1 ((1)) 23 pt., 26 pt.; 55-3 ((1)) 20, 21 pt., 21A, 22A, 23 pt.; 55-3 ((2)) 88 pt., 89 pt., 90 pt., for an elementary school and community park, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan, prepared by Vika Incorporated and Greenhome and O'Mara, Inc., dated August 16, 2000, as revised through February 2, 2001, consisting of 7 sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Frontage improvements to include curb, gutter and sidewalk with face of curb set at 15 feet from centerline of Arrowhead Park Drive shall be constructed along the full extent of the Park frontage on Arrowhead Park Drive.
3. To reduce the impacts that the proposed school and park development may have on the existing stream upstream of the regional pond, the site shall be designed to discharge the runoff from the park playing fields and school site into the regional stormwater management system via a storm sewer system designed to accommodate approximately 60% of the developed park acreage.
4. Minor selective clearing, utilizing only hand held machinery, shall be permitted within the limits of clearing and grading associated with the aquatic garden to permit expansion and upgrading of the existing pond as an environmental and educational feature of the park as well as to permit installation of picnic facilities. The extent of the proposed selective clearing shall be coordinated with the Urban Forester.
5. Lighting on the playing surface of the four athletic fields shall not exceed an average horizontal illumination level of 30 footcandles (fc) and shall be installed consistent with the photometric plan attached to these conditions as Attachment A. This includes the provision of fully shielded light fixtures that are appropriately focused and positioned and include rear shielding and house-side shielding of lights along Centreville Farms Road and Arrowhead Park Drive in order to reduce glare and light trespass, particularly for the upper levels of adjacent residences. In no event shall the lighting for the site exceed the Zoning Ordinance standard that glare shall not cause illumination in Residential districts in excess of .5 fc

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6. All lighting including the tennis court lights, parking lot lighting and security lighting for the school building shall be shielded and/or feature full cut-off fixtures.
7. Field and Tennis Court lighting shall be turned off at 10:30 PM. Only those fields scheduled for use shall be lighted. All other lights except security lighting shall be turned off at 11:00 PM.
8. In addition to the landscaping and tree save shown on the FDP along the Centreville Farms Road and Arrowhead Park Drive frontages of the Community Park and along the school's frontage on Arrowhead Park Drive, supplemental evergreen landscaping shall be provided, as determined appropriate by the Urban Forester, to ensure an effective year round screen of the site. The amount and depth of plantings shall be equivalent to achieve transitional screening 2.
9. The supplemental landscaping shown along the Leland Road frontage of the school site shall incorporate the streetscaping elements proffered in conjunction with RZ 2000-SU-029, as approved by the Urban Forester.
10. A tree preservation plan shall be implemented, as approved by the Urban Forester, for the purposes of maximizing the preservation of trees throughout the site. The tree preservation plan shall be submitted to the Urban Forester for review and approval as part of the site plan submission. This plan shall be implemented prior to any grading activities. Tree save areas shall be flagged in the field with orange fencing, a minimum of four (4) feet high or equivalent, and shall be installed and maintained. Tree save fencing on-site shall remain in place during all phases of construction, and shall be made clearly visible to all construction personnel. Adjustments may be made to the location of this fencing as necessary, as determined by the Urban Forester.

Planning Commission Meeting
May 3, 2001
Verbatim Excerpts

FDP-2000-SU-029-2 - FAIRFAX CO. SCHOOL BOARD & FAIRFAX CO. PARK
AUTHORITY
2232-Y01-02 - FAIRFAX COUNTY PARK AUTHORITY

After Close of Public Hearing

Chairman Murphy: Public hearing is closed. Recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. First I'd like to thank Mr. Engle for coming out and also thank his community. They did have quite a few concerns and I hope that we've addressed them. In fact, so much attention was given to this case there were even several field trips out to the different places in the County to look at the different types of lighting. The problem was taken very seriously and the situations that Mr. Engle mentioned I can assure him that if they do occur, they are things that can be taken care of by just bringing them to Supervisor Frey's attention. I think we can work things out. I think the Schools and the Park Authority both would like to be good neighbors to the people in the area. Mr. Chairman, on March 5 of this year the Board of Supervisors approved the Centreville Farms application which consisted of 266 acres. As part of that application, the County received 28.44 acres for an elementary school site and additional park area for a community park. The subject FDP is in conformance with the Comprehensive Plan and it is in conformance with all applicable Zoning Ordinance provisions. The 2232 that is proposed by this application for Arrowhead Park and the expansion of that satisfies the criteria of location, character and extent as specified in Section 15.2-2232 of the Code of Virginia. Before I make my motions, again, I would like to thank the Park Authority and the School Board for working so closely with the citizens and especially with the West Fairfax County Citizens Association Land Use Committee. They worked long and hard and I think we can see the end result is a good product of all that effort. Mr. Chairman, I'd like to **MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-029-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 19, 2001 WITH THE DELETION OF THE SECOND CONDITION.**

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion of the motion? All those in favor of the motion to approve FDP-2000-SU-029-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: **I MOVE THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE PROPERTY BOUNDARIES TO THAT SHOWN ON THE FDP.**

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Commissioners Hall and Wilson: Second.

Chairman Murphy: Second by Ms. Hall and Ms. Wilson. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND THAT THE FACILITIES PROPOSED UNDER 2232-Y01-2 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Discussion of the motion? All those in favor of the motion to approve 2232-Y-01-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. Thank you for coming in. appreciate it.

Commissioner Wilson: Mr. Chairman? Mr. Chairman?

Chairman Murphy: Yes.

Commissioner Wilson: I just wanted to tell Mr. Koch that I support the application. I think the Parks and the School system did a great job with this application, but I still would like the follow-up on the Fire Marshall issue. Okay? Thank you.

Chairman Murphy: Have them make a call to Ms. Wilson's home and go over that.

Commissioner Hall: Mr. Chairman?

Chairman Murphy: Hello.

Commissioner Hall: Mr. Chairman, I have two quick comments. Mr. Pitts, we may have caught you short, but we are very interested in finding out about those ballparks. We were all quite surprised

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when Mr. Bruce Hall, I believe is the person who assured us those ballparks are leaving. So I would appreciate it if you have an opportunity to look into that for us.

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(The motion carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.)

LBR