

**Board Agenda Item  
March 18, 2002**

**4:00 p.m. - PCA-2000-MV-057 - LORTON VALLEY, LC  
RZ-2001-MV-039 - LORTON VALLEY EAST, LC  
Mt. Vernon District**

**On Thursday, March 7, 2002, the Planning Commission unanimously voted (Commissioner Harsel not present for the votes) to recommend that the Board of Supervisors take the following actions:**

**Approve PCA-2000-MV-057, subject to execution of proffers consistent with those dated February 25, 2002; and**

**Waive the privacy yard requirement for the attached units, subject to the development conditions dated February 28, 2002.**

**The Planning Commission also voted unanimously (Commissioner Harsel not present for the votes) to recommend that the Board of Supervisors take the following actions:**

**Approve RZ-2001-MV-039 and the Conceptual Development Plan, subject to execution of proffers consistent with those dated February 25, 2002; and**

**Waive the privacy yard requirements for the attached units, subject to the development conditions.**

**The Planning Commission, by unanimous vote, (Commissioner Harsel not present for the votes) then took the following actions:**

**Approved FDPA-2000-MV-057, subject to the development conditions dated February 28, 2002, Board approval of PCA-2000-MV-057, and waiver of the privacy yard requirement for the attached units.**

**Approved FDP-2001-MV-039, subject to the development conditions, Board approval of RZ-2001-MV-039 and the Conceptual Development Plan, and waiver of the privacy yard requirement for the attached units.**

Planning Commission Meeting  
March 7, 2002  
Verbatim Excerpt

PCA-2000-MV-057/FDPA-2000-MV-057 - LORTON VALLEY, L.C.  
RZ-2001-MV-039/FDP-2001-MV-039 - LORTON VALLEY EAST L.C.

After Close of Public Hearing

Chairman Murphy: The public hearing is closed. Recognize Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. Mr. Martin was right. This is an unusual event when the Mount Vernon Council and the Lorton Federation agree. This is a good development. We don't need any more comments on that. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-2000-MV-057, SUBJECT TO THE PROFFERS NOW DATED FEBRUARY 25.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. She's waving and you're talking. Okay. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye. Motion carries.

Chairman Murphy: Mr. Byers.

Commissioner Byers: I MOVE THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN AMENDMENT 2000-MV-057, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT (sic) AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-2000-MV-057 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Ms. Mary Ann Godfrey: Mr. Byers? The development conditions are dated February 28, 2002.

Commissioner Byers: Okay.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Discussion? All those in favor of the motion to approve FDPA-2000-MV-057, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE A WAIVER OF THE PRIVACY YARD REQUIREMENT FOR THE ATTACHED UNITS, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 28.

Commissioner Hall: Second.

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

Commissioners: Aye.

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

Commissioner Byers: I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-039 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 28 (sic).

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2001-MV-039, say aye.

Commissioners: Aye.

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

Ms. Godfrey: The proffers are dated February 25, 2002.

Commissioner Byers: I have everything backwards. Okay.

Chairman Murphy: All right.

Commissioner Byers: With that change.

Chairman Murphy: With that change.

Commissioner Byers: WITH THE PROFFERS DATED FEBRUARY 25, 2002. Mr. Chairman, I MOVE THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN 2000-MV-039, SUBJECT TO THE DEVELOPMENT CONDITIONS AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2001-MV-039 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hall: Second.

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PCA-2000-MV-057/FDPA-2000-MV-057

RZ-2001-MV-039/FDP-2001-MV-039

Chairman Murphy: Seconded by Ms. Hall. Discussion? All those in favor of the motion to approve FDP-2001-MV-039, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE PRIVACY YARD REQUIREMENTS FOR THE ATTACHED UNITS, SUBJECT TO THE DEVELOPMENT CONDITIONS.

Commissioner Hall: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner Harsel not present for the vote.)

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**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**DATE:** February 28, 2002

**Planning Commission Decision Date:** March 7, 2002

**Board of Supervisors:** March 18, 2002

**TO:** Planning Commission

**FROM:** Mary Ann Godfrey, Staff Coordinator

**REFERENCE:** RZ/FDP 2001-MV-039 concurrent with PCA/FDPA 2000-MV-057

**APPLICANT:** Lorton Valley East, L.C. and Lorton Valley, L.C.

A staff report recommending approval of the above applications was published on February 21, 2002. A Transportation Impact Analysis, dated February 13, 2002, was included in the report which raised concerns about the revised CDP/FDP because the turnarounds at the ends of the private streets in the western portion of the site, which had previously been shown on the CDP/FDP, had been eliminated. To address the issue, staff had proposed a development condition which required turnarounds and parking which met the PFM requirements to be provided in these locations.

The applicant has now submitted a revised CDP/FDP, dated February 25, 2002, which provides turnarounds at the ends of the private streets in the western part of the development. In response to the revised CDP/FDP, the Department of Transportation (DOT) has published an Addendum to the original memo, dated February 26, 2002, which indicates that the applicant has addressed the issue of the turnarounds; however, DOT would still like the applicant to submit a revised development plan which shows placement of homes and driveway locations for lots located at the ends of private streets so vehicular conflicts, parking, and operational safety could be evaluated. The applicant has not submitted such a revision. To address this issue, staff has proposed a revision to the previously proposed development condition which requires turnarounds and parking at the ends of the private streets to be subject to the review and approval of DOT, in addition to DPWES. With that proposed development condition, staff believes the issue has been fully addressed.

The other change to the CDP/FDP is the addition of three (3) parking spaces along the private street in the area subject to RZ/FDP 2001-MV-039 to provide additional off-lot parking which could be used by visitors. This CDP/FDP also notes that the two (2) southernmost parking spaces in the parking lot provided for the ADUs "may or may not be designated as handicapped spaces". Parking tabulations which accurately reflect parking for the ADUs have been provided which has resulted in the deletion of previously proposed development condition #9.

As a result of the above described modifications, the following items are attached:

- Reductions of the CDP/FDP dated February 25, 2002.
- Revised proffers, dated February 25, 2002.
- Revised Staff Proposed Development Conditions, dated February 28, 2002.
- A Transportation Impact Addendum, dated February 26, 2002.

Staff continues to recommend approval of the applications as follows:

Staff recommends approval of PCA 2000-MV-057 and the Conceptual Development Plan subject to the execution of proffers consistent with those attached which are dated February 25, 2002.

Staff recommends approval of FDPA 2000-MV-057, subject to development conditions dated February 28, 2002 and subject to the Board of Supervisors' approval of PCA 2000-MV-057 and the Conceptual Development Plan.

Staff recommends approval of RZ 2001-MV-039 and the Conceptual Development Plan subject to the execution of proffers consistent with those attached which are dated February 25, 2002.

Staff recommends approval of FDP 2001-MV-039, subject to development conditions dated February 28, 2002 and subject to the Board of Supervisors' approval of RZ 2001-MV-039 and the Conceptual Development Plan.

Staff recommends approval of a waiver of the privacy yard requirements of Sect. 6-107, subject to the development conditions dated February 28, 2002.