



**COUNTY OF FAIRFAX
PLANNING COMMISSION OFFICE**

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2002 PLANNING COMMISSION

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Clerk to the Commission

March 26, 2002

Inda Stagg, Land Use Coordinator
Walsh, Colucci, Stackhouse,
Emrich & Lubeley
2200 Clarendon Blvd.; 13th Floor
Arlington, VA 22201-3359

RE: FDPA-2001-MV-025
Pulte Home Corporation
Mount Vernon District

Dear Ms. Stagg:

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced case, that on Thursday, March 21, 2002, the Planning Commission voted unanimously (Commissioners Koch and Wilson absent from the meeting) to approve FDPA-2001-MV-025, subject to the development conditions dated March 20, 2002, as attached, with the deletion of Condition #2.

Also attached 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,

Barbara J. Lippa
Executive Director
Planning Commission Office

Attachments (a/s)

cc: John Byers, Mount Vernon District Planning Commissioner
Peter Braham, Zoning Evaluation Division, DPZ
3/21/02 Date File
Y-2 File

PROPOSED DEVELOPMENT CONDITIONS

March 20, 2002

FDPA 2001-MV-025

If it is the intent of the Planning Commission to approve Final Development Plan Amendment (FDPA 2001-MV-025) for residential development on property known as Land Bay E of Laurel Hill South located at Tax Maps 106-4 ((1)) pt. 54, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The development of Land Bay E, Laurel Hill South, shall be in substantial conformance with the plan entitled, Laurel Hill South, Land Bay E, Final Development Plan Amendment, which was prepared by Dewberry & Davis LLC and is dated November 15, 2002 as revised through March 15, 2002.
- ~~2.~~ A private street connection shall be provided from the planned public street that is a spine road through Land Bay E to the townhouse section located adjacent to Silverbrook Road. The location of the street connection shall be subject to the approval of the Department of Public Works and Environmental Services.
2. The following additional pedestrian facilities shall be provided in the townhouse section located adjacent to Silverbrook Road:
 - a five foot wide sidewalk shall be provided from the planned public street immediately south of the Laurel Hill Greenway to the trail within the Laurel Hill Greenway;
 - the sidewalk that accesses the tot lot shall be extended to the sidewalk along the main road through Land Bay E.
3. The covenants contained in the homeowner association documents shall include the restriction that decks on the single family attached dwelling units within Land Bay E shall not be closer than five (5) feet from the rear lot line.
4. The covenants contained in the homeowner association documents shall include a restriction that additions and decks to dwellings on the single family detached lots shall not be located outside the 'Developable Area' for each lot. The house location plat for each single family detached residential lot within Land Bay E shall identify the 'Developable Area' for that lot and include a notation that decks and additions to the dwellings shall not extend outside the 'Developable Area.' The 'Developable Area' shown on each house location plat shall be in conformance with the 'Developable Area' shown on the FDPA.

5. The restrictions contained in Conditions 4 and 5 above shall be disclosed to the purchasers of the lot and dwelling units prior to the completion of a contract for the sale of the lot and dwelling unit and these restrictions shall be noted in the contract. Further, should the applicant sell blocks of lots to other builders or developers, these restrictions shall also be included in the contract of sale.

Planning Commission Meeting
March 21, 2002
Verbatim Excerpt

FDPA-2001-MV-025 - PULTE HOME CORPORATION

After Close of the Public Hearing

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

Commissioner Byers: Thank you very much, Mr. Chairman. This application has been before us previously. As Mr. Braham pointed out, there were two alternatives and this was the one that the community wants, the one that the Mount Vernon Council wants, but it wasn't in conformance with the Plan at that time. The Plan was amended accordingly. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-2001-MV-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 20, 2002 AND CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT, WITH CONDITION NUMBER 2 DELETED AND THE FOLLOWING CONDITIONS RENUMBERED.

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 FDPA-2001-MV-025, say aye.

Commissioners: Aye:

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried unanimously with Commissioners Koch and Wilson absent from the meeting.)

LBR