

Board Agenda Item
April 29, 2002

4:00 p.m. Item - RZ-2001-SU-044 - Ratcliffe Associates, L.C.
Sully District

On Thursday, April 25, 2002, the Planning Commission voted 10-0-2 (Commissioners Harsel and Smyth abstaining) to recommend the following actions to the Board of Supervisors:

- Approval of RZ-2001-SU-044, subject to execution of proffers consistent with those dated April 19, 2002;
- Waiver of the 600-foot maximum length of private streets;
- Modification of the transitional screening along a portion of the northern property boundary in favor of that shown on the CDP/FDP;
- Waiver of the service drive requirement along Lee Highway.
- Approval of a variance to allow a six-foot high fence along Lee Highway, in accordance with Paragraph 3F of Section 10-104 of the Zoning Ordinance.

The Planning Commission also voted 10-0-2 (Commissioners Harsel and Smyth abstaining) to approve FDP-2001-SU-044, subject to the development conditions dated April 10, 2002 amended to include a condition addressing blasting, and subject also to Board approval of RZ-2001-SU-044.

Planning Commission Meeting
April 25, 2002
Verbatim Excerpt

RZ-2001-SU-044/FDP-2001-SU-044 - RATCLIFFE ASSOCIATES, L.C

.After Close of Public Hearing

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

Commissioner Koch: Thank you, Mr. Chairman. First of all, I want to thank the citizens, both those that have concerns and the people who have waited so many years to see this happen. Again, I want to congratulate the applicant for putting this consolidation together and holding it together for so long. I can understand with everything that is going on in the Centreville Farms area, that the citizens that are living in there and are going to continue to live in there, have concerns. My greatest hope is that when the dust settles, literally, there will be a very nice community in there and the traffic won't be as bad as some people fear it will be. Mr. Chairman, the proposal presented to us tonight represents the conclusion of efforts that have been ongoing since 1982 -- to consolidate and redevelop the Ratcliffe subdivision. The Ratcliffe subdivision was originally platted in 1938 and Centreville has literally grown up around this area. The Comprehensive Plan text regarding this property was specifically drafted to encourage consolidation of these non-conforming residential lots that are zoned to the R-1 District to create a community that will enhance this entry to downtown Centreville. The applicant has worked very hard to consolidate over 90 percent of the Ratcliffe subdivision, including a parcel owned by the Board of Supervisors. The applicant has accomplished consolidation that has been tried unsuccessfully for many years. Not only has the applicant consolidated over 26 acres of land, but has designed a community that will truly enhance this area. The development plan incorporates a portion of Bradley Road, Mosby Lane, Johnson Avenue and Newgate Boulevard into a cohesive residential community comprised of single family attached and detached units. The overall density is less than the recommended range of 8-12 units to the acre. The roadway must proceed through an abandonment and vacation process, which is not unusual with the substantial consolidation of the existing subdivision. This process, along with the final conveyance of the Board-owned property, will follow the final decision on the rezoning. As the West Fairfax County Citizens Association stated at their most recent meeting, the Land Use Committee met with the applicant at least five times. While the plans evolved in concept from the first meetings, the final plan was favorably received by the Committee. The Committee believes that the community will be of the style and quality that will be an asset to Centreville. As a result, the Land Use Committee recommended approval as did County staff, and as I mentioned, I entered into the record some 14 letters, not only from sellers, but from people who will continue to live next to this development, in favor of the development. Mr. Chairman, with great pleasure, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-044, SUBJECT TO THE PROFFERS DATED APRIL 19, 2002.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Commissioner Harsel: Mr. Chairman?

Chairman Murphy: Ms. Harsel.

Commissioner Harsel: Since I was not here for staff's presentation and applicant's presentation, I will be abstaining on this one.

Chairman Murphy: Further discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2001-SU-044, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Harsel abstains.

Commissioner Smyth: Abstain.

Chairman Murphy: Ms. Smyth abstains. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-2001-SU-044, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 10, 2002, AND TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Koch. Is there a discussion? Just add a blasting condition.

Commissioner Byers: I seconded it.

Commissioner Koch: I made the motion.

Chairman Murphy: Okay. Seconded by Mr. Byers, with that addition. Okay. All those in favor of the motion to approve FDP-2001-SU-044, with an amended condition on blasting, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Mr. Koch.

Commissioners Harsel and Smyth: Abstain.

Chairman Murphy: Ms. Harsel abstains. Ms. Smyth abstains. Same abstentions. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Byers: Second.

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

Commissioners: Aye.

Commissioners Harsel and Smyth: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG A PORTION OF THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers: Second.

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

Commissioners: Aye.

Commissioners Harsel and Smyth: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

Commissioner Koch: Mr. Chairman, I'd like to ask staff, were there two other motions that I was supposed to make?

Lynne Strobel, Esquire: The service drive.

Commissioner Byers: The fence and the service drive.

Commissioner Koch: The fence and the service drive.

Ms. Tracy Swagler: Yes, I'm sorry. I missed those. They would be same same as in the back cover of the staff report.

Commissioner Koch: Thank you, Mr. Byers. He watches me very carefully. I MOVE THAT WE RECOMMEND APPROVAL OF THE REQUEST FOR A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY.

Commissioner Byers: Second.

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

Commissioners: Aye.

Commissioners Harsel and Smyth: Abstain.

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

Commissioner Koch: I MOVE THAT WE RECOMMEND APPROVAL OF A REQUEST FOR A VARIANCE TO ALLOW A SIX-FOOT HIGH FENCE ALONG LEE HIGHWAY, PER PARAGRAPH 3F OF SECTION 10-104.

Commissioner Byers: Second.

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

Commissioners: Aye.

Commissioners Harsel and Smyth: Abstain.

Chairman Murphy: Opposed? Motion carries. Same abstentions.

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(The motions carried by a vote of 10-0-2 with Commissioners Harsel and Smyth abstaining.)

LBR