

Board Agenda Item
January 24, 2005

3:30 p.m.

Public Hearing on RZ 2004-SU-028 (WEST*GROUP Properties LLC) to Rezone From I-5, WS and AN to C-8, WS and AN to Permit Commercial Use with an Overall Floor Area Ratio of 0.30, Located on Approximately 26.77 Acres, Sully District

and

Public Hearing on SE 2004-SU-027 (WEST*GROUP Properties LLC) to Permit Vehicle Sale, Rental and Ancillary Service Establishments and Waiver of Certain Sign Regulations, Located on Approximately 26.77 Acres Zoned C-8, AN and WS, Sully District

and

Public Hearing on PCA 1999-SU-018 (WEST*GROUP Properties LLC) to Amend the Proffers for RZ 1999-SU-018 Previously Approved for Industrial Development at a Floor Area Ratio of 0.35, to Permit a Reduction in Land Area to Allow 26.77 Acres to be Rezoned per RZ 2004-SU-028. Located on Approximately 46.97 Acres Zoned I-5, AN and WS, Sully District

The application property is located on the west side of Stonecroft Boulevard approximately 1,500 feet south of Lee Jackson Memorial Highway and north and south of Stonecroft Court, Tax Map 33-4 ((1)) 3B, 3C, 3D1, 3F and 3G.

On Wednesday, January 12, 2005, the Planning Commission unanimously voted (Commissioner Alcorn not present for the votes; Commissioner Harsel absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA-1999-SU-018, subject to the execution of proffers consistent with those dated December 27, 2004;
- Approval of RZ-2004-SU-208, subject to the execution of proffers consistent with those dated January 11, 2005; and
- Approval of SE-2004-SU-027, subject to the Development Conditions dated January 5, 2005.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

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STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Kristen Crookshanks, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
January 12, 2005
Verbatim Excerpt

RZ 2004-SU-028 - WEST*GROUP PROPERTIES LLC
SE 2004-SU-027 - WEST*GROUP PROPERTIES LLC
PCA 1999-SU-018 - WEST*GROUP PROPERTIES LLC

After Close of the Public Hearing

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

Commissioner Koch: Thank you, Mr. Chairman. The application before us is a PCA and rezoning request for 26.77 acres and a Special Exception to allow for an auto park. The PCA is to remove the 26.77 acres from the proffers of a higher rezoning of a 50-acre track that rezoned the property from C-8 to I-5. Now the applicant would like to return the property to the C-8 zoning to allow for an additional auto park. I know staff has worked diligently with the applicant for many months on these applications and because of their efforts, the details of these applications have been significantly improved. However, staff is recommending denial of these applications because they do not feel the application is in conformance with the Comprehensive Plan or the Zoning Ordinance. While I appreciate staff's conservative interpretation of the Comprehensive Plan and the Zoning Ordinance, I do not agree with their position. In adopting the Plan for this land bay, the County made a policy decision to concentrate automobile uses within this specific land area that includes the property before us. The Comp Plan condition was that at least 50 acres within this land unit be subject to the automobile use in order to promote that concentration. The Plan does not require that those 50 acres be owned by a single owner and in fact, specifically envisions that there will be multiple owners or dealerships. This application is exactly in conformance with the Policy goal. Where staff is interpreting the Plan to mean that each park should be made up of 50 acres, I believe the intent of the Plan was to preclude that the overall auto park to be more, to be at least 50 acres. The existing Chantilly auto park is 53 acres alone, which I believe meets the Plan's intent. With the addition of the 26-acre park which is contiguous with the existing park, the overall park will be almost 80 acres. As for the staff's feeling that the application does not provide a unified development plan, I again feel that staff has taken an overly conservative approach. The second condition of the Comprehensive Plan provides that a unified development plan be provided for the entire site, recognizing that development may be phased as dealerships are added to the park. The property is within an area that the Plan designates as appropriate for auto park use. The parcel is contiguous to an existing 53-acre auto park. There are multiple design elements such as buffering, open space requirements, street landscaping, building height limitations, building setbacks, and architectural themes that are common within the 80 acres of auto park land. "Unified" should not be interpreted as identical or we will end up with "cookie-cutter" development. As for the existing auto park's operation to this application, I believe it is based more on the desire to keep competition out than the objections that they put forth before us tonight. So with that Mr. Chairman, I'd like to note that the Fairfax County Association [sic] voted unanimously to support these applications with, I believe, four conditions and the applicant indicated that those four conditions had been met. So, with that, if I can find my motion -- no I've got it here. Thank you. I MOVE TO RECOMMEND TO THE BOARD OF

January 12, 2005

RZ 2004-SU-028, SE 2004-SU-027, and PCA 1999-SU-018

Chairman Murphy: Mr. Fleury, do you have a comment?

Thomas Fleury: I stand corrected.

Chairman Murphy: That's the most eloquent presentation you've made before the Planning Commission.

Mr. Fleury: Wait, wait. Hold on. If I might have a minute? Okay. Okay, everybody's happy.

Chairman Murphy: All those in favor again, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Just to make sure. Motion carries. Thank you very much. I think Ms. Wilson sort of said this and Mr. Koch is right on the mark. I mean, I remember when this part of town was in the Springfield District, now it's in the Sully District and the intent of the Plan Amendment was to do exactly that. I mean, everyone was afraid that the auto dealerships - - would there be a proliferation of auto dealerships along this road, centralize it, make an auto park, make it good, and this does it. And congratulations. I think it's going to be a tremendous asset to the County. The other thing, I mean the year is only 12 days old and already my year has been made to realize that I didn't know this before, that we now have a Starbucks with a drive-in window in Fairfax County so I can - -

Commissioner Wilson: We need more of them.

Chairman Murphy: I didn't know that. I'll have to come out and get my Café Ole Latte s'il vous plais Venti now in my car.

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(The motions carried unanimously with Commissioner Alcorn not present for the votes; Commissioner Harsel absent from the meeting.)

KAD