



Barbara J. Lippa, Executive Director
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COMMONWEALTH OF VIRGINIA COUNTY OF FAIRFAX

PLANNING COMMISSION
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PLANNING COMMISSION
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John R. Byers, Vice Chairman
Suzanne F. Harsel, Secretary
Alvin L. Thomas, Parliamentarian

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August 3, 1999

Francis A. McDermott, Esquire
Hunton and Williams
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: FDPA-88-P-101
Virginia Center Limited Partnership
Providence District

Dear Mr. McDermott:

This will serve as your record of the Planning Commission's action on FDPA-88-P-101, an application by Virginia Center Limited Partnership, in the Providence District.

On Thursday, July 29, 1999, the Planning Commission voted 11-0-1 (Commissioner Harsel abstaining) to:

- 1) approve FDPA-88-P-101, subject to the attached development conditions dated July 28, 1999;
- 2) approve the requested modification of the transitional screening and waiver of the barrier requirements along the western, northern, and eastern peripheries to that shown on Sheet 3 of the FDPA.

Also for your information, a copy of the verbatim excerpts from the Planning Commission's action on this application is attached. Should you need any additional information on this case, please do not hesitate to contact me at 324-2865.

Sincerely

Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Gerald Connolly, Supervisor, Providence District
Carl A.S. Coan, Jr., Commissioner, Providence District
✓ Inda Stagg, Staff Coordinator, ZED, DPZ
July 29, 1999 Date File
Y-2 File

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

AUG 4 1999

ZONING EVALUATION DIVISION

Planning Commission Meeting
July 29, 1999
Verbatim Excerpts

FDPA-88-P-101 - VIRGINIA CENTER LIMITED PARTNERSHIP

Decision Only During Commission Matters
(Public Hearing held on July 22, 1999)

Commissioner Coan: Mr. Chairman, the next one on our list is FDPA-88-P-101. And this is the Virginia Center which we heard also last week. And it, in effect, is a rearranging of a previously approved density of office space in this building which was part of the long term concept of this development. We had some questions that came up last week when we heard it. They involved where lighting would be placed on top of the garage; the timing of -- during which the loading dock could be used and trash could be picked up; and also I had some concerns about the ability to have a fast-food facility or restaurant or fast food restaurant -- quick service food store, I'm sorry. These have all been dealt with, I believe, satisfactorily in the revised proffers which were handed out last night, dated July 28, 1999. And I -- Ms. Stagg, do you have anything you want to add to what's been done here?

Ms. Inda Stagg: No, I don't.

Commissioner Coan: There were concerns by some of the neighbors about the fact that this development is going to go in there and remove some pretty nice trees that are on this site. But, unfortunately, this has been in the Plan all along. Those trees were -- had a short lease on their life ever since -- before the houses that are there were built. And it was all part of this plan. And while I would love to save the trees, we can't carry out the Comprehensive Plan and save the trees and I think that was recognized when the Comprehensive Plan was adopted. This is also, as many of you know, is a long standing dispute -- or not dispute -- discussion with the Town of Vienna about what goes on here and the Town of Vienna feels that this development is consistent with the deal they cut many years ago and it is not opposing this, whereas they opposed some other concepts that were advanced in connection with our Plan Review last year. Therefore, Mr. Chairman, I RECOMMEND THAT WE APPROVE FDPA-88-P-101 -- and that's it.

Commissioner Downer: I have a question.

Commissioner Byers: Subject to --

Commissioner Coan: No, there's -- oh, SUBJECT TO THE DEVELOPMENT CONDITIONS. I'm sorry. I just got finished --

Commissioner Byers: Dated what?

Commissioner Coan: DATED JULY 28, 1999. I just got finished describing them and I forgot about them.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion? Ms. Downer.

Commissioner Downer: Thank you, Mr. Chairman. We had a letter we received, I guess it was this week, I just saw it, and maybe you've addressed this Mr. Coan and I'm just not aware of it, but it was a letter from Deborah Castine regarding would there be an opportunity that they could maybe dig up some of the smaller trees for replanting in their community. Did anyone address that?

Commissioner Coan: I have given a copy of that to the applicant's attorney and asked -- suggested that it might be a neighborly thing to try to accommodate that request, but I don't think there's anything we can do about that.

Commissioner Downer: Okay.

Commissioner Coan: Yes, I just noticed it myself and I passed it on to Mr. McDermott this evening and he's going to pass it on to his client.

Commissioner Downer: I'm sure he'll make every effort to do what he can.

Ms. Robin Hardy: Mr. Chairman? If I could -- a point of order. The motion you made was to recommend approval to the Board --

Commissioner Coan: I recommended that we approve. We approve.

Ms. Hardy: Okay.

Chairman Murphy: All right. Further discussion? All those in favor of the motion to approve FDPA-88-P-101, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Harsel: Abstain. I was absent.

Chairman Murphy: Motion carries. Ms. Harsel abstains. Mr. Coan.

Commissioner Coan: Mr. Chairman, I RECOMMEND THAT WE APPROVE THE REQUESTED MODIFICATION OF TRANSITIONAL SCREENING AND THE WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WESTERN, NORTHERN, AND EASTERN PERIPHERIES TO THAT SHOWN ON SHEET 3 OF THE FDPA.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Harsel: Abstain.

Chairman Murphy: Motion carries. Mrs. Harsel abstains.

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(Each motion carried by a vote of 11-0-1 with Commissioner Harsel abstaining.)

GLW

F A I R F A X C O U N T Y

PLANNING COMMISSION ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 07/29/99

APPLICATION NUMBER: FDPA 88-P-101

PROVIDENCE DISTRICT

APPLICANT: VIRGINIA CENTER LIMITED PARTNERSHIP

STAFF: STAGG

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: PDC

ACRES: 10.39

PROPOSAL DISTRICT:

ACTION:

PDC
10.39

APPROVE
10.39

TOTAL ACRES

10.39

TOTAL ACRES

10.39

MAP NUMBERS

048-2- /01/ /0001-A

REMARKS:

ZONING MAP AMENDMENT

FDPA 88-P-101

ZONING DISTRICT DATA

ZONING DISTRICT: PDC

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
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PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
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COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE	650,000	.78
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

ZONING MAP AMENDMENT

FDPA 88-P-101

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
3Z OTHER - TRANSPORTATION	2B USE RESTRICTION
2K SETBACK	2Z OTHER - LAND USE
2J BUILDING HEIGHT	2M DEVELOPMENT PHASING
4D ON-SITE NOISE	4P LIGHTING
4Z OTHER - ENVIRONMENT	7A OTHER MISCELLANEOUS - SEE FILE
7A OTHER MISCELLANEOUS - SEE FILE	

\$0	00/00/00
\$0	00/00/00
\$0	00/00/00
\$0	00/00/00

REMARKS:

SEE DC #6 FOR DETAILS ON THIS: NO GENERAL CONVENIENCE STORES OR FAST FOOD HAMBURGER/CHICKEN RESTAURANTS.