

Board Agenda Item
February 27, 2006

3:00 p.m.

Public Hearing on RZ 2005-SU-026 (Sully North Investments L.C.) to Rezone from R-1, I-3 and WS to I-5 and WS to Permit Office Use With An Overall Floor Area Ratio (FAR) of .5 (an FAR of 0.03 Constructed on the Area Being Rezoned) Located on Approximately 13.54 Acres, Sully District

And

Public Hearing on SE 2005-SU-023 (Sully North Investments L.C.) to Permit an Increase in Building Height from 75 feet up to a Maximum of 150 feet, Located on Approximately 27.27 Acres, Zoned I-5 and WS, Sully District

The application property is located on the south side of Wall Road approximately 800 feet west of its intersection with Centreville Road, Tax Map 34-2 ((1)) 33 pt. and 34 pt and Tax Map 34-2 ((1)) 34.

Planning Commission Recommendation:

On Wednesday, January 18, 2006, the Planning Commission voted unanimously (except as noted below, with Commissioner Byers absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of RZ 2005-SU-026, subject to the execution of proffers consistent with those dated January 3, 2006 as contained in the staff report, with proffer 14 modified to reflect that a variance must be approved for fencing above eight feet in height;
- Approval of SE 2005-SU-023, subject to the Development Conditions dated January 18, 2006, with revisions to conditions 6 concerning outside lighting and the addition of condition 10 concerning the height of the security fence, and subject also to Board approval of RZ 2005-SU-026 (Commissioner Harsel opposed this motion);
- Modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern and western property boundaries as shown in the Generalized Development Plan (GDP) and the Special Exception Plat; and
- Waiver of the Comprehensive Trail Plan recommendation along a portion of Wall Road in favor of that shown on the GDP and SE Plat.

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ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

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

Aaron Shriber, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
January 18, 2006
Verbatim Excerpt

RZ 2005-SU-026 - SULLY NORTH INVESTMENTS LC
SE 2005-SU-023 - SULLY NORTH INVESTMENTS LC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. These applications will consolidate 55 acres into a unified, high-quality office campus on one of the few large tracts of land left in the County, next to Dulles Airport. It is important to remember that all but seven acres of this site already are zoned industrial, of which approximately 42 acres of I-5 could be developed by-right and industrial uses in a 1.0 FAR and six acres of I-3 at a 0.5 FAR. I believe that this is an appropriate location for a large office campus, adjacent to the EDS campus and between the airport and existing industrial uses along Centreville Road. Because of their distances from the closest homes and intervening industrial zoning allowing buildings up to 75 feet in height, I do not believe that there will be a negative visual impact from the two office buildings, which will be a vast improvement from what's out there in the area now. The applicant's proposal for an overall 0.53 FAR on the entire 55-acre campus is reasonable because it is much less than the FAR that could be developed by-right. The applicant's request for an increase in height from 75 feet to 150 feet is appropriate because it enables the two buildings to be clustered together with the third western building, which is off-site and currently under construction. The buildings are sited around a central pedestrian plaza and achieve the critical security setbacks from the property lines, which are being mandated by the user. Only one-story structures amounting to 0.03 FAR will be built on the two parcels being zoned from R-1 to I-3 with the two 10-story buildings to be built to the west of the I-5 parcel. The applicant has agreed to staff's recommendation - - recommended conditions dated January 18th. The two minor changes distributed this evening are 1) provisions of Condition Number 8 for parking landscape islands to be a minimum of nine feet in size and 2) addition of a new 10th condition, which everybody has acknowledged needs to be worked on, that the security fence cannot exceed eight feet in height without a variance. Staff has concluded that both applications are in conformance with the recommendation of the Comprehensive Plan and that all required Zoning Ordinance provisions, including the general standards and the additional standards for an increase in building height, are being complied with. With the inclusion of the TDM proffer, staff has concluded that there are no transportation issues, and at the bottom of page 11 of the staff report, staff states that the applicant's transportation improvements will greatly improve vehicular - - easy for you to say - - and pedestrian circulations. Both the Sully District Council and Franklin Farms Zoning and Land Use Committee will not object to - - do not object to these applications, which they reviewed in detail. For all the reasons, I offer the following motions. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SU-026, SUBJECT TO THE DRAFT PROFFERS DATED JANUARY 3, 2006, CONTAINED IN APPENDIX 1 OF THE STAFF REPORT. THIS MOTION IS MADE WITH THE UNDERSTANDING THAT THE APPLICANT HAS

AGREED TO MODIFY PROFFER NUMBER 14 TO RECOGNIZE THAT THE VARIANCE IS NECESSARY TO SECURE FENCING ABOVE EIGHT FEET IN HEIGHT.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2005-SU-026, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. McDermott, for the record, I'm sure you concur with that statement on the proffer.

Francis McDermott, Esquire: I do.

Chairman Murphy: Okay. Mr. Koch.

Commissioner Koch: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-SU-023, SUBJECT TO THE APPROVAL OF RZ 2005-SU-026, AND SUBJECT TO THE APPROVAL OF THE DEVELOPMENT CONDITIONS DATED JANUARY 18, 2006, WITH THE CHANGE TO CONDITION NUMBER 6 TO REFER TO OUTSIDE LIGHTING AND WITH THE UNDERSTANDING THAT THE APPLICANT AND THE STAFF WILL WORK ON CONDITION NUMBER 10.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2005-SU-023, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Harsel: Abstain.

Chairman Murphy: Mrs. Harsel abstains.

Commissioner Koch: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG

PORTIONS OF THE NORTHERN, SOUTHERN, EASTERN, AND WESTERN PROPERTY BOUNDARIES FOR THOSE SHOWN ON THE GDP AND SPECIAL EXCEPTION PLAT.

Commissioner de la Fe: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: And Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE COMPREHENSIVE TRAIL PLAN RECOMMENDATION ALONG A PORTION OF WALL ROAD FOR THAT SHOWN ON THE GDP AND THE SE PLAT.

Commissioner de la Fe: Second.

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

Commissioners: Aye.

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

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(The first, third, and fourth motions carried unanimously with Commissioner Byers absent from the meeting.)

(The second motion carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Byers absent from the meeting.)

KAD