5/11/98

4:00 p.m. Items - PCA-85-C-008-3 - JEFFERSON AT PRESIDENT'S PARK L.P.
PCA-86-C-029-6 - JEFFERSON AT PRESIDENT'S PARK L.P.
PCA-88-C-066-2 - JEFFERSON AT PRESIDENT'S PARK L.P.
RZ-1996-HM-043 - JEFFERSON AT PRESIDENT'S PARK L.P.
RZ-1996-HM-044 - JEFFERSON AT PRESIDENT'S PARK L.P.
Hunter Mill District

On Thursday, April 2, 1998, the Planning Commission voted unanimously (Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to the subject application:

1) approval of PCA-85-C-008-3, subject to the execution of the draft proffers consistent with those dated 4/1/98;

2) waiver of the transitional screening and barrier requirements along the north side of Horsepen Road, pursuant to paragraphs 3 and 12 of Section 13-304 of the Zoning Ordinance;

3) approval of RZ-1996-HM-043, subject to the execution of draft proffers consistent with those dated 4/1/98;

4) waiver of the 600-foot private street length limitation, pursuant to paragraph 2 of Section 11-102 of the Zoning Ordinance;

5) approval of RZ-1996-HM-044, subject to the execution of draft proffers consistent with those contained in Appendix 1D of the staff report;

6) approval of PCA-86-C-029-6 and PCA-88-C-066-2, subject to the execution of draft proffers contained in Appendix 1D of the staff report;

7) reaffirmation of a waiver of the service drive requirement along Route 28;

8) that it direct the Director of the Department of Environmental Management to approve a waiver of the transitional screening and barrier requirements at the time of site plan approval for the hotel and office uses on the property shown on Tax Map 15-4((1)) as Parcel 14A in favor of that shown on the relevant documents.

The Commission also voted unanimously (Commissioners Coan, Downer, Harsel, and Kelso absent from the meeting) to approve FDP-1996-HM-043, subject to the proposed development conditions consistent with those contained in Appendix 1C and noting that there will be a recalculation of the number of ADUs, pursuant to the newly-revised Ordinance and consistent with proffer #10 of RZ-1996-HM-043, and subject to the Board's approval of RZ-1996-HM-043.

Planning Commission Meeting
April 2, 1998
Verbatim Excerpts

PCA-85-C-008-3 - JEFFERSON AT PRESIDENT'S PARK L.P.
RZ-1996-HM-043 - JEFFERSON AT PRESIDENT'S PARK L.P.
FDP-1996-HM-043 - JEFFERSON AT PRESIDENT'S PARK L.P.
RZ-1996-HM-044 - JEFFERSON AT PRESIDENT'S PARK L.P.
PCA-86-C-029-6 - JEFFERSON AT PRESIDENT'S PARK L.P.
PCA-88-C-066-2 - JEFFERSON AT PRESIDENT'S PARK L.P.

After Close of the Public Hearing

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

Commissioner Palatiello: Thank you, Mr. Chairman. We had a citizen meeting on Monday evening -- Tuesday evening was it? -- I forget now -- with the Board of Directors of McNair Farms West and answered a number of questions that they had regarding these applications. I want to thank those citizens for coming to that meeting and I think we had a very good dialogue. JPI, I believe this will be their first project in Fairfax County. I have seen at least photographs of some of their other projects in the region and across the country. And this is a very high quality type of development that I think will be an asset to this area. With that, Mr. Chairman, I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-C-008-3, SUBJECT TO EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED APRIL 1, 1998.

Commissioners Byers, Koch and Thomas: Second.

Chairman Murphy: Seconded by Mr. Byers, Mr. Koch and Mr. Thomas. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-85-C-008-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I beg the indulgence of the Commission because I think the motions will be longer than the public hearing. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND THE BARRIER REQUIREMENT ALONG THE NORTH SIDE OF HORSEPEN ROAD, PURSUANT TO PARAGRAPHS 3 AND 12 OF SECTION 13-304 OF THE ZONING ORDINANCE.

Commissioners Byers and Thomas: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1996-HM-043, SUBJECT TO EXECUTION OF DRAFT PROFFERS CONSISTENT WITH THOSE DATED APRIL 1, 1998.

Commissioners Byers and Thomas: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. Thomas. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1996-HM-043, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1996-HM-043, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1C AND NOTING THAT THERE WILL BE A RECALCULATION OF THE NUMBER OF ADUS, PURSUANT TO THE NEWLY REVISED ORDINANCE AND CONSISTENT WITH PROFFER #10 IN THE REZONING.

Commissioners Byers and Thomas: Second.

Chairman Murphy: And subject to the Board's approval of the rezoning.

Commissioner Palatiello: Correct.

Chairman Murphy: All those in favor of the motion to approve FDP-1996-HM-043, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE 600-FOOT PRIVATE

STREET LENGTH LIMITATION, PURSUANT TO PARAGRAPH 2 OF SECTION 11-102 OF THE ZONING ORDINANCE.

Commissioners Byers and Thomas: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1996-HM-044, SUBJECT TO EXECUTION OF DRAFT PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1D OF THE STAFF REPORT.

Commissioners Byers and Thomas: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. Thomas. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1996-HM-044, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-86-C-029-6 AND PCA-88-C-066-2, SUBJECT TO EXECUTION OF DRAFT PROFFERS CONTAINED IN APPENDIX 1D OF THE STAFF REPORT.

Commissioners Byers and Thomas: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. Thomas. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-86-C-029-6 and PCA-88-C-066-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION

RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 28.

Commissioners Byers and Thomas: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Palatiello: Two other items related to this, Mr. Chairman. First of all, the applicants have coordinated the implementation of a streetscape plan along Horsepen Road as was discussed in the hearing. The majority of the property which is to be subject to the streetscape plan is included in the PCA application. However, tax map parcel 15-4((1))14A is not included because it is the subject of an approved SE for a hotel use. That is on an adjoining property. This parcel was previously owned by the Hilton Corporation and is now owned by Candlewood Hotels. A portion of parcel 14A is now the subject of a pending Special Exception Amendment for Candlewood Hotel. The other portion of parcel 14A will be developed by the developers of the adjoining office park. Staff recommends, and I concur, that the same streetscape shown in these applications be extended to parcel 14A. In order to allow the streetscape to continue to the west, on the north side of Horsepen Road, I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT TO APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AT THE TIME OF SITE PLAN APPROVAL FOR THE HOTEL AND OFFICE USES ON THE PROPERTY SHOWN ON TAX MAP 15-4((1)) AS PARCEL 14A and that would be IN FAVOR OF THAT SHOWN ON THE RELEVANT DOCUMENTS.

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.

Chairman Murphy: Opposed? Motion carries.

Commissioner Palatiello: Finally, Mr. Chairman, just for the record, these recommendations for approval are contingent upon the applicant's payment of funds in accordance with the Board of Supervisors' policy and formula regarding the rezoning of commercially and

industrially zoned land to residential use within the Route 28 tax district, with such payment to be received prior to the effective date of the rezoning as set by the Board of Supervisors. Failure to provide payment in accordance with the Board policy will result in an action taken by the Board to approve this request being voided in accordance with Virginia Code Section 15.2-4600 through 4618. And that is just for the record. Thank you for your indulgence. Thank you, Ms. James, for your excellent work on this and I thank the applicants.

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(All motions carried unanimously with Commissioners Coan, Downer, Harsel and Kelso absent from the meeting.)

GLW