



County of Fairfax, Virginia

May 8, 2015

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Department of Planning & Zoning

MAY 12 2015

Zoning Evaluation Division

**2015 Planning
Commission**

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Springfield District

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Vice Chairman
Hunter Mill District

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Secretary
At-Large

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Parliamentarian
At-Large

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Dranesville District

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Mount Vernon District

Janyce N. Hedetniemi
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Ellen J. "Nell" Hurley
Braddock District

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Steven F. Teets
Edens Limited Partnership
7200 Wisconsin Avenue, Ste. 400
Bethesda, MD 20814

Re: **PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E & A) LLC**
Providence District

Dear Mr. Teets:

At its May 6, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** on the above referenced Proffered Condition Amendment application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to the final decision by the Board of Supervisors.

Concurrently, the Planning Commission voted 10-0 (Commissioners Lawrence and Sargeant were absent from the meeting) to **APPROVE** the above referenced Final Development Plan application.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
James Hart, Planning Commissioner At-Large
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William O'Donnell, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
May 6, 2015 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
May 6, 2015
Verbatim Excerpt

PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E & A) LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Hart.

Commissioner Hart: Thank you, Mr. Chairman. This is a straightforward case and it has it staff's favorable recommendation, with which I concur. I therefore will have four motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2005-PR-041-04, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 20, 2015.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors to approve PCA 2005-PR-041-04, say aye.

Commissioners: Aye.

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

Commissioner Hart: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2005-PR-041-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 7, 2015, AND THE BOARD'S APPROVAL OF THE CONCURRENT PCA APPLICATION.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor of the motion – excuse me – to approve FDPA 2005-PR-041-04, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

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

Commissioner Hart: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE USE LIMITATIONS ON CORNER LOTS IN SECTION 2-505 OF THE ZONING ORDINANCE TO PERMIT THE BUILDING LANDSCAPING AND SIGN LOCATIONS WITHIN THE ZONING ORDINANCE SIGHT TRIANGLES FORMED BY THE STREETS ALONG THE CORNER LOT, AS SHOWN ON THE CDPA/FDPA AND AS PROFFERED.

Commissioner Migliaccio: Second.

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

Commissioners: Aye.

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

Commissioner Hart: Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION REAFFIRM THE PREVIOUSLY APPROVED MODIFICATIONS AND WAIVERS, WHICH ARE DISCUSSED IN THE STAFF REPORT. A SUMMARY LIST OF THESE MODIFICATIONS AND WAIVERS, DATED MAY 6, 2015, WAS PROVIDED TO YOU TODAY AND WILL BE MADE A PART OF THE RECORD OF THIS CASE, without me reading the whole list.

Commissioner Migliaccio: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.)

JN

**Commissioner Hart
PC Hearing
May 6, 2015**

**PCA/FDPA 2005-PR-041-4
(Eskridge (E&A) LLC)**

**Reaffirmation of Waivers and Modifications
May 6, 2015**

- Modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.
- Modification of the loading space requirement for multi-Family dwelling units and office space in favor of that depicted on the CDPA/FDPA.
- Modification of the transitional screening and a waiver of the barrier requirements between uses within the site zoned PDC and PRM in favor of the treatments depicted on the CDPA/FDPA.
- Waiver of the four (4) foot peripheral parking lot landscaping requirement north of Parcel G, West of Parcel C and E, and along the southerly and easterly property lines.
- Waiver to locate underground stormwater management facilities for all residential development, subject to Waiver #0561-WPFM-002-3.
- Directive to the Director of DPWES to approve a modification of the parking geometric standards to allow for 75 degree angled parking spaces within parking structures.
- Modification of Par. 3 of Sec. 18-201 of the Fairfax County Zoning Ordinance which would require the provisions of further inter-parcel access in addition to that indicated on the CDPA/FDPA.
- Directive to the Director of DPWES to approve a modification of the PFM and Par. 12 of Sec 11-102 of the Fairfax County Zoning Ordinance to allow for the projection, by no more than 4% of the stall area, of structural columns into parking stalls in parking structures.
- Directive to the Director of DPWES to waive the PFM on-site stormwater detention requirements, in favor of providing stormwater management off-site in the Merrifield Town Center vault.



County of Fairfax, Virginia

April 24, 2015

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APR 29 2015

Zoning Evaluation Division

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
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Steven F. Teets
Edens Limited Partnership
7200 Wisconsin Avenue, Ste. 400
Bethesda, MD 20814

Re: **PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E & A) LLC**
Providence District

Dear Mr. Teets:

At its April 22, 2015 meeting, the Planning Commission voted 8-0 (Commissioners Flanagan, Lawrence, Migliaccio, and Sargeant were absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of May 6, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William O'Donnell, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
April 22, 2015 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
April 22, 2015
Verbatim Excerpt

PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E & A) LLC

During Commission Matters

Commissioner Hart: Mr. Chairman, this is the Eskridge case. I previously announced my intent to defer a combined proffered condition amendment/final development plan amendment application in the Providence district, due to an affidavit problem. The case was set for public hearing this evening. We're going to have to change the date that was previously announced, but we're still going to defer it. I therefore MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS ON PCA 2005-PR-041-04 AND FDPA 2005-PR-041-04, IN THE NAME OF ESKRIDGE (E & A) LLC, TO A NEW DATE OF MAY 6, 2015.

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 defer the applications, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 8-0. Commissioners Flanagan, Lawrence, Migliaccio, and Sargeant were absent from the meeting.)

JN



County of Fairfax, Virginia

March 27, 2015

RECEIVED
Department of Planning & Zoning

MAR 31 2015

Zoning Evaluation Division

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

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Steven Teets
7200 Wisconsin Avenue
Suite 400
Bethesda, MD 20814

Re: **PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E&A) LLC**
Providence District

Dear Mr. Teets:

At its March 25, 2015 meeting, the Planning Commission voted 10-0 (Commissioners de la Fe and Sargeant were absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of April 22, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Suzanne Wright, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 25, 2015 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
March 25, 2015
Verbatim Excerpt

PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E&A) LLC

During Commission Matters

Commissioner Lawrence: Next, I MOVE THE DEFERRAL OF PCA/FDPA 2005-PR-041-04, ESKRIDGE (E&A) LLC PUBLIC HEARING TO APRIL 22ND, 2015.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Discussion? All those in favor to defer the application, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 10-0. Commissioners de la Fe and Sargeant were absent from the meeting.)

JN