



# County of Fairfax, Virginia

May 8, 2015

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Department of Planning & Zoning

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Zoning Evaluation Division

**2015 Planning  
Commission**

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*Hunter Mill District*

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*At-Large*

**Timothy J. Sargeant**  
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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Lynne Strobel, Esquire  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

**Re: RZ 2011-PR-009/PCA 92-P-001-11 – CITYLINE PARTNERS, LLC  
Providence District**

Dear Ms. Strobel:

At its May 6, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced 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 final decision by the Board of Supervisors.

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 obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

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  
Suzanne Wright, 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.



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Planning Commission Meeting  
May 6, 2015  
Verbatim Excerpt

RZ 2011-PR-009/PCA 92-P-001-11 – CITYLINE PARTNERS, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Hart.

Commissioner Hart: Thank you, Mr. Chairman. I came into this at the 11<sup>th</sup> hour and – and my first reaction was this was a very oddly shaped site and this was – one of the things we had struggled with in the Tysons Committee was how were we going to come up with a grid of streets and urban design and everything on these strangely shaped pieces with angles and triangles. But I think this application demonstrates that can be successfully done. I think this is – this is ready to go. I think that they've done everything that staff has requested. We have a solid proffer – proffer package. We have a favorable staff recommendation and we're going to see the details, again, at the appropriate time. And I think we're ready to go on this and, therefore, I would first **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 92-P-001-11.**

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 92-P-001-1 [sic], say aye.

Commissioners: Aye.

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

Commissioner Hart: Secondly, I **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 10, 2015, AND NOTING THAT MS. STROBEL HAS MADE THE COMMITMENT ON THE RECORD TO MAKE SOME FURTHER EDITS.**

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors to approve RZ 2011-PR-009, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Third, I **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS AND WAIVERS, AS LISTED IN THE HANDOUT DATED APRIL 24, 2015.**

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. And now we will be get out at about 9:30, if we did have to go through all of that.

Commissioner Hart: I'm not going to read all those.

Chairman Murphy All those in favor of the motion –

Commissioner Hart: There must be 18 of them.

Chairman Murphy: I know it. All those in favor of the 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