

Planning Commission Meeting
March 10, 2003
Verbatim Excerpt

RZ 2003-SU-040 - LWL, LLC
PCA 78-S-063-4 - LWL, LLC
SE 2003-SU-025 - LWL, LLC

Decision Only During Commission Matters
(Public Hearing was held on February 26, 2004)

Chairman Murphy: Mr. Koch.

Commissioner Koch: Thank you Mr. Chairman. Several weeks ago we held a public hearing in the Sully District, LWL, LLC. There were no speakers but there was a letter from the president of the nearest Homeowners' Association listing concerns they felt had not been addressed in the applicant's proffers. Part of the problem was they did not have a copy of the latest proffers. This week staff, the applicant, a representative of Westfields, and myself, met with the president of Sully Station and went over their concerns. As a result, the applicant has added several proffers. One requires the applicant to submit the final architecture for review and comment. Another is to adjust the steps that will be taken to control trash and upkeep the site. He has also proffered to work with the businesses that have already been approved to ensure there is a comprehensive sign plan for this site, as the Ordinance will allow only two freestanding signs for the whole site. At the meeting's conclusion the Sully Station representative, Mr. Craig Trumball, indicated that his concerns had been addressed. Since its inception in 1985, this land area has been identified as a retail service area of Westfields. It was to be developed in a unified, controlled approach, typical of all the Westfields development. This quadrant has a single internal roadway and has demonstrated a quality of landscape, design, and construction that sets a high standard for other County developments. The development of this quadrant has pretty much kept to the original concept except the hotel that is located there now is smaller than originally envisioned. Consequently, the retail proposed here is fully consistent with what has been planned for so long. I am confident that the many proffered conditions will satisfy all of the concerns that had been raised. The applicant has appeared numerous times before the West Fairfax County Citizens Association Land Use Committee and has earned their recommendation for approval. As to the outstanding staff issue regarding consolidation, I would simply note that this applicant does not own the remaining parcel and I feel that it would be unfair and unwise to hold up development of this retail service part of Westfields, that is needed to complement what already has been developed, until the owner of the remaining parcel is ready to develop it. That being said, I am confident that because the remaining parcel is of such a size and location, it could be developed independently at the same high quality standard typical of the rest of Westfields. In fact, like this parcel, it will be

subject to the architectural controls of the Westfields declaration of conveyance, conditions, and restrictions. It is my experience that Westfields greatly exceeds any such standards that might apply to the Zoning Ordinance. As I have said, as a matter of basic fairness, since this applicant does not control the adjacent parcel, it is simply not fair or wise not to approve this application at this time. So, Mr. Chairman, I WOULD MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-S-063-04.

Commissioners Byers and Lusk: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. Lusk. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 78-S-063-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Alcorn abstains; not present for the public hearing.

Commissioner Koch: Mr. Chairman, I MOVE TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-040 , SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 9, 2004.

Commissioners Lusk and Byers: Second.

Chairman Murphy: Seconded by Mr. Lusk and Mr. Byers. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2003-SU-040, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries; same abstention.

Commissioner Koch: And finally Mr. Chairman, I MOVE TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2003-SU-025, SUBJECT TO THE EXECUTION OF DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 28, 2004.

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Commissioners Lusk and Mr. Byers: Second.

Chairman Murphy: Seconded by Mr. Lusk and Mr. Byers. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2003-SU-025, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries; same abstention.

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(The motions carried by a vote of 10-0-1 with Commissioner Alcorn abstaining;
Commissioner Wilson absent from the meeting.)

HEB