



County of Fairfax, Virginia

October 2, 2015

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Department of Planning & Zoning

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Zoning Evaluation Division

**2015 Planning
Commission**

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Mount Vernon District

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Sully District

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Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Lynne J. Strobel
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201-3359

**Re: PCA/FDPA 2006-SU-007-02- PHD ASSOCIATES, LLC
Sully District**

Dear Ms. Strobel:

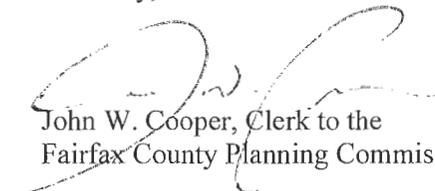
At its September 30, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Strandlie were absent from the meeting) to **RECOMMEND APPROVAL** on the above referenced Proffered Condition Amendment application to the Board of Supervisors. A copy of the verbatim transcript is attached.

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 Strandlie were absent from the meeting) to **APPROVE** the above referenced Final Development Plan application, subject to development conditions dated September 15, 2015, as attached. A copy of the verbatim transcript is attached.

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,


John W. Cooper, Clerk to the
Fairfax County Planning Commission

Attachments (a/s)

 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.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



Lynne J. Strobel

10/2/2015

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cc: Michael R. Frey, Supervisor, Sully District
John L. Litzenberger, Planning Commissioner, Sully District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Carmen J. Bishop, Staff Coordinator, Zoning Evaluation Division (ZED), Department
of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
September 30, 2015 date file

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**PROPOSED FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 2006-SU-007-02

September 15, 2015

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2006-SU-007-02 for residential development located at Tax Maps 24-4 ((1)) 6B4 (part), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment titled "Timber Ridge at Discovery Square II," prepared by Vika Virginia, LLC and consisting of 35 sheets dated April 17, 2015, as revised through September 8, 2015.
2. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.*
3. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.*
4. If approved by DPWES, stormwater management and Best Management Practices (BMPs) may be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. If such facility is expanded, in order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.*

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

Waivers and Modifications
PCA/FDPA 2006-SU-007-02
PHD Associates, LLC
September 30, 2015

- Modification of the 200 sq. ft. minimum privacy yard requirement for single family attached dwellings in favor of the open space shown on the CDPA/FDPA.
- Direction to the Director of the Department of Public Works and Environmental Services (DPWES) to permit a deviation from the tree preservation target pursuant to Sect. 12-0508.3A of the Public Facilities Manual.
- Modification of the trail requirements in favor of the existing and proposed trail network shown on the CDPA/FDPA.
- Reaffirmation of the previously approved waiver and modification:
 - Modification to permit private streets in excess of 600 linear feet; and
 - Waiver of the interparcel access requirement to the EDS Campus to the west at Tax Map 24-4 ((1)) 6B.

Planning Commission Meeting
September 30, 2015
Verbatim Excerpt

PCA/FDPA 2006-SU-007-02 – PHD ASSOCIATES, LLC

After the close of the Public Hearing

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

Commissioner Litzenberger: Thank you, Mr. Chairman. I again want to thank all the folks who came out to speak this evening. As far as the concerns about the ADU's, I know they spoke – the applicant spoke extensively with staff and they kind of came up with the need for family oriented affordable dwelling units. I agree with Mr. Migliaccio that, maybe, putting them all in one spot isn't perfect but, if you look at the overall community it's right smack dab in a very, walkable, enjoyable community. We have the facilities close by. They have shopping close by, so, I don't think they'll be isolated like as if they were in the Mount Vernon District so...

Chairman Murphy: Glad you brought that up, Earl.

Vice Chairman de la Fe: They will be at the Sully District. They will be at the Sully District, not at the...

Commissioner Flanagan: Downtown.

Commissioner Litzenberger: Therefore, Mr. Chairman I request the applicant confirm for the record their agreement to the proposed Final Development Plan Amendment conditions dated September 15th, 2015.

Lynne Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C: Yes, the applicant agrees.

Commissioner Litzenberger: Thank you, Ms. Strobel. Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2006-SU-007-02 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLANS, SUBJECT TO THE PROFFERS DATED SEPTEMBER 10TH, 2015.

Commissioners de la Fe and Hedetniemi: Second.

Chairman Murphy: Seconded by Mr. de la Fe and Ms. Hedetniemi. Is there a discussion of the motion?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes, Mr. Hart.

Commissioner Hart: Maybe this is a friendly amendment – that – I thought Ms. Strobel had indicated that she was going to look at a couple more issues before it got to the Board, like maybe, saving the visitor parking or a couple of other things that she said she would look at.

Chairman Murphy: Are those proffers?

Ms. Strobel: Those are proffers.

Chairman Murphy: Okay.

Ms. Strobel: We'll take a look at those proffers prior to going to the Board.

Commissioner Hart: With that understanding.

Chairman Murphy: Okay, without objection. All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2006-SU-007-02, say aye.

Commissioners: Aye.

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

Commissioner Litzenberger: Two more Mr. Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDPA 2006-SU-007-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 15, 2015 AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 2006-SU-007-02, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 2006-SU-0007-02 (sic), SUBJECT TO THE BOARD'S APPROVAL OF THE PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: The last thing Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS AND WAIVERS DATED SEPTEMBER 30TH, 2015, WHICH SHALL BE MADE PART OF THE RECORD IN THIS CASE.

Commissioner Hedetniemi: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

TMW