



# County of Fairfax, Virginia

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November 25, 2015

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

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**Ellen J. "Nell" Hurley**  
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**John Ulfelder**  
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**Kenneth A. Lawrence**  
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**John L. Litzenberger**  
*Sully District*

**Janyce N. Hedetniemi**  
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**Jill G. Cooper**  
*Executive Director*

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

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

John Regan, Jr.  
Christopher Land, LLC  
10461 White Granite Drive, Suite 103  
Oakton, Virginia 22124

**Re: RZ 2015-SP-003 – CHRISTOPHER LAND, LLC  
Springfield District**

Dear Mr. Regan:

At its November 19, 2015, meeting, the Planning Commission voted 7-0-2 (Commissioners de la Fe and Lawrence abstained. Commissioners Hurley, Migliaccio, and Strandlie 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 the 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 for obtaining the necessary permits.

Sincerely,

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

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District  
Peter F. Murphy, Planning Commissioner, Springfield District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of  
Supervisors, County Executive Office  
Nicholas Rogers, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
November 19, 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  
November 19, 2015  
Verbatim Excerpt

RZ 2015-SP-003 – CHRISTOPHER LAND, LLC

Decision Only During Commission Matters  
(Public Hearing held on November 4, 2015)

Commissioner Murphy: Okay, thank you very much. RZ 2015-SP-003 is a residential – proposed for residential development at – to go from R-1 to R-8, excuse me, with a density of – let me get my notes together here.

Mr. Rogers: 6.4, sir.

Commissioner Murphy: Oh, here it is right here – yeah, 6.58 dwelling units per acre with 12 units – a townhouse development. We had a lot of testimony and I appreciate the folks who sent in testimony – written and email testimony – and those who came to the public hearing, especially our neighbors across the white line – or median strip on Burke Lake Road in the Braddock District. They took an interest in this application and I can see why. Some of the problems that they had with the application were, in fact, what I would call pre-existing conditions. It had been part of Burke Lake Road for a long time. In 1984, the Comprehensive Plan said that Burke Lake Road would become a four-lane road from Rolling Road right out through where the bypass is now. And quite frankly, that is in itself right now, when built in 1977 or – actually, it was built in the late 80s – there is a connectivity between Braddock Road on one side and Braddock Road on the other side. You can go from one end of Braddock Road to the other. If you go down Burke Lake Road across the parkway up onto – across West Ox Road – rather go through the Town of Clifton – meander through the town – you come out, eventually, on Braddock Road. And it was designed to accumulate – to accommodate, I should say, a higher volume of traffic because it was, at that time, an area that was landlocked almost every morning – every evening – people using Burke Lake Road. It was only two lanes. And during that particular time, Lincolnwood was one of the developments that was built in 1977. I'm sure there are some people who have lived in Lincolnwood since 1977 and remember what Burke Lake Road was like without the median strip. And there are some that still – that live in Lincolnia – in Lincolnwood now that bought their property when the median strip was built and knew at that time – and still know – that it's a right-in/right-out community. And that brings about some U-turns at Compton Road and at Shiplett Boulevard. And I know someone said that those extensions of the median strip at Shiplett Boulevard and Burke Lake Road do not help. I disagree with that. I think they help a lot and that was done by a development that was in the Braddock District – and, parenthetically, had the same applicant as we have here this evening. Someone talked about volumes of traffic on Burke Lake Road. This current development would have 96 key – 96 trips during the rush hour. And the other development that's down Burke Lake Road that was in the Braddock District is nine units. They would have 90 vehicle trips per day. Sunrise, which was the big R-2 to R-3 development with the Special Exception for senior housing – they had averaged over about – over 200 vehicle trips per day. So just because there are – U-turns are allowed at several intersections there does not mean that those U-turns were designed to stop growth on Burke Lake Road. On the contrary, there are still some parcels on

Burke Lake Road that will also – will develop. And as I mentioned at the end of the public hearing, we received some letters and comments and emails from folks on applications or problems or issues that were not a part of this application. So going back to what we have to do – we have to look at this application in light of the Comprehensive Plan. And it is in accordance with the Comprehensive Plan – with the Zoning Ordinance – it is in conformance with the Zoning Ordinance – and with the Residential Development Criteria – and it meets the Residential Criteria. It was aired before the West Springfield Land Use – the Springfield Land Use Committee and received approval – rating of approval with one dissenting vote. And also, we have the staff's approval. So therefore, Mr. Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2015-SP-003, SUBJECT TO the proffers – and there's only that one change in the proffers, which deals with Sheet 5A – with THE PROFFERS DATED NOVEMBER 18<sup>TH</sup>, 2015.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying, aye.

Commissioners: Aye.

Vice Chairman de la Fe: I, as the Mr. Chairman – I abstain. I was not present for the public hearing. So the motion carries.

Commissioner Murphy: And we have four modifications or waivers to consider. Mr. Rogers, I know you gave your sheet with three and I've misplaced that again. So I WOULD MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

- THE MODIFICATION OF PARAGRAPH 1 OF SECTION 3-806 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF FIVE ACRES FOR THE R-8 DISTRICT TO ALLOW 1.88 ACRES;
- MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE REQUIRING TRANSITIONAL SCREENING TO PERMIT THE LANDSCAPING, AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN;
- WAIVER OF SECTION 13-304 OF THE ZONING ORDINANCE REQUIRING BARRIERS; AND
- Deviation from the – A DEVIATION FROM SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL TO PERMIT A REDUCED TREE PRESERVATION TARGET, AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying, aye.

Commissioners: Aye.

Vice Chairman de la Fe: Motion carries with my abstention.

Commissioner Lawrence: Mr. Chairman?

Vice Chairman de la Fe: Yes.

Commissioner Lawrence: Although I'm in the affirmative on this proposition, I think I'm going to need to retract my vote because I'm pretty sure I wasn't here for the public hearing.

Vice Chairman de la Fe: Okay.

Commissioner Murphy: Just one other thing, Ms. Strandlie-

Vice Chairman de la Fe: Same abstentions.

Commissioner Murphy: -couldn't be here this evening, but she sent me an email. And I would like to ask the developers – between now and the Board hearing date, she's interested in the proffer regarding the contribution to the homeowners association. If you'd take a look at that and review it and let us know what you're going to do prior to the Board hearing, I would be most appreciative. Thank you very much.

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(Each motion carried by a vote of 7-0-2. Commissioners de la Fe and Lawrence abstained. Commissioners Hurley, Migliaccio, and Strandlie were absent from the meeting.)

JLC



# County of Fairfax, Virginia

November 5, 2015

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Department of Planning & Zoning

NOV 09 2015

Zoning Evaluation Division

**2015 Planning Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

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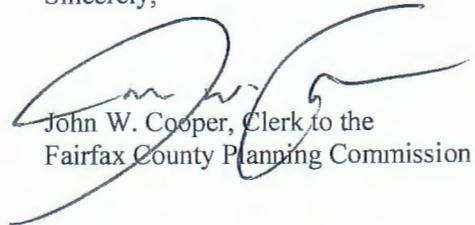
John Regan, Jr.  
Christopher Land, LLC  
10461 White Granite Drive, Suite 103  
Oakton, Virginia 22124

**Re: RZ 2015-SP-003 – CHRISTOPHER LAND, LLC  
Springfield District**

Dear Mr. Regan:

At its November 4, 2015, meeting, the Planning Commission voted 10-0 (Commissioners de la Fe and Lawrence were absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of November 19, 2015. A copy of the verbatim transcript is attached.

Sincerely,



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

Attachments (a/s)

- cc: Pat Herrity, Supervisor, Springfield District
- Peter F. Murphy, Planning Commissioner, Springfield District
- Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
- Nicholas Rogers, Staff Coordinator, ZED, DPZ
- Robert Harrison, ZED, DPZ
- November 4, 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.

**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](http://www.fairfaxcounty.gov/planning)



Planning Commission Meeting  
November 4, 2015  
Verbatim Excerpt

RZ 2015-SP-003 – CHRISTOPER LAND, LLC

After Close of the Public Hearing

Secretary Hart: I'll close the public hearing; recognize Mr. Murphy.

Commissioner Murphy: Thank you very much. Again, thank you all for coming out and testifying and I'm going to defer decision. I MOVE THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2015-SP-003 TO A DATE CERTAIN OF 11/19 – -19. Thank you.

Commissioner Litzenberger: Second.

Secretary Hart: Seconded by Commissioner Litzenberger. Any discussion of the motion? Seeing none, we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

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

TMW



# County of Fairfax, Virginia

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September 25, 2015

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
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**James R. Hart**  
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**John W. Cooper**  
*Clerk to the Commission*

John Regan  
10461 White Granite Drive, Suite 104  
Oakton, VA 22124

**Re: RZ 2015-SP-003 – CHRISTOPHER LAND, LLC  
Springfield District**

Dear Mr. Regan:

At its September 24, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Lawrence, Litzenberger, and Ulfelder were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced application to a date certain of November 4, 2015. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper  
Clerk to the Planning Commission

cc: Pat Herrity, Supervisor, Springfield District  
Peter Murphy, Planning Commissioner, Springfield District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Nicholas Rogers, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
September 24, 2015 date file

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Planning Commission Meeting  
September 24, 2015  
Verbatim Excerpt

RZ 2015-SP-003 – CHRISTOPHER LAND, LLC

During Commission Matters

Chairman Murphy: Also, in the Springfield District, scheduled for public hearing this evening was a Rezoning. The applicant is Christopher Land, LLC. It is RZ 2015-SP-003. And I WOULD MOVE WE DEFER THE PLANNING – THE PUBLIC HEARING, EXCUSE ME, TO A DATE CERTAIN OF NOVEMBER 4<sup>TH</sup>.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Oppose? Motion carries.

//

(The motion carried by a vote of 9-0. Commissioners Lawrence, Litzenberger, and Ulfelder were absent from the meeting.)

JLC