



County of Fairfax, Virginia

May 26, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

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Braddock District

John Ulfelder
Dranesville District

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Jill G. Cooper
Executive Director

**Kimberly A.
Bassarab**
Assistant Director

John W. Cooper
*Clerk to the
Commission*

John C. McGranahan, Jr., Esquire
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

**Re: PCA 2002-HM-043-02/CDPA 2002-HM-043/FDPA 2002-HM-043-03 –
ARROWBROOK CENTRE LLC
Dranesville District**

Dear Mr. McGranahan:

At its May 25, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was absent from the meeting.) to **RECOMMEND APPROVAL** of the above-referenced Proffered Condition Amendment and Conceptual Development Plan Amendment, subject to the execution of proffers dated May 23, 2016. 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 11-0 (Commissioner Flanagan was absent from the meeting.) to **APPROVE** the above referenced Final Development Plan Amendment, subject to the development conditions dated May 4, 2016 and the approval of the concurrent Proffered Condition Amendment. As noted above, a copy of the verbatim 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
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville 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
May 25, 2016 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.



**FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 2002-HM-043-03

May 4, 2016

If it is the intent of the Planning Commission to approve FDPA 2002-HM-043-03 to allow 39 single family attached townhouses and 108 multi-family units (two-over-two stacked units) in Land Bays B1, C1 and D1 on Tax Maps 16-3 ((01)) 39A2 pt., and 39B3 pt., 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 and modified are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Arrowbrook Centre – Final Development Plan Amendment (FDPA 2002-HM-043-03)", consisting of 47 sheets dated November 18, 2015 as revised through April 22, 2016.
2. Development of the property shall be in-conformance with the development conditions associated with Resource Protection Area Encroachment #1504-W RPA-001-1 in Attachment A.*

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

Planning Commission Meeting
May 25, 2016
Verbatim Excerpt

PCA 2002-HM-043-02/CDPA 2002-HM-043/FDPA 2002-HM-043-03 – ARROWBROOK
CENTRE, LLC (Dranesville District)

Decision Only During Commission Matters
(Public Hearing held on May 18, 2016)

Commissioner Ulfelder: The second matter is a decision only tonight in the – in a combined PCA 2002 – well, it's the Arrowbrook Center and I'll get into the details. So I have a couple of motions to get that out of the way as well and so that the folks who are here from Arrowbrook would not have to hang around during our executive session. I appreciate that, Mr. Chairman. Would you please ask the applicant to come forward, Mr. Chairman?

Chairman Murphy: Could you please come forward and identify yourself for the record?

Jeffrey Fairfield, Applicant/Title Owner: Good evening, Mr. Chairman and members of the Commission. My name is Jeffrey Fairfield. I'm co-manager of Arrowbrook Center, LLC, the applicant.

Chairman Murphy: Okay, thank you very much. Mr. Ulfelder?

Commissioner Ulfelder: Mr. Fairfield, do you confirm for the record that the proposed Final Development Plan Amendment development conditions dated May 4th, 2016, are acceptable?

Mr. Fairfield: I do. Yes, sir.

Commissioner Ulfelder: Okay. Thank you.

Mr. Fairfield: Thank you.

Commissioner Ulfelder: Therefore, Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve – oh, well let me – let me back up for a second. The issue that came up during the public hearing a week ago involved questions about the size of the garages and the ability of people to park vehicles in the garage. During the week, we have revised the proffer involving the garages and the idea is to notify the potential buyers of the townhomes that what the garage sizes are, with the recommendation that they maybe want to check the size – based on what their – the size of the vehicles that they happen to own. And these are for both the single and the two-car garages in the – in that portion of the proposed development. So I believe that the new language would be an – would be adequate notice for people who will be buying these units. And so with that, I'm going to go ahead and move that we move forward with this application. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2002-HM-043-02, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 23RD, 2016, which you all should've received.

Commissioner de la Fe: Second.

May 25, 2016

PCA 2002-HM-043-02/CDPA 2002-HM-043/FDPA 2002-HM-043-03

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to the recommend to the Board of Supervisors that it approve PCA 2002-HM-043 [sic], say aye.

Commissioners: Aye.

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

Commissioner Ulfelder: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE CDPA 2002-HM-043.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve CDPA 2002-HM-043, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2002-HM-043-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 4TH, 2016, AND TO THE BOARD'S APPROVAL OF THE CONCURRENT PCA APPLICATION.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion? All those in favor of the motion to approve FDPA 2002-HM-043-03, subject to the Board's approval of the CDPA and the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: One more. You all, I think, have received copies of the waivers and modifications listing dated May 25th, 2016. And rather than go through the list of the individual waivers and modifications, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATIONS AND WAIVERS DISCUSSED IN THE STAFF REPORT. A SUMMARY LIST OF THESE MODIFICATIONS AND WAIVERS DATED MAY 25TH, 2016 WAS PROVIDED TO YOU TODAY AND WILL BE MADE A PART OF THE RECORD OF THIS CASE.

Commissioner de la Fe: Second.

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

May 25, 2016

PCA 2002-HM-043-02/CDPA 2002-HM-043/FDPA 2002-HM-043-03

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: That's it. Thank you.

Chairman Murphy: Thank you.

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(Each motion carried by a vote of 11-0. Commissioner Flanagan was absent from the meeting.)

JLC



County of Fairfax, Virginia

May 19, 2016

**2016 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
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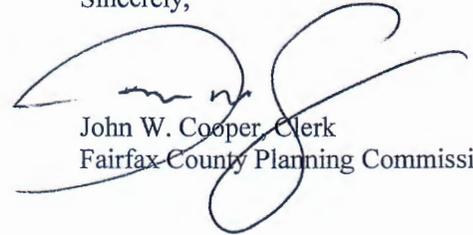
John C. McGranahan, Jr., Esquire
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

**Re: PCA 2002-HM-043-02/CDPA 2002-HM-043/FDPA 2002-HM-043-03 –
ARROWBROOK CENTRE LLC
Dranesville District**

Dear Mr. McGranahan:

At its May 18, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was absent from the meeting.) to **DEFER THE DECISION ONLY** on the above referenced application to a date certain of May 25, 2016. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville 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
May 18, 2016 date file

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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)
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Planning Commission Meeting
May 18, 2016
Verbatim Excerpt

PCA 2002-HM-043-02/CDPA 2002-HM-043/FDPA 2002-HM-043-03 – ARROWBROOK CENTRE, LLC.

After Close of the Public Hearing

Chairman Murphy: Public hearing closed; Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. Based on the discussion this evening and the points that were made in connection with the garage sizes I'm going to move to defer and I think there is actually three motions that I have to make. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 2002-HM-043-02, TO A DATE CERTAIN OF MAY 25TH, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer decision only on these applications to a date certain of May 25th, with the record remaining open for comments, say aye.

Commissioners: Aye.

Commissioner Ulfelder: I'm - I wanted to do each one, the CDPA because the PCA, the CDPA and the FDPA, I hadn't made that a combined motion.

Mr. William O'Donnell, Staff Coordinator, Department of Planning and Zoning: Commissioner Ulfelder, the reason for that is that their all three different base numbers, so he has to call...

Commissioner Ulfelder: Then, then I will make the second motion. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR CDPA 2002-HM-043, TO A DATE CERTAIN OF MAY 25TH, 2016.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Final motion, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR FDPA 2002-HM-043-03, TO A DATE CERTAIN OF MAY 25TH, 2016.

Commissioner Hart: Second.

May 18, 2016

PCA 2002-HM-043/CDPA 2002-HM-043/FDPA 2002-HM-043-03

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by voted of 11-0. Commissioner Flanagan was absent from the meeting.)

TMW