



County of Fairfax, Virginia

July 14, 2016

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Department of Planning & Zoning

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Zoning Evaluation Division

**2016 Planning
Commission**

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Executive Director

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Assistant Director

John W. Cooper
Clerk to the Commission

Greg Riegle, Esquire
McGuireWoods LLP
1750 Tysons Boulevard, Ste. 1800
Tysons Corner, Virginia 22102-4215

**Re: PCA-B-715/RZ 2015-MV-015/SE 2015-MV-030 – L&F BOCK FARM, LLC
Mount Vernon District**

Dear Mr. Riegle:

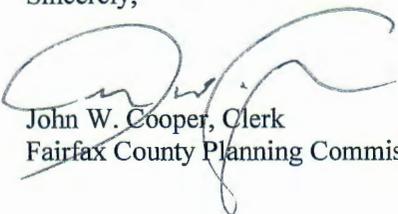
At its July 13, 2016 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Murphy were absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced Proffered Condition Amendment and Rezoning, subject to the execution of proffers dated June 17, 2016.

Concurrently, the Planning Commission voted 10-0 (Commissioners Lawrence and Murphy were absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced Special Exception, subject to the development conditions dated July 1, 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. These applications are 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,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Daniel G. Storck, Supervisor, Mount Vernon District
Earl L. Flanagan, Planning Commissioner, Mount Vernon District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Laura Arseneau, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
July 13, 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.

Fairfax County Planning Commission
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Planning Commission Meeting
July 13, 2016
Verbatim Excerpt

PCA-B-715/RZ 2015-MV-015/SE 2015-MV-030 – L & F BOCK FARM, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: I will close the public hearing, Mr. Flanagan.

Commissioner Flanagan: Before we go on verbatim, Mr. Chairman, I would like to ask the applicant about the two issues that were raised by the Commissioners and one was the – the shuttle will run, what kind of services, you know you - you might be in your advertising would be able to provide and the other is the location of a recommended loading area elsewhere on the site. And the – are you willing to, I thought I heard you say you were willing to pursue that?

Mr. Greg Riegler, McGuireWoods LLP, Applicant's Attorney: Yes, sir. We will gladly commit to providing the disclosure of transportation options and the loading space, I believe, is addressed in staff's proposed conditions and while I am at the podium I will indicate our acceptance and concurrence with those same conditions.

Commissioner Flanagan: So between now and the Board hearing you would be willing to work with staff to add in some language that would assure those two issues would be addressed?

Mr. Riegler: Yes, as I said, the one issue I believe is addressed and we will address the disclosure that you mentioned, yes sir. Yes to both.

Commissioner Flanagan: Then while you are still standing there, and I'll go on, I don't know that I'm on verbatim yet but...

Vice Chairman de la Fe: Yes, you can go–

Commissioner Flanagan: I'd like to request that you confirm for the record agreement to the proposed development conditions dated July 1, 19 – or 2016?

Mr. Riegler: Yes sir, we do.

Commissioner Flanagan: Thank you.

Vice Chairman de la Fe: Go ahead.

Commissioner Flanagan: With that now we go on verbatim.

Vice Chairman de la Fe: Yeah, you have the verbatim, you can.

Commissioner Flanagan: I MOVE, before I go – maybe I better not –

Vice Chairman de la Fe: No, just go ahead.

Commissioner Flanagan: Before we go on verbatim I would like to ask if there is any objection of the Commissioners to having a single motion on this particular application with all of the three motions. Is that okay?

Commissioner Sargeant: Mr. Chairman, I don't see any, any problem with that, I – its just no mention of a lob's but other than that.

Vice Chairman de la Fe: No, that's fine.

Commissioner Flanagan: Thank you, Mr. Chairman, I that event, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF PCA-B-715 TO REMOVE 4.38 ACRES FROM THE ORIGINAL ZONING APPLICATION B-715, APPROVED FOR PDH-5.
- THE NEXT MOVE, APPROVAL OF THE RZ 2015-MV-015, TO REZONE THE PROPERTY FROM THE PDH-5 DISTRICT TO THE R-8 DISTRICT TO PERMIT A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF 4-STORY INDEPENDENT LIVING FACILITY BUILDINGS – FOUR 4-STORY INDEPENDENT LIVING FACILITY BUILDINGS, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.
- MY NEXT MOVE, APPROVAL OF THE SE 2015-MV-030, TO PERMIT FOUR 4-STORY BUILDINGS AS AN INDEPENDENT LIVING FACILITY FOR 128 UNITS AND A 3,250 SQUARE FOOT CLUB HOUSE AND ASSOCIATED PARKING, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.
- And then lastly, I MOVE APPROVAL OF THE WAIVERS AND THE MODIFICATIONS CONTAINED IN THE HANDOUT DISTRIBUTED TO YOU THIS EVENING DATED JULY 13, 2016.

Commissioners Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Sargeant. Is there any discussion?

Commissioner Migliaccio: Mr. Chairman.

Commissioner Hart: Mr. Chairman.

Commissioner Migliaccio: I am going to be happy to support this. I'd be happier if they had a smidgeon more for the Park Authority to get it up to six figures some, that's all. Thank you.

Vice Chairman de la Fe: Okay, Mr. Hart.

Commissioner Hart: Yes, thank you. Mr. Chairman, I was going to suggest a friendly amendment to Development Condition 13. I think staff said it should be "eastern" rather than "western" in the second line of 13.

Vice Chairman de la Fe: I think that that would – would be correct.

Commissioner Flanagan: That's accepted, I would accept that as a friendly amendment.

Commissioner Hart: Thank you.

Vice Chairman de la Fe: Anything else? Okay, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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

TMW