

1/26/98

4:00 p.m. Items - RZ-1997-SU-027 - FAIRFAX NURSING CENTER, INC.
SE-97-Y-035 - FAIRFAX NURSING CENTER, INC.
SE-97-Y-036 - FAIRFAX NURSING CENTER, INC.
Sully District

On Wednesday, January 7, 1998, the Planning Commission voted unanimously (Commissioner Alcorn absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of RZ-1997-SU-027, subject to the execution of draft proffers consistent with those dated January 5, 1998;
- 2) approval of SE-97-Y-035 and SE-97-Y-036, subject to the development conditions dated January 7, 1998 and subject to the Board's approval of RZ-1997-SU-027;
- 3) waiver of the barrier requirements and modification of the screening requirements in favor of that depicted on the GDP/SE plat;
- 4) that DEM approve an escrow of funds in lieu of the construction of the required service drive.

Planning Commission Meeting
January 7, 1997
Verbatim Excerpts

RZ-1997-SU-027 - FAIRFAX NURSING CENTER, INC.
SE-97-Y-035 - FAIRFAX NURSING CENTER, INC.
SE 97-Y-036 - FAIRFAX NURSING CENTER, INC.

After Close of the Public Hearing

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

Commissioner Koch: Last summer Fairfax Nursing Center submitted an application on a 17.25 acre site for a 140 unit elderly housing building on half the site and a 90,000 square feet medical care facility consisting of 80 assisted living units on the other half. At that time County staff had a number of concerns. Addressing those concerns, the applicant has reduced the size of the elderly housing building from 292,000 square feet to 192,000 square feet; reduced the elderly units from 140 to 110; eliminated the underground parking deck, the perimeter parking lot and travel aisles along the southern boundary and along Route 29; reduced the building height from 4 to 5 stories to 3 to 4 stories; reoriented both buildings to relate to the interior of the site; reduced the number of excess parking spaces; increased minimum set backs for both buildings from Route 29 and from the southern lot line; provided an illustrative design details for lighting, signage, landscaping and architecture; provided cross sections through the site for both structures; proffered limited accessory retail services; proffered to provide on-site transportation service on an as needed basis for residents; provided a landscaping plan which exceeds minimum standards; and the open space was increased to 65 percent for the elderly housing and 47 percent for the assisted living for an overall open space of 54 percent of the site. And the list went on and on. I don't think I've ever worked with an applicant who was more intent on addressing all of the concerns of the County staff. This doesn't surprise me because I went to the applicant's nursing home on Main Street in Fairfax. It's the one that Mrs. Harsel mentioned that has all the nice seasonal displays along the street. I was given a tour of the facility by Linda Percell and was impressed by what I saw. Not only did the staff seem to be very attentive to the residents, but I was surprised to find cats, dogs, which seemed to be overfed, and birds and outside I was impressed with the grounds and again, more animals. It was obvious to me that the people who operated this facility were caring and sensitive to the needs of the people and their care. Over the years I have found that promises of things in the future are easily made. Past performance speaks for itself. Before I make my motions, Mr. Chairman, I would like to thank staff and the applicant and his team for all their efforts to bring the application to where it is. The application before us is in harmony with the Comprehensive Plan, is in conformance with the applicable Zoning Ordinance provisions, and meets the requirements of the Fairfax Center checklist. It also has the favorable recommendation of the citizens and of staff. Mr. Chairman, I recommend -- I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1997-SU-027, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS CONSISTENT WITH THOSE DATED JANUARY 5TH, 1998.

Commissioner Hall: Second.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers and Ms. Hall.

Commissioner Kelso: Mr. Chairman?

Chairman Murphy: Discussion? Mr. Kelso?

Commissioner Kelso: I plan to vote in favor of this application because it is a fine project, and I know Commissioner Koch does a good job, but I must add on the record my concern that the specifics of the ADU numbers is not clearly defined and that I do not agree that ADU applications should be assessed at site plan approval.

Chairman Murphy: Further discussion of the motion? Mr. Coan?

Commissioner Coan: Mr. Chairman, I would like to associate myself with Mr. Kelso's remarks. I have the same concerns.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors to approve RZ-1997-SU-027, say aye.

Commissioners: Aye.

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

Commissioner Koch: Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-97-Y-035 AND SE-97-Y-036, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 7TH, 1998 AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1997-SU-027.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors to approve SE-97-Y-035 and SE-97-Y-036, say aye.

Commissioners: Aye.

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

Commissioner Koch: I MOVE THAT WE RECOMMEND APPROVAL OF THE WAIVER OF THE BARRIER AND MODIFICATION OF THE SCREENING IN FAVOR OF THAT DEPICTED ON THE GDP/SE PLAT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye:

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner Koch: One more, Mr. Chairman. Mr. Chairman, I MOVE THAT WE RECOMMEND DEM APPROVE AN ESCROW OF FUNDS IN LIEU OF THE CONSTRUCTION OF THE REQUIRED SERVICE DRIVE.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

//

(The motions carried unanimously with Commissioner Alcorn absent from the meeting.)

LBG