



County of Fairfax, Virginia

September 19, 2016

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Department of Planning & Zoning

SEP 21 2016

Zoning Evaluation Division

**2016 Planning
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John W. Cooper
Clerk to the Commission

Mark C. Looney, Esquire
Cooley LLP
11951 Freedom Drive, Ste 1500
Reston, Virginia 20190

**Re: PCA 86-C-054-02/CDPA 86-C-054/FDPA 86-C-054-02-01 – GENERAL
DYNAMICS CORPORATION
Hunter Mill District**

Dear Mr. Looney:

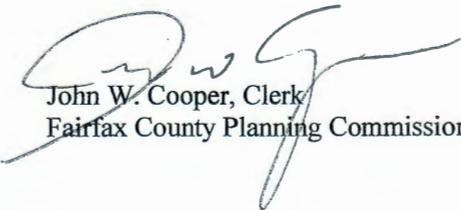
At its September 14, 2016 meeting, the Planning Commission voted 9-0 (Commissioners Hedetniemi, Lawrence and Strandlie were absent from the meeting) to **RECOMMEND APPROVAL** of PCA 86-C-054-02 and CDPA 86-C-054, subject to the execution of proffers dated August 30, 2016.

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.

Concurrently, the Planning Commission voted 9-0 (Commissioners Hedetniemi, Lawrence and Strandlie were absent from the meeting) to **APPROVE** the FDPA 86-C-054-02-01 application, subject to the conditions dated August 31, 2016. Copies of the verbatim transcript and approved land development conditions are 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 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: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Mary Ann Tsai, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
September 14, 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
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
September 14, 2016
Verbatim Excerpt

PCA 86-C-054-02/CDPA 86-C-054/FDPA 86-C-054-02-01 – GENERAL DYNAMICS CORPORATION

After close of the public hearing.

Chairman Murphy: Public hearing is closed; Mr. de la Fe.

Commissioner de la Fe: Thank you Mr. Chairman. I appreciate the neighbors that came in and - to address the, their concerns which mainly have to do with increased traffic and other impacts. The way I look at it and the - the way the land use committee and the P and Z and others have looked at it is that given what is currently approved to be built and what is here proposed, this is a much better plan in terms of traffic, preservation, trees, the vegetation and everything else. So, it - it's a preferable application. Certainly for those of us who have lived in the area for a long time. It is certainly a heck of a lot better than the parking - park and ride building that was originally proposed even before the current, currently approved plan that was taken off the plan when the Dream Dove Hunter Mill Metro Station disappeared from the plans. So this is, I - I believe a good application that deserves a recommendation of approval and I do note that the Board of Supervisors is to consider this in September 20th, so next week, so I would like to move on this tonight and I would request the applicant to confirm for the record that they, he agrees to the final development plan amendment condition dated August 31st...

Mr. Mark Looney, Cooley LLP, Applicants Attorney: We do.

Commissioner de la Fe: ...2016, and that you will continue to work with the Park Authority on the architectural - not architectural, archeological issues that, I mean you - you've proffered to - to address but I want to make sure that is on the record

Mr. Looney: Commissioner de la Fe, we agree with the condition and we will continue to work with Park Authority on the archeological analysis.

Commissioner de la Fe: Okay, thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-C-054-02 AND CDPA 86-C-054, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 30TH, 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 recommend to the Board of Supervisors that it approve PCA 86-C-054-02 and CDPA 86-C-054, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

PCA 86-C-054-02/CDPA 86-C-054/FDPA 86-C-054-02-01 – GENERAL DYNAMICS CORPORATION

Commissioner de la Fe: Mr. Chairman, I MOVE THAT PLANNING COMMISSION APPROVE FDPA 86-C-054-02-01, SUBJECT TO THE PROPOSED FDPA CONDITION DATED AUGUST 31ST, 2016, AND THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-C-054-02.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to approve FDPA 86-C-054-02-01, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATIONS:

- MODIFICATION OF PARAGRAPH 3 OF SECTION 10-104 OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN FENCE HEIGHT UP TO 10 FEET.
- MODIFICATION OF PARAGRAPH 15 OF SECTION 11-202 OF THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE NUMBER OF REQUIRED LOADING SPACES FROM FIVE TO TWO SPACES; AND
- A MODIFICATION OF SECTION 13-304 OF THE ZONING ORDINANCE TO PERMIT A SECURITY FENCE IN LIEU OF THE BARRIER REQUIREMENT.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And MR. CHAIRMAN, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL AND CONCURRENCE WITH THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES DETERMINATION THAT PURSUANT TO PARAGRAPH 1, SECTION 11-101 OF THE ZONING ORDINANCE 250 PARKING SPACES FOR BOTH PHASES 1 AND 2 OF THE DEVELOPMENT ARE ADEQUATE, SUBJECT TO

September 14, 2016

PCA 86-C-054-02/CDPA 86-C-054/FDPA 86-C-054-02-01 – GENERAL DYNAMICS CORPORATION

THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 30TH, 2016.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Motion carries.

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(The motions carried by a vote of 9-0. Commissioners Hedetniemi, Lawrence and Strandlie were absent from the meeting.)

TMW

APPROVED FINAL DEVELOPMENT PLAN AMENDMENT CONDITION

FDPA 86-C-054-02-01

August 31, 2016

The Planning Commission approved Final Development Plan Amendment FDPA 86-C-054-02-01 for Tax Map 18-3 ((1)) 11B1 and conditioned the approval by requiring conformance with the following development condition:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA Plan entitled, "Reston Eastgate," submitted by Urban, Ltd., and consists of 61 sheets dated January 4, 2016 and revised through August 22, 2016.