



County of Fairfax, Virginia

MEMORANDUM

September 18, 2017

TO: Lisa Gossard, Senior Engineer III
Building Design & Construction Division
Department of Public Work & Environmental Services, Capital Facilities

FROM: Jill G. Cooper, Executive Director *JG*
Planning Commission Office

SUBJECT: **PRC 74-2-113-03/2232-H17-28 – FAIRFAX COUNTY, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES
Hunter Mill District**

At its September 14, 2017 meeting, the Planning Commission voted 10-0 (Commissioners Keys-Gamarra and Sargeant were absent from the public hearing) to **RECOMMEND APPROVAL** of PRC 74-2-113-03, subject to the proposed development conditions dated August 31, 2017.

Concurrently, the Planning Commission voted 10-0 (Commissioners Keys-Gamarra and Sargeant were absent from the public hearing) to **CONCUR** with the determination set forth in the memorandum dated May 25, 2017, from Chris Caperton, Chief, Facilities Planning Branch, Department of Planning and Zoning (DPZ), stating that application 2232-H17-28, to construct a temporary fire and rescue facility for Reston Station #25, satisfies the criteria of location, character and extent, as specified in the *Virginia Code* Section 15.2-2232, as amended.

For your information, a copy of the verbatim excerpt from the Commission's action on this item is attached. Should you need any additional information, please contact the Planning Commission Office at (703) 324-2865.

Attachment (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, Zoning Evaluation Division (ZED),
Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
September 14, 2017 date file

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**County of Fairfax, Virginia
Planning Commission Meeting
September 14, 2017
Verbatim Excerpt**

PRC 74-2-113-03 – FAIRFAX COUNTY, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES – Appl. to approve the PRC plan associated with RZ 74-2-113 to permit public use. Located on the E. side of Town Center Pkwy, N. of Cameron Glen Dr. on approx. 1.42 ac. of land zoned PRC. Comp. Plan Rec: RPC Town Center North Mixed Use. Tax Map 17-1 ((1)) 14E (pt.). (Concurrent with 2232-H17-28). (Hunter Mill District)

2232-H17-28 – FAIRFAX COUNTY, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES – Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a temporary public facility (fire and rescue facility). Located at 1800 Cameron Glen Dr., Reston, 20190 on approx. 1.42 ac. of land zoned PRC. Tax Map 17-1 ((1)) 14E (pt.). (Concurrent with PRC 74-2-113-03). (Hunter Mill District)

After close of the Public Hearing

Commissioner de la Fe: Thank you very much. Even though you just stated that you agree with the – could you please do so again for the record?

Lisa Gossard, Applicant, Building Design and Construction Division, Department of Public Work & Environmental Services, Capital Facilities: My apologies. I agree with the conditions.

Commissioner de la Fe: Thank you very much, dated August 31st. Mr. Chairman, this provides a temporary home for Firehouse 25, while the new one is being built at its current location. I MOVE THAT THE PLANNING COMMISSION FIND THAT THE TEMPORARY PUBLIC FACILITY PROPOSED UNDER APPLICATION 2232-H17-28 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, AND IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN.

Commissioner Hart: Second.

Chairman Murphy: Seconded Mr. Hart. Is there a discussion? All those in favor of the motion to approve 2232-H17-28, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 74-2-113-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 31ST, 2017.

Commissioner Hart: Second.

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DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES

Chairman Murphy: Seconded Mr. Hart. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PRC 74-2-113-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. And, I notice that Chief Caussin's...

Commissioner Hart: We have one more.

Chairman Murphy: Oh, I'm sorry.

Commissioner de la Fe: I have one more. But if you want to...

Chairman Murphy: No, go ahead.

Commissioner de la Fe: Okay. One more motion. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING:

- MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING REQUIREMENT CONNECTION IN THE PRC PLAN;
- WAIVER OF SECTION 13-304 OF THE ZONING ORDINANCE WITH THE BARRIER REQUIREMENT; AND
- WAIVER OF PARAGRAPH 4 OF SECTION 17-201 OF THE ZONING ORDINANCE FOR DEDICATION AND CONSTRUCTION OF WIDENING OF EXISTING ROADS – EXISTING ROADS AND NEW ALIGNMENTS AND PROPOSED ROADS RECOMMENDED IN THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: That's it.

Chairman Murphy: Thank you very much. I see Chief Caussin is here from the Fire and Rescue Department, and on behalf of all of us and those of us in the room, please convey our – convey

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our thanks and admiration to all our first responders who were deployed with very little time in between, I might add to the floods and the storms and the hurricanes in both Texas and Florida. Our admiration goes out for all you guys, just did a great job, we appreciate it.

The motion carried by a vote of 10-0. Commissioners Keys-Gamarra and Sargeant were absent from the public hearing.

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PROPOSED PRC DEVELOPMENT CONDITIONS

PRC 77-4-113-03

August 31, 2017

If it is the intent of the Board of Supervisors to approve PRC 77-4-113-03 located on Tax Map 17-1 ((1)) 14E, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the PRC Plan entitled, "Reston Fire Station #25 Temporary Facility," was submitted by Urban, Ltd., and consists of 16 sheets dated May 1, 2017 and revised through August 1, 2017. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.
2. There shall be no exterior speakers on the structures and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire and rescue station shall be minimized to the extent possible.
3. All buildings, structures, pavement, utilities, and driveway entrance shall be removed after the permanent Reston Fire and Rescue Station 25 is constructed and operational. The site shall be graded and replanted with grass and the trail across the frontage restored within 12 months of the issuance of the Non-Residential Use Permit for Reston Fire and Rescue Station 25 at 1820 Wiehle Avenue, unless an extension of time not to exceed 12 months is granted by the Zoning Administrator.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.