

**MINUTES OF THE REGULAR MEETING/WORK SESSION
OF THE PLANNING COMMISSION
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
July 22, 2019**

After determining that a quorum was present, Chair Jaworski called the meeting to order at 7:00 p.m.

Members Present: Chair Janet Jaworski and Commissioners Mark Angres, Paul Cunningham, Amir Eftekhari, James Feather, Joseph Harmon and Karen Wheeler-Smith.

Member(s) Absent: None.

Staff Present: Jason Sutphin, Planning Division Chief; Albert Frederick, Planner III; Lyndsey Clouatre, Planner II and Tina Gillian, Planning Commission Secretary.

1. Pledge of Allegiance.

Ms. Jaworski led the Commission in the Pledge of Allegiance.

2. Discussion/Adoption of Agenda.

MR. CUNNINGHAM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. HARMON, WHICH CARRIED UNANIMOUSLY.

3. Presentations by the public on any matter not calling for a public hearing.

Ms. Kelly O'Brien, 9906 Fairfax Boulevard, Fairfax, Virginia, came forward to address the Planning Commission. She is here to speak on tonight's work session regarding the Sunrise Assisted Living project proposed for the Davies property. She said the assisted and independent living proposal is a commercial use. She said the proposal will add taxes and jobs to the city. She said the project will have no impact to the city's school system and will have less of an impact to traffic than projects previously proposed for this site. She said the 2014 Vision Fairfax/Mason Plan specifically calls for increased access to housing for seniors through traditional development and regulatory incentives. She said this project could also be an opportunity for the residents to have access to OLLI (Osher Lifelong Learning Institute). She said inter-parcel connection does not always mean a road is required. She suggests that a minimum eight-foot wide walkway be constructed to connect University Drive to Chain Bridge Road instead. She said opportunities to build a roadway along the block will still remain. She said no project is going to "tick every box" of what the city wants. She addressed people's concern that individuals from outside the city may come into the city to occupy the units. She said this is possible,

however, it may be spouses, current residents or family members of residents that also use this facility. She said if city seniors occupy the units it could free up the housing stock for residents who are waiting for homes to become available. She said it would be ideal for parcel consolidation to take place, however, the city has been waiting a long time for consolidations to happen. She referred to the long amount of time it has taken for consolidations at Northfax to take place. She asks for the Planning Commission to not dismiss this proposal while waiting for the perfect project to be submitted.

4. Approval of Minutes:

Consideration of June 24, 2019 Meeting Minutes.

MR. CUNNINGHAM MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. HARMON, WHICH CARRIED 4:0, WITH MR. ANGRES, MR. EFTEKHARI AND MS. WHEELER-SMITH ABSTAINING.

5. Consent Agenda – None.

6. Items Not Requiring a Public Hearing – None.

7. Public Hearings – None.

8. Adjourn Regular Meeting.

9. Work Session:

- a. Discussion of a request by Sunrise Senior Living Development, Inc. for a Planning Commission informational work session to discuss a concept plan for the redevelopment of 4131 Chain Bridge Road. The site is bounded by Chain Bridge Road to the west, University Drive to the east, offices and Armstrong Street to the south, and BB&T Bank to the north in the Old Town Fairfax Transition Overlay District, Tax Map 57-4-02-040.**

Mr. Frederick presented the staff report which has been incorporated into the record by reference.

(Ms. Wheeler-Smith left the meeting at 8:42 p.m.)

- b. Discussion of the current status of the Old Town Visioning Committee.**

Ms. Clouatre presented the staff report which has been incorporated into the record by reference.

10. Reconvene Regular Meeting.

11. Staff Report.

Ms. Clouatre stated a contract has been signed with the Small Area Plans consultant Cunningham Quill. She said a kickoff meeting was held last Monday with Cunningham Quill and their sub-consultants. She said a site visit of the Old Town and Northfax areas will take place this Friday with the consultants. She said City Council approved the rezoning request for 10642 West Drive. She said the Planning Commission previously recommended approval for the West Drive proposal on May 20, 2019.

Mr. Harmon asked how many sub-consultants are involved.

Ms. Clouatre said there are four or five sub-consultants.

Ms. Jaworski asked staff to email the Planning Commission a list with the name(s) of the main consultant and sub-consultants.

Ms. Clouatre said she will provide the list as requested.

12. Commission Comments.

Mr. Eftekhari – He said that in terms of tonight’s discussion he takes his guidance from the Comprehensive Plan which states that residential shall only be considered to serve as a transitional use to existing development outside of the Activity Center. He said there is already an assisted living facility located near the property and he took that into consideration in regards to revitalization of this area.

Mr. Harmon – No comments.

Mr. Cunningham – He wished Ms. Wheeler-Smith a Happy Birthday and wished everyone a happy and safe August recess and looks forward to seeing everyone when they return in September.

Mr. Angres – He congratulated the Planning Commissioners, staff, and others that worked on the Comprehensive Plan for winning an award for the number one plan in the State of Virginia adopted in 2019. He said Mr. Cunningham and Ms. Jaworski will be traveling to attend the presentation of the award.

Mr. Feather – He also congratulated staff, the Planning Commission and City Council for their work on the Comprehensive Plan and for receiving the award. He said the Comprehensive Plan is one of the reasons that motivated him to join the Planning Commission.

Ms. Jaworski – She also congratulated staff for their work on the Comprehensive Plan. She said

the award is for the Commonwealth Plan of the Year and is being presented by the Virginia Chapter of the American Planning Association. She said Mr. Cunningham will be traveling with her tomorrow to accept the award along with Mr. Brooke Hardin (Director, Community Development and Planning). She said City Council will most likely hold a reception for everyone involved with this Comprehensive Plan in September. She wished Ms. Wheeler-Smith a Happy Birthday and she looks forward to seeing everyone in September.

13. Adjournment.

Meeting Adjourned at: 8:55 p.m.

ATTEST: *Tina Gillian*
Tina Gillian, Secretary