

December 2016

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 View Agenda <i>Transportation Committee</i>	2	3 CANCELLED <i>PC Seminar</i> 9:30 a.m. – 3:00 p.m. Government Center Board Conference Room
4	5	6	7 View Agenda <i>LUPR Committee-cancelled</i>	8 View Agenda	9	10
11	12	13	14 No PC Meeting	15 No PC Meeting	16	17
18	19	20	21 No PC Meeting	22 No PC Meeting	23 <i>County Holiday</i>	24
25 <i>Merry Christmas</i>	26 <i>County Holiday</i>	27	28 No PC Meeting	29 No PC Meeting	30	31

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, December 1, 2016

Posted: 12/1/16
Revised: 12/2/16

KEY
P/H – Public Hearing
D/O – Decision Only

COMMITTEE MEETINGS

The Transportation Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN

2232-V16-30 – Fairfax County Park Authority, 10646 Old Colchester Road, Lorton, VA 22079 (Deadline: 1/8/17)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PA 2016-I-B1</u> (Mason)	<u>BAILEYS CROSSROADS COMMUNITY SHELTER</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns a 20,000 square foot parcel (Tax map # 61-2 ((20)) 7) located at 5914 Seminary Road, Falls Church, VA, and a 15-foot strip of land adjacent to the northern boundary of the subject parcel dedicated as a public right-of-way for Seminary Road that is expected to be vacated and abandoned. The area is planned for mixed uses, office, retail, and residential and institutional. The Plan Amendment considers public facilities uses up to 0.70 floor area ratio (FAR) as a community shelter.	D. Stinson	ADOPTION REC

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, December 7, 2016

Posted: 12/7/16
Revised: 12/8/16

KEY
P/H – Public Hearing
D/O – Decision Only

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

2232-V16-30 - Fairfax County Park Authority, 10646 Old Colchester Road, Lorton, VA 22079 (Deadline: 1/8/17) - **CONCUR**
2232-V16-2 - Fairfax County Park Authority, 10418 Old Colchester Road, Lorton, VA 22079 (Deadline: 1/30/2017)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA 95-Y-016-05</u> (Sully)	<u>LIDL US OPERATIONS, LLC</u> – Appl. to amend the proffers for RZ 95-Y-016, previously approved for a mixed-use commercial development, to permit retail and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part) and WS. Comp. Plan Rec: Industrial. Tax Map 34-3 ((13)) 3. (Concurrent with SEA 95-Y-024-05.)	J. Gorney	APPROVAL REC (P/H from 11/10/16) (from 10/5/16) (from def. indef.)
<u>SEA 95-Y-024-05</u> (Sully)	<u>LIDL US OPERATIONS, LLC</u> – Appl. under Sects. 4-802 and 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations, to permit deletion of land. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part) and WS. Tax Map 34-3 ((13)) 3. (Concurrent with PCA 95-Y-016-05.)	J. Gorney	APPROVAL REC (P/H from 11/10/16) (from 10/5/16) (from def. indef.)
<u>SE 2016-SU-015</u> (Sully)	<u>ARDAVAN BADI & FOROUZANDEH FARNOUSH A/K/A FOROUZ FARNOUSH d/b/a BULLION & DIAMOND CO., LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a pawn shop. Located at 4086 Airline Pkwy., Chantilly, 20151, on approx. 3.44 ac. of land zoned C-8, AN, HC, and WS. Tax Map 34-3 ((1)) 5A.	M. Lynskey	DENIAL REC (P/H from 11/10/16) (from 9/22/16)
<u>PCA 95-Y-016-06</u> (Sully)	<u>COSTCO WHOLESALE CORPORATION</u> – Appl. to amend the proffers for RZ 95-Y-016, previously approved for a retail, hotel, and recreational uses, to permit a service station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26. Located on the S.W. quadrant of Sully Rd. and Lee Jackson Memorial Hwy., on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Comp. Plan Rec: Industrial. Tax Map 34-3 ((1)) 41 B. (Concurrent with SEA 95-Y-024-06.)	J. Gorney	APPROVAL REC (D/O from 11/30/16) (P/H from 11/10/16) (from 9/21/16) (from 7/27/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, December 7, 2016

Posted: 12/7/16
Revised: 12/8/16

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<u>SEA 95-Y-024-06</u> (Sully)	<u>COSTCO WHOLESALE CORPORATION</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations to permit an increase in the size and height of two (2) freestanding signs, to permit a service station in a Highway Corridor Overlay District with associated modifications to site design and development conditions. Located at 14390 Chantilly Crossing Ln., Chantilly, 20151, on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Tax Map 34-3 ((1)) 41 B. (Concurrent with PCA 95-Y-016-06.)	J. Gorney	APPROVAL REC (D/O from 11/30/16) (P/H from 11/10/16) (from 9/21/16) (from 7/27/16)
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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>FDPA 2003-LE-025-06</u> (Lee)	<u>DANIEL BYRON VANPELT</u> – Appl. to amend the final development plan for FDP 2003-LE-025 to permit modification of yard requirements for lot 93 and associated changes to development conditions. Located Northampton subdivision approx. 1,200 ft. S. of the intersection of S. Van Dorn St. and Franconia Rd. on approx. 3,720 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 93.	K. Posusney	APPROVED (from 1/11/17)
<u>FDPA 2003-LE-025-07</u> (Lee)	<u>GREGORY STREET</u> – Appl. to amend the final development plan for FDP 2003-LE-025 to permit modification of yard requirements for lot 101 and associated changes to development conditions. Located Northampton subdivision approx. 1,500 ft. S. of the intersection of S. Van Dorn St. and Franconia Rd. on approx. 3,720 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 101.	K. Posusney	APPROVED (from 1/11/17)
<u>PA 2015-III-FC1</u> (Springfield)	<u>FAIR LAKES, FAIRFAX CENTER, LAND UNITS G, H AND I</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 400 ac. generally located west of West Ox Road to Stringfellow Road, north of Interstate-66, and south of Monument Dr. and Melville Lane in the Springfield Supervisor District. The area is planned for Office mixed use up to .25 FAR at Overlay level (Fair Lakes within portions of Land Units G, H, I in the Fairfax Center Area). Additional options for more intense retail, office, residential, and hotel uses are planned on specific parcels. The amendment will consider modifying options to allow greater flexibility for the subject area to enable a quicker response to market demands. Recommendations relating to the transportation network may also be modified.	K. Sorenson	ADOPTION REC
PCA 2011-PR-011-02 (Providence)	<u>CITYLINE PARTNERS, LLC</u> – Appl. to amend the proffers and conditions for RZ 2011-PR-011 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 4.57. Located S.E. quadrant of the intersection of Colshire Dr. and Dolley Madison Blvd. on approx. 6.21 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map. 30-3 ((01)) 6D, 6E and 30-3 ((28)) 4B (pt.) 4D, 4E (pt.). (Concurrent with FDP 2011-PR-011-04.)	S. Gardner	DEFER P/H TO 1/26/17

FAIRFAX COUNTY PLANNING COMMISSION

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Wednesday, December 7, 2016

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Revised: 12/8/16

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FDP 2011-PR-011-04 (Providence)	CITYLINE PARTNERS, LLC – Appl. to approve the final development plan for RZ 2011-PR-011 to permit mixed use. Located S. E. quadrant of the intersection of Coleshire Dr. and Dolley Madison Blvd. on approx. 6.21 ac. of land zoned PTC and HC. Tax Map 30-3 ((01)) 6D, 6E and 30-3 ((28)) 4B (pt.) 4D, 4E (pt.). (Concurrent with PCA 2011-PR-011-02.)	S. Gardner	DEFER P/H TO 1/26/17
2232-V16-38 (Mount Vernon)	VERZON WIRELESS – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by Verizon Wireless to develop a telecommunications facility located at 6065 Richmond Highway, Alexandria, VA 22303. Tax Map: 83-3 ((1)) 56C. Area IV.	J. Buono	DEFER P/H TO 1/26/17
2232-D16-37 (Dranesville)	VERZON WIRELESS – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by Verizon Wireless to develop a telecommunications facility located at 1451 Chain Bridge Road, McLean, VA 22101. Tax Map: 30-2 ((8)) 55B. Area II.	J. Buono	DEFER P/H TO 1/26/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, December 8, 2016

Posted: 12/8/16
Revised: 12/9/16

KEY
P/H – Public Hearing
D/O – Decision Only

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

2232-V16-2 - Fairfax County Park Authority, 10418 Old Colchester Road, Lorton, VA 22079 (Deadline: 1/30/2017)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SE 2015-DR-027 (Dranesville)	MAHLON A. BURNETTE, III AND MARY H. BURNETTE Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 631 Walker Rd., Great Falls, 22066, on approx. 4.0 ac. of land zoned R-E. Tax Map 7-4 ((1)) 47.	B. Katai	D/O TO 1/26/17 (D/O from 11/10/16) (P/H from 10/19/16) (from 9/21/16)
RZ 2015-DR-009 (Dranesville)	GULICK GROUP, INC. – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challedon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.	B. Katai	APPROVAL REC (D/O from 11/30/16) (D/O from 11/9/16) (D/O from 10/19/16) (D/O from 9/15/16) (D/O from 7/21/16) (P/H from 6/29/16) (from 6/23/16) (from 6/16/16)
SE 2014-SU-042 (Sully)	MONTESSORI MANSION/NAIMA QADIR DAR – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14018 Rose Lodge Pl., Chantilly, 20151 on approx. 8,793 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-2 ((20)) 32.	M. Lynskey	D/O TO 1/25/17 (P/H from 11/30/16) (from defer indef.)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
FDPA 82-P-069-07-07 (Springfield)	CALIFORNIA UNIVERSITY OF MANAGEMENT AND SCIENCES AND SOUTH BAYLO UNIVERSITY – Appl. to amend the first final development plan for FDP 82-P-069 to permit a college or university and associated changes to development conditions. Located S. side of Fair Lakes Pkwy. approx. 1,000 ft. W. of Fairfax County Pkwy. on approx. 4.37 ac. of land zoned PDC and WS. Tax Map 45-4 ((11)) A2.	C. Bishop	APPROVED (from 12/7/6)
PCA 74-7-047-02/CDPA 74-7-047-02/FDPA 74-7-047-02-01 (Providence)	INOVA HEALTH CARE SERVICES – Appls. to amend the proffers, conceptual development plan and final development plan for RZ 74-7-047, previously approved for office, to permit additional uses and associated modifications to proffers and site design with a Floor Area Ratio (FAR) of 0.33. Located E. and N. side of Gallows Rd., S. of Arlington Blvd and W. of the Capital Beltway on approx. 116.78 ac. of land zoned PDC. Tax Map 49-4 ((01)) 57. (Concurrent with CSP 74-7-047-02.)	W. O'Donnell	APPROVAL REC (from 12/7/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, December 8, 2016

Posted: 12/8/16
Revised: 12/9/16

KEY
P/H – Public Hearing
D/O – Decision Only

CSP 74-7-047-02
(Providence)

INOVA HEALTH CARE SERVICES – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 74-7-047. Located E. and N. side of Gallows Rd., S. of Arlington Blvd and W. of the Capital Beltway on approx. 116.78 ac. of land zoned PDC. Tax Map 49-4 ((01)) 57. (Concurrent with PCA, 74-7-047-02, CDPA 74-7-047-02, FDPA 74-7-047-02-01.)

W. O'Donnell

APPROVED
(from 12/7/16)

RZ 2016-SU-015
(Sully)

OLD LEE ROAD, LLC – Appl. to rezone from I-3, AN and WS to I-5, AN and WS to permit new vehicle storage with an overall Floor Area Ratio (FAR) of 0.0. Located on the N. side of Old Lee Rd., approx. 800 ft. E. of its intersection with Stonecroft Blvd. on approx. 5.35 ac. of land. Comp. Plan Rec: Industrial. Tax Map 43-2 ((1)) 2.

J. Gorney

**P/H TO DEFER
INDEF.**
(from 11/16/16)