

April 2017

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
2	3	4	5 No PC Meeting	6 No PC Meeting	7	8
9	10	11	12 No PC Meeting	13 No PC Meeting	14	15
16	17	18	19 View Agenda <i>Environment Committee</i>	20 View Agenda	21	22
23	24	25	26 View Agenda <i>Policy and Procedure Committee</i>	27 Meeting Cancelled	28	29
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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

Wednesday, April 19, 2017

Posted: 4/19/17
Revised: 4/20/17

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PA 2013-III-DS1</u> <u>(Sub. DSC-E4-1)</u> <i>(Sully)</i>	<u>COMPREHENSIVE PLAN AMENDMENT (POHANKA, DULLES SUBURBAN CENTER STUDY)</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. 13.96 ac. generally located at 13901, 13909, 13911, 13915 and 13917 Lee Jackson Memorial Highway, Fairfax, on the south side of Lee Jackson Memorial Highway between Walney Road and Elmwood Street (Tax Map Parcels: 34-4 ((1)) 49, 50, 50A, 51, 53) in the Sully Supervisor District. The site is planned for community-serving retail at a maximum FAR of .25 for Parcels 34-4 ((1)) 49, 50, 50A and 51, and a maximum FAR of .20 for Parcel 34-4 ((1)) 53, with an option for auto dealership use. Submission DSC-E4-1 (Pohanka) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) considers increasing the maximum permitted FAR to .30 and removal of current Plan language limiting Parcel 53 to a maximum building height of 35 feet. Recommendations relating to the transportation network may also be modified.	M. Van Atta	ADOPTION REC <i>(P/H from 3/29/17)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2016-HM-010</u> <i>(Hunter Mill)</i>	<u>SCIMORES ACADEMY LLC</u> – Appl. to rezone from R-1 and C-5 to R-2 to permit a private school of special education with an overall Floor Area Ratio (FAR) of .17. Located in the N.E. corner of the intersection of Centreville Rd. and West Ox Rd., on approx. 5.94 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-1 ((1)) 16, 17pt., 19pt. and 21. (Concurrent with SE 2016-HM-007).	W. Suder	D/O TO 4/26/17 <i>(from 3/15/17)</i> <i>(from 2/1/17)</i> <i>(from 11/16/16)</i>
<u>SE 2016-HM-007</u> <i>(Hunter Mill)</i>	<u>SCIMORES ACADEMY LLC</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of special education. Located at 2625, 2629 and 2633 Centreville Rd. and 2703 and 2705 West Ox Rd., Herndon, 20171, on approx. 8.07 ac. of land currently zoned C-5 and R-1 with all R-1 and a part of C-5 land proposed to be rezoned to R-2. Tax Map 25-1 ((1)) 16, 17, 19, 20 and 21. (Concurrent with RZ 2016-HM-010.)	W. Suder	D/O TO 4/26/17 <i>(from 3/15/17)</i> <i>(from 2/1/17)</i> <i>(from 11/16/16)</i>

FAIRFAX COUNTY PLANNING COMMISSION
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[RZ/FDP 2015-PR-017](#)

(Providence)

[FP TYSONS I, LLC](#) – Appls. to rezone from PTC, SC, and HC to PTC, SC and HC to permit office and retail development with an overall Floor Area Ratio (FAR) of 8.32 and approval of the conceptual and final development plan. Located on a portion of Service Dr. right-of-way along Leesburg Pike (RTE. 7) immediately S. of Greensboro Metro Station on approx. 1,119 sq. ft. of land. Comp. Plan Rec: Transit Station Mixed Use. To be vacated and/or abandoned public right-of-way associated with Leesburg Pike adjacent to Tax Map 29-3 ((1)) 65A. (Concurrent with PCA/CDPA 2011-PR-005 and FDP 2011-PR-005-02). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Leesburg Pike to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

S. Wright

APPROVAL REC

[PCA/CDPA 2011-PR-005/FDPA 2011-PR-005-02](#)

(Providence)

[TYSONS CENTRAL LOT A, LLC](#) – Appls. to amend the proffers, conceptual development plan, and final development plan for RZ 2011-PR 005, previously approved for mixed-use development, to permit office and retail development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 8.32. Located on the E. side of Leesburg Pike immediately S. of Greensboro Metro Station on 1.13 ac. of land zoned PTC, SC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((1)) 65A. (Concurrent with RZ/FDP 2015-PR-017).

S. Wright

APPROVAL REC

[CSPA 80-P-039-05](#)

(Providence)

[ICF CONSULTING GROUP, INC.](#) – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 80-P-039 to permit sign modifications. Located in the N.W. quadrant of the intersection of Lee Hwy. and Nutley St. on approx. 13.99 ac. of land zoned PDC and HC. Tax Map 48-4 ((1)) 1E & 1G.

C. Gresham

APPROVED
(from 5/18/17)

[SE 2016-SU-022](#)

(Sully)

[COPT STONECROFT, LLC](#) – Appl. under Sects. 5-307 and 9-607 of the Zoning Ordinance to permit an increase in building height from 75ft. up to a maximum of 120 ft. Located at 4850 Stonecroft Blvd., Chantilly, 20151 on approx. 64.28 ac. of land zoned I-3 and WS. Tax Map 43-2 ((2)) 39C.

S. Williams

APPROVAL REC
(from 3/2/17)

[Fairfax Forward Process](#)

(Countywide)

[FAIRFAX FORWARD COMPREHENSIVE PLANNING PROCESS-PROPOSED MODIFICATIONS](#) – To consider proposed revisions to procedures regarding the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The review of the Comprehensive Plan is organized through a Plan Amendment Work Program that schedules activity center, neighborhood, and countywide policy amendments, and any additional amendments that are authorized by the Board of Supervisors. The current work program was adopted in July 2013. The proposed changes to the planning process would add a regular cycle for proposing Plan amendments on specific properties, referred to as site-specific plan amendments. Nominations for site-specific plan amendments would be accepted once every four years and reviewed in coordination with a community task force. Updates to the current work program are also proposed.

B. Suchicital

D/O TO 5/4/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, April 20, 2017

Posted: 4/20/17
Revised: 4/21/17

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

2232-L16-48 – Verizon Wireless, 6364 Commerce Street, Springfield (Deadline: 5/26/17)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SEA 87-P-041</u> (Springfield)	<u>CHANTILLY AUTO CARE CENTER, LLC</u> – Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to amend SE 87-P-041 previously approved for a service station, car wash, quick service food store and waiver of minimum lot size in a highway corridor overlay district to modify site and development conditions. Located at 13001 Lee Jackson Memorial Hwy., Chantilly, 22033 on approx. 39,865 sq. ft. of land zoned C-6, WS and HC. Tax Map 45-1 ((1)) 13.	K. Atkinson	APPROVAL REC
RZ/FDP 2016-MA-026 (Mason)	STANLEY MARTIN COMPANIES, LLC – Appls. to rezone from R-3 to PDH-16 and HC to permit residential development and waiver of minimum district size with an overall density of 13.9 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the E. side of Powell Ln. approx. 100 ft. S. of its intersection with Columbia Pike on approx. 15,483 sq. ft. of land. Comp. Plan Rec: Residential 16-20 du/ac. Tax Map 61-4 ((4)) B2. (Concurrent with PCA/FDPA 2000-MA-055).	H. Eddy	P/H TO 4/26/17 <i>(from 4/5/17)</i>
PCA/FDPA 2000-MA-055 (Mason)	STANLEY MARTIN COMPANIES, LLC – Appls. to amend the proffers, conceptual and final development plans for RZ 2000-MA-055 previously approved for residential single family attached dwellings to modify site and development conditions and associated modifications to proffers and site design at a density of 11.67 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Columbia Pike and Powell Ln. on approx. 4.19 ac. of land zoned PDH-12 and HC. Comp. Plan Rec: Residential 16-20 dc/ac. Tax Map 61-4 ((52)) 1-45, 46A-49A and A1. (Concurrent with RZ/FDP 2016-MA-026).	H. Eddy	P/H TO 4/26/17 <i>(from 4/5/17)</i>
PCA/FDPA 82-S-077-04 (Sully)	ARDEN COURTS OF CENTREVILLE VA, LLC – Appls. to amend the proffers and final development plan for PCA 82-S-077-02 previously approved for residential and institutional and quasi-public use and associated modifications to permit a medical care facility (assisted living) and a child care center with an overall Floor Area Ratio (FAR) of 0.193. Located on the E. side of Centreville Rd. S.E. of its intersection with Bradenton Dr. on approx. 5.0 ac. of land zoned PDH-3 and WS. Comp. Plan Rec: Residential 2-3 dc/ac. Tax Map 65-3 ((1)) 40A. (Concurrent with PCA/FDPA 94-Y-020).	S. Williams	P/H TO 5/11/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, April 20, 2017

Posted: 4/20/17
Revised: 4/21/17

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

- | | | | |
|-------------------------------------|---|-------------|---|
| PCA/FDPA 94-Y-020
(Sully) | ARDEN COURTS OF CENTREVILLE VA, LLC – Appls. to amend the proffers and final development plan for RZ 94-Y-020 previously approved for single family attached residential, institutional and quasi-public use and associated modifications to permit a medical care facility (assisted living) and a child care facility with an overall Floor Area Ratio (FAR) of 0.193 Located on the E. side of Centreville Rd. S.E. of its intersection with Bradenton Dr. on approx. 5.0 ac. of land zoned PDH-3 and WS. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 65-3 ((1)) 40A. (Concurrent with PCA/FDPA 82-S-077-04). | S. Williams | P/H TO 5/11/17 |
| PA 2016-III-P1
(Mount Vernon) | COMPREHENSIVE PLAN AMENDMENT (WORKHOUSE ROAD AREA) – 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. 18.6 ac. generally located on the north side of Workhouse Road, east of Ox Road, and south of Lorton Road, (Tax map #s 106-4 ((1)) 29-38 and 55). The area is planned for residential uses at a density of .2-.5 dwelling units per acre. The Amendment will consider residential uses at a density of 1-2 dwelling units per acre. PA 2016-III-P1 is concurrently under review with rezoning application RZ/FDP 2016-MV-028. | J. Burno | P/H TBD |
| RZ/FDP 2016-HM-004
(Hunter Mill) | LINDEN DEVELOPMENT PARTNERS, LLC – Appls. to rezone from I-4 to PRM to permit-mixed use development with an overall Floor Area Ratio (FAR) of 2.0 and approval of the conceptual and final development plan. Located on the S. side of Sunet Hills Rd., E. of Plaza America Dr., approx. 3,000 ft. W. of Wiehle Ave. on approx. 6.27 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((13)) 1, 2 & 2A. | M. Tsai | P/H TO 6/29/17
(from 1/11/17) |

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, April 26, 2017

Posted: 4/26/17
Revised: 4/27/17

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

COMMITTEE MEETINGS

The Policy and Procedures Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN

2232-L16-48 – Verizon Wireless, 6364 Commerce Street, Springfield (Deadline: 5/26/17) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2016-HM-010</u> (Hunter Mill)	<u>SCIMORES ACADEMY LLC</u> – Appl. to rezone from R-1 and C-5 to R-2 to permit a private school of special education with an overall Floor Area Ratio (FAR) of .17. Located in the N.E. corner of the intersection of Centreville Rd. and West Ox Rd., on approx. 5.94 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-1 ((1)) 16, 17pt., 19pt. and 21. (Concurrent with SE 2016-HM-007).	W. Suder	APPROVAL REC (P/H from 4/19/17) (from 3/15/17) (from 2/1/17) (from 11/16/16)
<u>SE 2016-HM-007</u> (Hunter Mill)	<u>SCIMORES ACADEMY LLC</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of special education. Located at 2625, 2629 and 2633 Centreville Rd. and 2703 and 2705 West Ox Rd., Herndon, 20171, on approx. 8.07 ac. of land currently zoned C-5 and R-1 with all R-1 and a part of C-5 land proposed to be rezoned to R-2. Tax Map 25-1 ((1)) 16, 17, 19, 20 and 21. (Concurrent with RZ 2016-HM-010.)	W. Suder	APPROVAL REC (P/H from 4/19/17) (from 3/15/17) (from 2/1/17) (from 11/16/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>FDPA 2003-LE-025-08</u> (Lee)	<u>MICHELLE SYLVERTOOTH-JACKSON, SHANNON C. JACKSON</u> – Appl. to amend the final development plan for FDP 2003-LE-025 to permit modification of yard requirements for lot 87 and associated changes to development conditions. Located at 5922 Embry Spring Ln., Alexandria, 22315 on approx. 3,720 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 87.	K. Posusney	APPROVED (from 3/23/17)
<u>PCA 96-L-005-04</u> (Lee)	<u>GREENSPRING VILLAGE INCORPORATED</u> – Appl. to amend the proffers for RZ 96-L-005 previously approved for elderly housing with accessory nursing facilities to permit telecommunications facilities monopole and associated modifications to proffers and site design. Located N. of Franconia-Springfield Pkwy. approx. 1,500 ft. W. of its intersection with Spring Village Dr. on approx. 58.08 ac. of land zoned R-3. Comp. Plan Rec: Residential 2-3 du/ac and Institutional. Tax Map. 90-1 ((01)) 63G. (Concurrent with SEA 96-L-034-04 and 2232-L15-19.)	K. Posusney	APPROVAL REC (from 3/8/17) (from 2/15/17) (from 1/11/17) (from 1/25/17) (from 1/11/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, April 26, 2017

Posted: 4/26/17
Revised: 4/27/17

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

SEA 96-L-034-04
(Lee)

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS/GREENSPRING VILLAGE INCORPORATED
– Appl. under Sects. 2-514, 3-304, 9-101 and 9-306 of the Zoning Ordinance to amend SE 96-L-034 previously approved for housing for elderly to permit a telecommunications facility monopole and associated modifications to site design and development conditions. Located at 7410 Spring Village Dr., Springfield, 22150 on approx. 58.08 ac. of land zoned R-3. Lee District. Tax Map 90-1 ((01)) 63G. (Concurrent with PCA 96-L-005-04 and 2232-L15-19).

K. Posusney **APPROVAL REC**
(from 3/8/17)
(from 2/15/17)
(from 1/11/17)
(from 1/25/17)
(from 1/11/17)

2232-L15-19
(Lee)

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS/GREENSPRING VILLAGE INCORPORATED
– Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility monopole. Located at 7410 Spring Village Dr., Springfield, 22150 on approx. 58.08 ac. of land zoned R-3. Tax Map 90-1 ((01)) 63G. (Concurrent with PCA 96-L-005-04 and SEA 96-L-034-04.)

K. Posusney **APPROVED**
(from 3/8/17)
(from 2/15/17)
(from 1/11/17)
(from 1/25/17)
(from 1/11/17)

RZ/FDP 2016-MA-026
(Mason)

STANLEY MARTIN COMPANIES, LLC – Appls. to rezone from R-3 to PDH-16 and HC to permit residential development and waiver of minimum district size with an overall density of 13.9 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the E. side of Powell Ln. approx. 100 ft. S. of its intersection with Columbia Pike on approx. 15,483 sq. ft. of land. Comp. Plan Rec: Residential 16-20 du/ac. Tax Map 61-4 ((4)) B2. (Concurrent with PCA/FDPA 2000-MA-055).

H. Eddy **D/O TO 5/4/17**
(from 4/20/17)
(from 4/5/17)

PCA/FDPA 2000-MA-055
(Mason)

STANLEY MARTIN COMPANIES, LLC – Appls. to amend the proffers, conceptual and final development plans for RZ 2000-MA-055 previously approved for residential single family attached dwellings to modify site and development conditions and associated modifications to proffers and site design at a density of 11.67 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Columbia Pike and Powell Ln. on approx. 4.19 ac. of land zoned PDH-12 and HC. Comp. Plan Rec: Residential 16-20 dc/ac. Tax Map 61-4 ((52)) 1-45, 46A-49A and A1. (Concurrent with RZ/FDP 2016-MA-026).

H. Eddy **D/O TO 5/4/17**
(from 4/20/17)
(from 4/5/17)

PA 2017-CW-1CP
(Countywide)

COMPREHENSIVE PLAN AMENDMENT (MOBILE AND LAND BASED TELECOMMUNICATIONS POLICY PLAN) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment considers integrating the review process of Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. §1455) in to the Public Facilities section of the Policy Plan element of the County’s Comprehensive Plan.

N. Knight **P/H TO 6/21/17**
(from 3/29/17)
(from 3/23/17)
(from 3/8/17)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, April 27, 2017

Posted: 2/28/17
Revised: 4/3/17

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

MEETING CANCELLED

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2016-PR-021 (Providence)	Trisons, LLC (2304 Gallows Road) (Commercial driveway in a residential zoning district)	S. Gardner	P/H to defer indef.