

# July 2017

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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2	3	4	5 <b>No PC Meeting</b>	6 <b>No PC Meeting</b>	7	8
9	10	11	12 <b>No PC Meeting</b>	13 <b>View Agenda</b> <i>Land Use Process Review Committee</i>	14	15
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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**

**Thursday, July 13, 2017**

Posted: 7/13/17  
Revised: 7/14/17

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

**COMMITTEE MEETINGS**

**The Land Use Process Review Committee met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN**

- 2232-V17-16** – T-Mobile, 9030 Lorton Station Drive, Lorton, Virginia 22079 (Deadline: 7/20/17)
- 2232-P17-15** – AT&T, 8401 Greensboro Drive McLean, VA 22102 (Deadline: 7/27/17) - **CONCUR**
- 2232-P17-19** – AT&T, 4110 Chain Bridge Rd, Fairfax, VA 22030 (Deadline: 9/4/17) - **CONCUR**
- 2232-L17-24** – T-Mobile, 6550 Loisdale Court, Springfield, VA 22150 (Deadline: 9/5/17)
- 2232-V17-27** – T-Mobile, 7764 Armistead Road, Lorton, VA 22079 (Deadline: 9/13/17)
- FS-H17-18** – T-Mobile, 12010 Sunrise Valley Drive, Reston, VA 20191 (Deadline: 9/21/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

**None at this time**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SEA 86-M-023-04</u></a> (Mason)	<a href="#"><u>LANDMARK HHH, LLC</u></a> – Appl. under Sects. 4-604, 7-607 and 9-601 of the Zoning Ordinance to amend SE 86-M-023 previously approved for a waiver of open space and certain sign regulations to permit modification to the limitations on fast food uses in a C-6 district and associated modifications to site design and development conditions and a waiver of open space and certain sign regulations. Located at 6244 Little River Tnpk., Annandale, 22312 on approx. 22.65 ac. of land zoned C-6 and HC. Tax Map 72-4 ((1)) 3.	K. Atkinson	<b>APPROVAL REC</b>
<a href="#"><u>RZ/FDP 2016-MV-002</u></a> (Mount Vernon)	<a href="#"><u>NOVUS PROPERTY HOLDINGS, LLC</u></a> – Appls. to rezone from C-8 and R-4, CRD and HC to PRM, CRD and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.12 and approval of the conceptual and final development plan. Located in the N.E. quadrant of the intersection of Richmond Hwy (Route 1) and Fairview Dr. (Route 1409) on approx. 5.29 ac. of land. Comp. Plan Rec: Retail with option for residential up to 375 du/ac with retail/amenities. Tax Map 83-3 ((1)) 18, 19 and 20.	W. Suder	<b>D/O TO 7/19/17</b>
<a href="#"><u>RZ/FDP 2015-PR-006</u></a> (Providence)	<a href="#"><u>INTERNATIONAL PLACE AT TYSONS, LLC</u></a> – Appls. to rezone from C-8, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.05 and approval of the conceptual and final development plan. Located in the S. side of Leesburg Pike, W. of Gallows Rd., N. side of Boone Blvd. on approx. 5.40 ac. of land. Comp. Plan Rec: Residential mixed use. Providence District. Tax Map 39-1 ((6)) 38, 39-2 ((2)) 39.	B. Katai	<b>APPROVAL REC</b>
PA 2016-II-M3 (Dranesville)	<b>MCLEAN COMMUNITY BUSINESS CENTER, SUB-AREAS 5 AND 6, MAIN STREET</b> – 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 sub-areas 5 and 6 of the McLean Community Business Center, approx. 14.28 ac. generally located south	K. Newton	<b>RESCINDED BOS 7/11/17</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

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of Old Dominion Drive, southeast of Beverly Road, east of Ingleside Avenue and north of Chain Bridge Road (Tax map #s 30-2((10)) (3) 1A, 1B [formerly 30-2((10)) (3) 1B, 2, 3, 4(PT)], 30-2((10)) (3) 5, 5A, 6, 7, 8A [formerly 30-2((10)) (3) 8A, 8B, 9] and 30-2 ((1)) 24, 24A, 25). The area is planned for mixed-use with retail and office uses at an intensity up to .50 FAR. The Amendment will consider an option for mixed-use to include retail, office and residential uses at an intensity up to 1.65 FAR on Tax Map #s 30-2((10)) (3) 1A, 1B, 5, 5A, 6, 7 and 30-2 ((1)) 24, 24A.

[RZ/FDP 2016-HM-005](#)

*(Hunter Mill)*

**[1831 MICHAEL FARADAY, LLC](#)** – Appls. to rezone from I-4 to PRM to permit residential development with an option for 10,000 sq. ft. of non-residential uses at an intensity of 1.75 Floor Area Ratio (FAR) and approval of the conceptual and final development plans. Located on the E. side of Michael Faraday Dr. approx. 570 ft. S. of Sunset Hills Rd. on approx. 3.85 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 18-3 ((6)) 6.

J. Gorney

**D/O TO 7/20/17**

*(from 6/15/17)*  
*(from 5/18/17)*  
*(from 3/15/17)*  
*(from 1/11/17)*  
*(from 10/26/16)*

[RZ 2014-MA-023](#)

*(Mason)*

**[COLUMBIA CROSSROADS LP](#)** – Appl. to rezone from R-3, C-8, C-3, CRD, SC and HC to PDC, CRD, SC and HC to permit a multi-family residential, office and public uses with an overall FAR of 1.81 and approval of the conceptual and development plan. Located on the E. side of Moncure Ave. and on the S. side of Columbia Pike approx. 500 ft. S.W. of the interchange with Leesburg Pike on approx. 7.39 ac. of land. Comp. Plan Rec: retail and other. Tax Map 61-2 ((19)) 5A and 11A and 61-4 ((30)) 15 and 17 and 61-2 ((1)) 112A, 113, 113A, 113C and 114 and Columbia Pike public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Columbia Pike to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

S. Williams

**D/O TO 7/19/17**

*(from 6/29/17)*

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, July 19, 2017**

Posted: 7/19/17  
Revised: 7/20/17

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

**COMMITTEE MEETINGS**

**None at this time**

**FEATURES SHOWN**

- 2232-V17-16** – T-Mobile, 9030 Lorton Station Drive, Lorton, Virginia 22079 (Deadline: 7/20/17)
- FS-L17-9** – T-Mobile, 6500 Frontier Drive, Springfield, VA 22150 (Deadline: 7/27/2017) - **CONCUR**
- 2232-L17-24** – T-Mobile, 6550 Loisdale Court, Springfield, VA 22150 (Deadline: 9/5/17) - **CONCUR**
- 2232-V17-27** – T-Mobile, 7764 Armistead Road, Lorton, VA 22079 (Deadline: 9/13/17)
- FS-H17-18** – T-Mobile, 12010 Sunrise Valley Drive, Reston, VA 20191 (Deadline: 9/21/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2014-MA-023</u></a> (Mason)	<b><u>COLUMBIA CROSSROADS LP</u></b> – Appl. to rezone from R-3, C-8, C-3, CRD, SC and HC to PDC, CRD, SC and HC to permit a multi-family residential, office and public uses with an overall FAR of 1.81 and approval of the conceptual and development plan. Located on the E. side of Moncure Ave. and on the S. side of Columbia Pike approx. 500 ft. S.W. of the interchange with Leesburg Pike on approx. 7.39 ac. of land. Comp. Plan Rec: retail and other. Tax Map 61-2 ((19)) 5A and 11A and 61-4 ((30)) 15 and 17 and 61-2 ((1)) 112A, 113, 113A, 113C and 114 and Columbia Pike public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Columbia Pike to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i> ).	S. Williams	<b>APPROVAL REC</b> (P/H from 7/13/17) (from 6/29/17)
<a href="#"><u>RZ/FDP 2016-MV-002</u></a> (Mount Vernon)	<b><u>NOVUS PROPERTY HOLDINGS, LLC</u></b> – Appls. to rezone from C-8 and R-4, CRD and HC to PRM, CRD and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.12 and approval of the conceptual and final development plan. Located in the N.E. quadrant of the intersection of Richmond Hwy (Route 1) and Fairview Dr. (Route 1409) on approx. 5.29 ac. of land. Comp. Plan Rec: Retail with option for residential up to 375 du/ac with retail/amenities. Tax Map 83-3 ((1)) 18, 19 and 20.	W. Suder	<b>APPROVAL REC</b> (P/H from 7/13/17)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>CSPA 86-W-001-02</u></a> (Braddock)	<b><u>FAIRFAX COUNTY BOARD OF SUPERVISORS</u></b> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 86-W-001 to permit sign modifications. Located on the E. and W. side of Government Center Pkwy. and S. side of Monument Dr. on approx. 110.06 ac. of land zoned PDC. Tax Map 56-1 ((15)) 6, 7, 8 and 14.	W. O'Donnell	<b>APPROVED</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, July 19, 2017**

Posted: 7/19/17  
Revised: 7/20/17

**KEY**  
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<a href="#"><u>SE 2017-LE-006</u></a> (Lee)	<a href="#"><u>DVA TELEGRAPH – 7710, LLC</u></a> – Appl. under Sects. 4-504 and 9-505 of the Zoning Ordinance to permit a fast food restaurant with a drive through. Located at 7710 Telegraph Rd., Alexandria, 22315 on approx. 30,683 sq. ft. of land zoned C-5. Tax Map 100-2 ((1)) 1A.	K. Posusney	<b>P/H TO 7/27/17</b> (from 9/13/17)
<a href="#"><u>FDDPA 2003-LE-025-09</u></a> (Lee)	<a href="#"><u>JAMES RYAN OSTRYE AND RACHEL OSTRYE</u></a> – Appl. to amend the final development plans for FDP 2003-LE-025 to permit modification of yard requirements for lot 66 and associated changes to development conditions. Located at 6002 Masondale Rd., Alexandria, 22315 on approx. 3,720 sq. ft. of land zoned PDH-5 and HC. Tax Map 81-4 ((48)) 66.	K. Posusney	<b>APPROVED</b> (from 9/13/17)
<a href="#"><u>SE 2016-MA-023</u></a> (Mason)	<a href="#"><u>ARCLAND PROPERTY COMPANY, LLC</u></a> – Appl. under Sect. 9-618 of the Zoning Ordinance to permit an increase in permitted Floor Area Ratio. Located at 5407, 5411 and 5415 Industrial Dr., Springfield, 22151 on approx. 2.26 ac. of land zoned I-6. Tax Map 80-2 ((1)) 53 and 54 and 80-2 ((3)) 20. (Concurrent with RZ 2016-MA-029).	J. Rodenbeck	<b>APPROVAL REC</b> (from defer indef.) (from 3/29/17)
<a href="#"><u>RZ 2016-MA-029</u></a> (Mason)	<a href="#"><u>ARCLAND PROPERTY COMPANY, LLC</u></a> – Appl. to rezone from I-6 and R-2 to I-6 to permit a Mini-Warehousing Establishment with an overall Floor Area Ratio (FAR) of 1.0. Located on the S. side of Edsall Rd., N. side of Industrial Dr., W. of the Henry G. Shirley Memorial Hwy. on approx. 2.26 ac. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 53 and 54 and 80-2 ((3)) 20. (Concurrent with SE 2016-MA-023).	J. Rodenbeck	<b>APPROVAL REC</b> (from defer indef.) (from 3/29/17)
<a href="#"><u>SEA 2014-PR-032</u></a> (Providence)	<a href="#"><u>VA. ELECTRIC &amp; POWER CO., D/B/A DOMINION ENERGY VIRGINIA</u></a> , SEA Appl. under Sects. 3-304, 9-101 and 9-104 of the Zoning Ordinance to amend SE 2014-PR-032 previously approved for an electric substation and telecommunications facility to modify site and development conditions to permit the addition of temporary equipment at its existing facility and associated modifications to site design and development conditions. Located at 7701 & 7707 Shreve Rd., Falls Church, 22043 on approx. 7.15 ac. of land zoned R-3. Providence District. Tax Map 49-2 ((12)) 1A and 49-2 ((1)) 151. (Concurrent with 2232A-P14-4-1).	K. Posusney	<b>D/O TO 7/27/17</b> (from 6/21/17)
<a href="#"><u>2232A-P14-4-1</u></a> (Providence)	<a href="#"><u>VA. ELECTRIC &amp; POWER CO., D/B/A DOMINION ENERGY VIRGINIA</u></a> , 2232 Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the addition of temporary equipment at its existing facility. Located at 7701 & 7707 Shreve Rd., Falls Church, 22043 on approx. 7.15 ac. of land zoned R-3. Providence District. Tax Map 49-2 ((12)) 1A and 49-2 ((1)) 151. (Concurrent with SEA 2014-PR-032).	K. Posusney	<b>D/O TO 7/27/17</b> (from 6/21/17)
<a href="#"><u>RZ/FDP 2017-DR-014</u></a> (Dranesville)	<a href="#"><u>JLB DULLES TECH, LLC</u></a> – Appls. to rezone from I-4 to PRM to permit a residential development with an overall Floor Area Ratio (FAR) of 0.99 including bonus density associated with adu/wdu and approval of the conceptual and final development plan. These applications merely carry forward all commitments associated with RZ 2013-DR-017 which was approved in July 2015, but determined to	W. O'Donnell	<b>APPROVAL REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, July 19, 2017**

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be null and void because payment of a buyout of the Route 28 Tax District was not received in time. RZ 2017-DR-014 is identical to the previously approved case and offers the applicant another opportunity to pay the buyout. Located on the S. side of Dulles Technology Dr. approx. 450 ft. E. of its intersection with River Birch Rd. and Sunrise Valley Dr. on approx. 11.6 ac. of land. Tax Map 16-3 ((1)) 4M.

SEA 2002-MA-003-02  
(Mason)

**TRUSTEES OF SLEEPY HOLLOW UNITED METHODIST CHURCH/EYMY TELLERIA D/B/A WECARE DAYCARE, LLC** – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 2002-MA-003 previously approved for a Church with a child care center and telecommunications facility to revise development conditions to permit a modification of operating hours and phasing and associated modifications to site design. Located at 3435 Sleepy Hollow Rd., Falls Church, 22044 on approx. 5.04 ac. of land zoned R-2. Tax Map 60-2 ((33)) 1A and 1B.

M. Lynskey **P/H TO 7/27/17**

SE 2017-LE-004  
(Lee)

**ALGANESH WELDGARGIS/BEILUL HOME DAY CARE** – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5824 Apsley House Ct., Alexandria, 22310 on approx. 1,500 sq. ft. of land zoned PDH-12 and HC. Tax Map 81-4 ((35)) 47.

C. Gresham **P/H TO 10/5/17**  
(from 6/15/17)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, July 20, 2017**

Posted: 7/20/17  
 Revised: 7/21/17

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

**COMMITTEE MEETINGS**

**The Land Use Process Review Committee met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN**

- 2232-V17-16** – T-Mobile, 9030 Lorton Station Drive, Lorton, Virginia 22079 (Deadline: 7/20/17) - **CONCUR**  
**2232-L16-29** – Fairfax County Park Authority, Planning and Development Division, Mount Vernon Woods Park, 4014 Fielding Street, Alexandria, VA 22309 (Deadline: 9/10/17)  
**2232-V17-27** – T-Mobile, 7764 Armistead Road, Lorton, VA 22079 (Deadline: 9/13/17)  
**FS-H17-18** – T-Mobile, 12010 Sunrise Valley Drive, Reston, VA 20191 (Deadline: 9/21/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2017-DR-003</u></a> (Dranesville)	<a href="#"><u>SUNTRUST BANK</u></a> - Appl. under Sects. 4-604, 9-501, 9-502 and 9-610 of the Zoning Ordinance to permit a drive-in financial institution and waiver of minimum lot size. Located at 778 Walker Rd., Great Falls, 22066 on approx. 38,466 sq. ft. of land zoned C-6. Tax Map 13-1 ((9)) 6B.	K. Posusney	<b>APPROVAL REC</b> (P/H from 6/30/17)
<a href="#"><u>RZ/FDP 2016-HM-005</u></a> (Hunter Mill)	<a href="#"><u>1831 MICHAEL FARADAY, LLC</u></a> – Appls. to rezone from I-4 to PRM to permit residential development with an option for 10,000 sq. ft. of non-residential uses at an intensity of 1.75 Floor Area Ratio (FAR) and approval of the conceptual and final development plans. Located on the E. side of Michael Faraday Dr. approx. 570 ft. S. of Sunset Hills Rd. on approx. 3.85 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 18-3 ((6)) 6.	J. Gorney	<b>APPROVAL REC</b> (P/H from 7/13/17) (from 6/15/17) (from 5/18/17) (from 3/15/17) (from 1/11/17) (from 10/26/16)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 91-V-003</u></a> (Mount Vernon)	<a href="#"><u>SUMNER CROSSING HOMEOWNERS ASSOCIATION, INC.</u></a> – Appl. to amend the proffers for RZ 91-V-003 previously approved for residential development to permit parking and associated modifications to proffers and site design. Located on Old Pohick Way at the intersection of Telegraph Rd. on approx. 3.11 ac. of land zoned R-8 and HD. Comp. Plan Rec: 5-8 du/ac. Tax Map 108-1 ((13)) A.	J. Rodenbeck	<b>APPROVAL REC</b> (from 7/27/17) (from 6/15/17) (from 5/18/17)
<a href="#"><u>FDPA 82-P-069-06-14</u></a> (Springfield)	<a href="#"><u>COGNAC FAIR LAKES, LLC</u></a> – Appl. to amend the final development plan for FDP 82-P-069-6 to allow site modifications, to permit construction of a parking structure and associated changes to development conditions. Located on the S. side of Fair Lakes Circle approx. 1,250 ft. E. of Fairfax County Pkwy. on approx. 3.14 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14 A (pt.). (Concurrent with FDPA 82-P-069-12-4 and FDPA 82-P-069-11-6).	M. Lynskey	<b>APPROVED</b> (from 7/13/17)



**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, July 20, 2017**

Posted: 7/20/17  
Revised: 7/21/17

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- |  |   |             |  |
|--|---|-------------|--|
| <u><a href="#">FDPA 82-P-069-12-04</a></u><br><i>(Springfield)</i> | <u><a href="#">COGNAC FAIR LAKES, LLC</a></u> – Appl. to amend the final development plan for FDP 82-P-069-12 to allow site modifications, to permit construction of a parking structure and associated changes to development conditions. Located on the S. side of Fair Lakes Circle approx. 1,250 ft. E. of Fairfax County Pkwy. on approx. 3.88 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14 A (pt.). (Concurrent with FDPA 82-P-069-06-14 and FDPA 82-P-069-11-6).  | M. Lynskey  | <b>APPROVED</b><br><i>(from 7/13/17)</i> |
| <u><a href="#">FDPA 82-P-069-11-06</a></u><br><i>(Springfield)</i> | <u><a href="#">COGNAC FAIR LAKES, LLC</a></u> – Appl. to amend the final development plan for FDP 82-P-069-11 to allow site modifications, to permit construction of a parking structure and associated changes to development conditions. Located on the S. side of Fair Lakes Circle approx. 1,250 ft. E. of Fairfax County Pkwy. on approx. 1.34 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14 A (pt.). (Concurrent with FDPA 82-P-069-06-14 and FDPA 82-P-069-12-04).   | M. Lynskey  | <b>APPROVED</b><br><i>(from 7/13/17)</i> |
| <u><a href="#">Plan Amendment</a></u><br><i>(Springfield)</i>      | <u><a href="#">PA 2016-III-FC2 – COMPREHENSIVE PLAN AMENMDENT (12723 LEE HIGHWAY)</a></u> – Plan Amendment #2016-III-FC2 concerns approx. 6-ac. generally located at 12723 and 12725 Lee Highway, Fairfax, VA, 22030; Tax map parcel #'s 55-4 ((1)) 30 and 31 in the Springfield Supervisor District. The area is planned for residential use at a density of 1 dwelling unit per acre at the baseline level and residential use at a density of 2 dwelling units per acre at the overlay level. The Amendment will consider adding an option at the overlay level for residential use at a density up to 4 dwelling units per acre for senior housing with conditions related to buffering and screening, compatible architecture and building height. Recommendations relating to the transportation network may also be modified. PA 2016-III-FC2 is concurrently under review with Rezoning application RZ/FDP 2017-SP-017. | A. Klibaner | <b>ADOPTION REC</b>                      |
| SE 2017-HM-010<br><i>(Hunter Mill)</i>                             | <b>POST TRAIL, LLC</b> – Appl. under Sect. 5-404 of the Zoning Ordinance to permit a retail sales establishment with an outdoor display in an industrial district. Located at 11500 Sunset Hills Rd., Reston, 20190 on approx. 2.52 ac. of land zoned I-4. Tax Map 18-3 ((1)) 27.   | H. Ellis    | <b>P/H DEFER TO 9/13/17</b>              |



**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, July 27, 2017**

Posted: 7/27/17  
Revised: 7/28/17

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

**COMMITTEE MEETINGS**

**None at this time**

**FEATURES SHOWN**

**2232-L16-29** – Fairfax County Park Authority, Planning and Development Division, Mount Vernon Woods Park, 4014 Fielding Street, Alexandria, VA 22309 (Deadline: 9/10/17) - **CONCUR**

**2232-V17-27** – T-Mobile, 7764 Armistead Road, Lorton, VA 22079 (Deadline: 9/13/17)

**FS-H17-18** – T-Mobile, 12010 Sunrise Valley Drive, Reston, VA 20191 (Deadline: 9/21/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

SEA 2014-PR-032  
(Providence)

**VA. ELECTRIC & POWER CO., D/B/A DOMINION ENERGY VIRGINIA**, SEA Appl. under Sects. 3-304, 9-101 and 9-104 of the Zoning Ordinance to amend SE 2014-PR-032 previously approved for an electric substation and telecommunications facility to modify site and development conditions to permit the addition of temporary equipment at its existing facility and associated modifications to site design and development conditions. Located at 7701 & 7707 Shreve Rd., Falls Church, 22043 on approx. 7.15 ac. of land zoned R-3. Providence District. Tax Map 49-2 ((12)) 1A and 49-2 ((1)) 151. (Concurrent with 2232A-P14-4-1).

K. Posusney **APPROVAL REC**  
(P/H from 7/19/17)  
(from 6/21/17)

2232A-P14-4-1  
(Providence)

**VA. ELECTRIC & POWER CO., D/B/A DOMINION ENERGY VIRGINIA**, 2232 Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the addition of temporary equipment at its existing facility. Located at 7701 & 7707 Shreve Rd., Falls Church, 22043 on approx. 7.15 ac. of land zoned R-3. Providence District. Tax Map 49-2 ((12)) 1A and 49-2 ((1)) 151. (Concurrent with SEA 2014-PR-032).

K. Posusney **APPROVED**  
(P/H from 7/19/17)  
(from 6/21/17)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>AR 2009-SP-002</u> (Springfield)	<b><u>RAYMOND S. CRAWFORD III &amp; TERESA A. CRAWFORD</u></b> – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 12655 Wiltonshire Dr., Clifton, 20124. on approx. 21.24 ac. of land zoned R C and WS. Tax Map 85-2 ((10)) 1Z, 2Z, 3Z and 4Z.	M. Lynskey	<b>APPROVAL REC</b>
<u>CDPA 82-P-069-09/FDPA 82-P-069-01-17</u> (Springfield)	<b><u>FIVE OAKS PROPERTIES, LLC</u></b> – Appls. to amend the ninth conceptual development plan, and first final development plan for RZ 82-P-069, previously approved for planned commercial and residential development, to allow a College/University and associated changes to development conditions. Located on the E. side of Fair Lakes Ct., approx. 600 ft. N. of Fair Lakes Pkwy on approx. 6.25 ac. of land zoned PDC and WS. Comp. Plan Rec: mixed uses. Tax Map 45-4 ((1)) 25D.	K. Atkinson	<b>APPROVAL REC</b> (from 10/19/17)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, July 27, 2017**

Posted: 7/27/17  
Revised: 7/28/17

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

<p><u>SEA 2002-MA-003-02</u> (Mason)</p>	<p><b><u>TRUSTEES OF SLEEPY HOLLOW UNITED METHODIST CHURCH/EYMY TELLERIA D/B/A WECARE DAYCARE, LLC</u></b> – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 2002-MA-003 previously approved for a Church with a child care center and telecommunications facility to revise development conditions to permit a modification of operating hours and phasing and associated modifications to site design. Located at 3435 Sleepy Hollow Rd., Falls Church, 22044 on approx. 5.04 ac. of land zoned R-2. Tax Map 60-2 ((33)) 1A and 1B.</p>	<p>M. Lynskey</p>	<p><b>APPROVAL REC</b></p>
<p><u>SEA 99-P-046-02</u> (Providence)</p>	<p><b><u>SEA 99-P-046-02 - FLINT HILL SCHOOL</u></b> - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 99-P-046 previously approved for a private school of general education to allow modifications to site and development conditions to permit the construction of a middle school resulting in an increase in enrollment from 700 to 800 and associated modifications to site design and development conditions. Located 10900, 10824, 10816 Oakton Rd. and 3400, 3320, 3310, 3300, 3308 and 3408 Jermantown Rd., Oakton, 22124 on approx. 34.16 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 17A, 18, 19, 19A, 20, 20A, 20B, 21A, 22, 22A, 23, 24, 34A, 34B, 34C.</p>	<p>K. Posusney</p>	<p><b>D/O TO 9/13/17</b> (from 6/29/17) (from 7/19/17) (from 5/11/17) (from 3/23/17) (from 2/8/17)</p>
<p><u>SE 2017-LE-006</u> (Lee)</p>	<p><b><u>DVA TELEGRAPH – 7710, LLC</u></b> – Appl. under Sects. 4-504 and 9-505 of the Zoning Ordinance to permit a fast food restaurant with a drive through. Located at 7710 Telegraph Rd., Alexandria, 22315 on approx. 30,683 sq. ft. of land zoned C-5. Tax Map 100-2 ((1)) 1A.</p>	<p>K. Posusney</p>	<p><b>D/O TO 9/14/17</b> (from 7/19/17) (from 9/13/17)</p>
<p>RZ 2011-HM-013 (Hunter Mill)</p>	<p><b>CARS-DB1, LLC</b> - Appl. to rezone from C-7, R-1, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.92 and approval of the conceptual development plan. Located on the S. side of Leesburg Pike, approx. 100 ft. E. of its intersection with Spring Hill Rd. on approx. 12.28 ac. of land. Comp. Plan Rec: Transit Station Mixed Use and Park/Open Space. Hunter Mill District. Tax Map 29-3 ((1)) 3B and 5 (pt).</p>	<p>B. Katai</p>	<p><b>P/H TO 9/14/17</b> (from 7/13/17)</p>
<p>RZ 2011-HM-027 (Hunter Mill)</p>	<p><b>1587 SPRINGHILL HOLDINGS, INC.,</b> - Appl. to rezone from C-7, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.13 and approval of the conceptual development plan. Located on the E. side of Spring Hill Rd., S. of its intersection with Leesburg Pike on approx. 4.39 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((1)) 2G.</p>	<p>B. Katai</p>	<p><b>P/H TO 9/14/17</b> (from 7/13/17)</p>