

# October 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<br><b>No PC Meeting</b>  | 5<br><b>View Agenda</b><br><i>Schools Committee</i>      | 6      | 7        |
| 8      | 9<br><i>Columbus Day</i><br><i>County Closed</i> | 10      | 11<br><b>No PC Meeting</b> | 12<br><b>View Agenda</b><br><i>Environment Committee</i> | 13     | 14       |
| 15     | 16   | 17      | 18<br><b>No PC Meeting</b> | 19<br><b>View Agenda</b>                                 | 20     | 21       |
| 22     | 23   | 24      | 25<br><b>No PC Meeting</b> | 26<br><b>View Agenda</b><br><i>Parks Committee</i>       | 27     | 28       |
| 29     | 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, October 5, 2017**

Posted: 10/5/17  
 Revised: 10/6/17

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

**COMMITTEE MEETINGS**

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

**FEATURES SHOWN**

**FS-HI7-42 - T-Mobile; 2100 Reston Parkway, Reston, VA 20191 (Deadline: 11/28/17)**

**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>RZ/FDP 2016-MV-030</u></a><br>(Mount Vernon)                               | <a href="#"><u>WASHREIT RIVERSIDE APARTMENTS, LLC</u></a> – Appls. to rezone from R-30, CRD and HC to PRM, CRD and HC to permit residential use with an overall Floor Area Ratio (FAR) of 1.76 inclusive of affordable and bonus units and approval of the conceptual and final development plan with 70.6 du/ac with ADU. Located in the N.W. quadrant of the intersection of Huntington Ave. and Old Richmond Hwy. on approx. 28.17 ac. of land. Comp. Plan Rec: Mid and high-rise residential uses of up to 61 du/ac and small mixed use component at overall Floor Area Ratio (FAR) of 1.60. Tax Map 83-3 ((1)) 101. | W. Suder     | <b>P/H TO 10/19/17</b>  |
| <a href="#"><u>PCA/FDPA 82-S-077-04</u></a><br><a href="#"><u>ADDENDUM</u></a><br>(Sully) | <a href="#"><u>ARDEN COURTS OF CENTREVILLE VA, LLC</u></a> – 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) with an overall Floor Area Ratio (FAR) of 0.249. 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 94-Y-020).                           | S. Williams  | <b>APPROVAL REC</b><br>(from 9/28/17)<br>(from 6/29/17)<br>(from 5/11/17)<br>(from 4/20/17) |
| <a href="#"><u>PCA/FDPA 94-Y-020</u></a><br><a href="#"><u>ADDENDUM</u></a><br>(Sully)    | <a href="#"><u>ARDEN COURTS OF CENTREVILLE VA, LLC</u></a> – 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) with an overall Floor Area Ratio (FAR) of 0.249. 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  | <b>APPROVAL REC</b><br>(from 9/28/17)<br>(from 6/29/17)<br>(from 5/11/17)<br>(from 4/20/17) |
| SE 2017-LE-004<br>(Lee)   | <b>ALGANESH WELD GARGIS/BEILUL HOME DAY CARE</b> – 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. Lee District. Tax Map 81-4 ((35)) 47.   | C. Gresham   | <b>P/H TO 10/12/17</b><br>(from 10/5/17)<br>(from 7/19/17)<br>(from 6/15/17)                |

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, October 12, 2017**

Posted: 10/12/17  
 Revised: 10/13/17

**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**

**FS-HI7-42 - T-Mobile; 2100 Reston Parkway, Reston, VA 20191 (Deadline: 11/28/17)**

**ITEMS SCHEDULED FOR DECISION ONLY**

| <b>Application</b>                                      | <b>Applicant</b>   | <b>Staff</b> | <b>PC Action</b>   |
|---|--|--------------|--|
| <a href="#"><u>SEA 99-P-046-02</u></a><br>(Providence)  | <a href="#"><u>SEA 99-P-046-02 - FLINT HILL SCHOOL</u></a> – 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. Tax Map 47-3 ((1)) 17A, 18, 19, 19A, 20, 20A, 20B, 21A, 22, 22A, 23, 24, 34A, 34B, 34C.  | K. Posusney  | <b>D/O DEFER INDEF.</b><br>(D/O from 9/13/17)<br>(P/H from 7/27/17)<br>(from 6/29/17)<br>(from 7/19/17)<br>(from 5/11/17)<br>(from 3/23/17)<br>(from 2/8/17) |
| <a href="#"><u>PA 2016-III-P1</u></a><br>(Mount Vernon) | <b><u>COMPREHENSIVE PLAN AMENDMENT (WORKHOUSE ROAD AREA)</u></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 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) in the Mount Vernon Supervisor District. The area is planned for residential uses at a density of 0.2-0.5 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. Buono     | <b>ADOPTION REC</b><br>(P/H from 9/27/17)<br>(from indef.)<br>(from 4/6/17)  |

**ITEMS SCHEDULED FOR PUBLIC HEARING**

| <b>Application</b>  | <b>Applicant</b>  | <b>Staff</b> | <b>PC Action</b>       |
|---|---|--------------|------------------------|
| <a href="#"><u>RZ/FDP 2016-PR-020</u></a><br>(Providence) | <a href="#"><u>SEKAS HOMES, LTD</u></a> – Appls. to rezone from I-5 and HC to PRM and HC to permit residential mixed use development with an overall intensity of 1.2 FAR including bonus density associated with ADU/WDU and approval of the conceptual and final development plan. Located on the W. side of Eskridge Rd. approx. 344 ft. N. of its intersection with Williams Dr. on approx. 5.57 ac. of land. Comp. Plan Rec: mixed use up to 1.2 FAR. Tax Map 49-3 ((1)) 90A and 49-3 ((2)) A. | W. O'Donnell | <b>D/O TO 10/19/17</b> |

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, October 12, 2017**

Posted: 10/12/17  
 Revised: 10/13/17

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

|  |  |              |   |
|--|--|--------------|---|
| <a href="#"><u>SEA 96-M-003-02</u></a><br>(Mason)    | <a href="#"><u>ESTATE 22 PROPERTIES, LLC</u></a> – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 96-M-003 previously approved for modification of certain sign regulation to allow an increase in sign area and associated modifications to site design and development conditions. Located at 3480 South Jefferson St., Falls Church, 22041 on approx. 23.37 ac. of land zoned C-6, SC, HC and CRD. Mason District. Tax Map 62-1 ((1)) 16E.   | S. Williams  | <b>APPROVAL REC</b>   |
| <a href="#"><u>SE 2017-BR-013</u></a><br>(Braddock)  | <a href="#"><u>HASNAA ALI, F/K/A/ HASNA ALI ABDULLA AND HASNA ALI</u></a> – Appl. Under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 10586 John Ayres Dr., Fairfax, 22032 on approx. 7,920 sq. ft. of land zoned PDH-3 and HD. Tax Map 77-1 ((12)) 29.  | D. Creed     | <b>APPROVAL REC</b>   |
| <a href="#"><u>RZ/FDP 2017-MA-005</u></a><br>(Mason) | <a href="#"><u>MEDICAL BUILDING, INCORPORATED</u></a> – Appls. to rezone from C-3, CRD and SC to PDH-12, CRD and SC to permit residential development with an overall density of 11 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Arlington Blvd. approx. 110ft. W. of Meeting St. on approx. 3.67 ac. of land. Comp. Plan Rec: residential up to 12 du/ac. Tax Map 51-4 ((1)) 5A.  | M. Lynskey   | <b>D/O TO 10/19/17</b><br>(from 9/13/17)                                  |
| <a href="#"><u>SE 2017-LE-004</u></a><br>(Lee)       | <a href="#"><u>ALGANESH WELDGARGIS/BEILUL HOME DAY CARE</u></a> – 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   | <b>APPROVAL REC</b><br>(from 10/5/17)<br>(from 7/19/17)<br>(from 6/15/17) |
| PCA 87-C-060-13/FDP 87-C-060-18-02<br>(Hunter Mill)  | <a href="#"><u>MCNAIR SENIORS APARTMENTS, LP</u></a> – Appls. to amend the proffers, conceptual and final development plans for RZ 87-C-060 previously approved for elderly housing to permit an independent living facility and associated modifications to proffers and conditions at a density of 46.95 dwelling units per acre (du/ac). Located on the N. side of Coppermine Rd. approx. 250 ft. E. of its intersection with Centreville Rd. on approx. 3.12 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed Uses. Tax Map 16-3 ((1)) 38D. | J. Rodenbeck | <b>P/H TO 11/30/17</b><br>(from 9/14/17)                                  |
| RZ/FDP 2017-SU-011<br>(Sully)                        | <a href="#"><u>DD SOUTH 5, LC</u></a> – Appls. to rezone from PDC, I-5, HD and WS to PDC, HD and WS to permit site modifications related to office use at an overall Floor Area Ratio (FAR) of 0.49 and approval of the conceptual and final development plan. Located in the S.E. quadrant of the intersection of Sully Rd. and Air and Space Museum Pkwy., W. of Centreville Rd. on approx. 77.31 ac. of land. Comp. Plan Rec: mixed use up to 0.35 FAR. Tax Map 34-2 ((1)) 2C1, 2D1, 2E, 3C1 and 6.   | K. Atkinson  | <b>P/H TO 11/30/17</b>  |
| SE 2017-LE-026<br>(Lee)                              | <a href="#"><u>SHEEHY AUTO STORES, INC</u></a> – Appl. under Sects. 4-704, 4-804 and 9-612 of the Zoning Ordinance to permit continuation of previously approved vehicle sale, rental and ancillary service establishment and temporary parking to permit car wash, site modifications and waiver of open space requirements. Located at 6727 Loisdale Rd. on approx. 6.65 ac. of land zoned C-7, C-8, SC and HC. Tax Map 90-2 ((1)) 51A, 53, 54, 55 and 57D.  | D. Creed     | <b>P/H TO 11/16/17</b><br>(from 10/5/17)<br>(from 11/2/17)                |

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, October 19, 2017**

Posted: 10/19/17  
Revised: 10/20/17

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

**COMMITTEE MEETINGS**

**None at this time**

**FEATURES SHOWN**

**FS-HI7-42 - T-Mobile; 2100 Reston Parkway, Reston, VA 20191 (Deadline: 11/28/17) - CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

| <b>Application</b>  | <b>Applicant</b>   | <b>Staff</b> | <b>PC Action</b>   |
|---|--|--------------|--|
| <a href="#"><u>SE 2015-DR-027</u></a><br><a href="#"><u>ADDENDUM</u></a><br>(Dranesville) | <a href="#"><u>MAHLON A. BURNETTE, III AND MARY H. BURNETTE</u></a> 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     | <b>D/O TO 12/6/17</b><br>(D/O from defer indef.)<br>(D/O from 3/29/17)<br>(D/O from 2/23/17)<br>(D/O from 1/26/17)<br>(D/O from 12/8/16)<br>(D/O from 11/10/16)<br>(P/H from 10/19/16)<br>(from 9/21/16) |
| <a href="#"><u>RZ/FDP 2017-MA-005</u></a><br>(Mason)                                      | <a href="#"><u>MEDICAL BUILDING, INCORPORATED</u></a> – Appls. to rezone from C-3, CRD and SC to PDH-12, CRD and SC to permit residential development with an overall density of 11 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Arlington Blvd. approx. 110ft. W. of Meeting St. on approx. 3.67 ac. of land. Comp. Plan Rec: residential up to 12 du/ac. Tax Map 51-4 ((1)) 5A.  | M. Lynskey   | <b>APPROVAL REC</b><br>(P/H from 10/12/17)<br>(from 9/13/17)   |
| <a href="#"><u>RZ/FDP 2016-PR-020</u></a><br>(Providence)                                 | <a href="#"><u>SEKAS HOMES, LTD</u></a> – Appls. to rezone from I-5 and HC to PRM and HC to permit residential mixed use development with an overall intensity of 1.2 FAR including bonus density associated with ADU/WDU and approval of the conceptual and final development plan. Located on the W. side of Eskridge Rd. approx. 344 ft. N. of its intersection with Williams Dr. on approx. 5.57 ac. of land. Comp. Plan Rec: mixed use up to 1.2 FAR. Tax Map 49-3 ((1)) 90A and 49-3 ((22)) A. | W. O'Donnell | <b>APPROVAL REC</b><br>(P/H from 10/12/17)   |

**ITEMS SCHEDULED FOR PUBLIC HEARING**

| <b>Application</b>                                   | <b>Applicant</b>  | <b>Staff</b> | <b>PC Action</b>                      |
|--|---|--------------|---------------------------------------|
| <a href="#"><u>SEA 95-Y-071</u></a><br>(Springfield) | <a href="#"><u>SUNOCO RETAIL, LLC</u></a> – Appl. under Sects. 4-804 and 9-505 of the Zoning Ordinance to amend SE 95-Y-071 previously approved for a service station, mini-mart and a car wash to permit a quick-service food store and to modify development conditions. Located at 4647 West Ox Rd., Fairfax, 22030 on approx. 1.10 ac. of land zoned C-8 and WS. Tax Map 56-1 ((13)) 1. | C. Gresham   | <b>APPROVAL REC</b><br>(from 10/5/17) |

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, October 19, 2017**

Posted: 10/19/17  
Revised: 10/20/17

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

|  |  |                       |  |
|--|--|-----------------------|--|
| <a href="#"><u>SEA 86-D-056-03</u></a><br><i>(Dranesville)</i> | <a href="#"><u>SUNOCO RETAIL, LLC</u></a> – Appl. under Sects. 4-804 and 9-505 of the Zoning Ordinance to amend SE 86-D-056 previously approved for a service station and a quick service food store to modify development conditions. Located at 11516 Leesburg Pike, Herndon, 20170 on approx. 33,124 sq. ft. of land zoned C-8. Tax Map 6-4 ((1)) 79.   | C. Gresham            | <b>APPROVAL REC</b><br><i>(from 10/5/17)</i> |
| <a href="#"><u>PCA 85-S-061-05</u></a><br><i>(Sully)</i>       | <a href="#"><u>COPT PARKSTONE, LLC</u></a> – Appl. to amend the proffers and general development plan for RZ 85-S-061 previously approved for office to permit site modifications to permit the location of two office buildings and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.50. Located in the S.W. quadrant of the intersection of Conference Center Dr. and Parkstone Dr. on approx. 14.94 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed Use. Tax Map 43-4 ((6)) 27 (pt.) and 37A.   | S. Williams           | <b>APPROVAL REC</b>                          |
| <a href="#"><u>SE 2017-MA-014</u></a><br><i>(Mason)</i>        | <a href="#"><u>WASHINGTON GAS LIGHT COMPANY</u></a> – Appl. under Sects. 5-604, 9-105 and 10-104 of the Zoning Ordinance to permit a telecommunications facility (self-support tower) and increase in fence height. Located at 6801 Industrial Rd., Springfield, 22151 on approx. 7,140 sq. ft. of land zoned I-6. Tax Map 80-2 ((1)) 31 (pt.). (Concurrent with 2232-M16-34).   | D. Hansen<br>E. Estes | <b>APPROVAL REC</b>                          |
| <a href="#"><u>2232-M16-34</u></a><br><i>(Mason)</i>           | <a href="#"><u>WASHINGTON GAS LIGHT COMPANY</u></a> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility (self-support tower). Located at 6801 Industrial Rd., Springfield, 22151 on approx. 7,140 sq. ft. of land zoned I-6. Tax Map 80-2 ((1)) 31 (pt.). (Concurrent with SE 2017-MA-014).   | D. Hansen<br>E. Estes | <b>APPROVED</b>                              |
| <a href="#"><u>SE 2017-MV-021</u></a><br><i>(Mount Vernon)</i> | <a href="#"><u>KARLYN DAVIS “KARLYN’S LITTLE BLESSINGS”</u></a> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8851 Creekside Way, Springfield, 22153 on approx. 21,780 sq. ft. of land zoned PDH-3. Tax Map 97-4 ((4)) 656.   | H. Ellis              | <b>APPROVAL REC</b>                          |
| <a href="#"><u>RZ 2017-DR-007</u></a><br><i>(Dranesville)</i>  | <a href="#"><u>TRUSTEES OF TEMPLE RODEF SHALOM</u></a> – Appl. to rezone from R-1 and R-3 to R-3 to permit a place of worship with an overall Floor Area Ratio (FAR) of 0.24 and approval of the generalized development plan. Located on the W. side of Westmoreland St. approx. 800 ft. N. of its intersection with Haycock Rd. on approx. 7.94 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac and Public Parks. Tax Map 40-2 ((1)) 18 and 19A. (Concurrent with PCA 1997-DR-028 and SEA 97-D-038-02).   | B. Katai              | <b>APPROVAL REC</b><br><i>(from 9/27/17)</i> |
| <a href="#"><u>PCA 1997-DR-028</u></a><br><i>(Dranesville)</i> | <a href="#"><u>TRUSTEES OF TEMPLE RODEF SHALOM</u></a> – Appl. to amend the proffers for RZ 1997-DR-028 previously approved for a temple to permit deletion of proffers and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the W. side of Westmoreland St. approx. 800 ft. N. of its intersection with Haycock Rd. on approx. 7.09 ac. of land zoned R-3. Comp. Plan Rec: Residential 2-3 du/ac and Public Parks. Tax Map 40-2 ((1)) 19A (pt.) and 25A (pt.). (Concurrent with RZ 2017-DR-007 and SEA 97-D-038-02). | B. Katai              | <b>APPROVAL REC</b><br><i>(from 9/27/17)</i> |

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, October 19, 2017**

Posted: 10/19/17  
Revised: 10/20/17

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

SEA 97-D-038-02  
(Dranesville)

**TRUSTEES OF TEMPLE RODEF SHALOM** – Appl. under Sects. 3-302 and 3-304 of the Zoning Ordinance to amend SE 97-D-038 previously approved for a place of worship, nursery school and a child care center to permit an increase in enrollment from 150 to 165 students for the nursery school and an increase in enrollment from 120 to 250 students for the summer camp to permit associated modifications to site design and development conditions and to delete and add land area. Located at 2100 Westmoreland St., Falls Church, 22043 on approx. 9.5 ac. of land zoned R-1 and R-3. Tax Map 40-2 ((1)) 18, 19A and 25A (pt.). (Concurrent with PCA 1997-DR-028 and RZ 2017-DR-007).

B. Katai

**APPROVAL REC**  
(from 9/27/17)

RZ/FDP 2016-MV-030  
(Mount Vernon)

**WASHREIT RIVERSIDE APARTMENTS, LLC** – Appls. to rezone from R-30, CRD and HC to PRM, CRD and HC to permit residential use with an overall Floor Area Ratio (FAR) of 1.76 inclusive of affordable and bonus units and approval of the conceptual and final development plan with 70.6 du/ac with ADU. Located in the N.W. quadrant of the intersection of Huntington Ave. and Old Richmond Hwy. on approx. 28.17 ac. of land. Comp. Plan Rec: Mid and high-rise residential uses of up to 61 du/ac and small mixed use component at overall Floor Area Ratio (FAR) of 1.60. Tax Map 83-3 ((1)) 101.

W. Suder

**APPROVAL REC**  
(from 10/5/17)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, October 26, 2017**

Posted: 10/26/17  
Revised: 10/27/17

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

**COMMITTEE MEETINGS**

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

**FEATURES SHOWN**

**None at this time**

**ITEMS SCHEDULED FOR DECISION ONLY**

**None at this time**

**ADMINISTRATIVE ITEM FOR APPROVAL**

**Burgundy Road Office Building (Proffer Number 13) - APPROVED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

| <b>Application</b>                                       | <b>Applicant</b>  | <b>Staff</b>                  | <b>PC Action</b>             |
|--|---|-------------------------------|------------------------------|
| <p><u>Z.O. Amendment</u><br/>(Hart)<br/>(Countywide)</p> | <p><b><u>ARTICLES 8, 9, 16, 18 AND 20 – MINOR MODIFICATIONS TO APPROVED ZONINGS AND OTHER RELATED CHANGES</u></b> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Revises Sections 8-004, 9-004, 16-203, 16-403, and 18-204 to revise existing text for simplicity and clarity, and to give the Zoning Administrator additional authority to allow minor modifications to approved rezonings, special exceptions, special permits, PRC plans, and final development plans in the following areas: (1) allow modifications to building setbacks up to 10%; (2) allow increases in building height up to 10 feet and in percentages of rooftop coverage for solar collectors and other innovative energy and environmental technologies; (3) allow changes to typeface and color of approved signage; (4) increase amount of floor area permitted for minor building additions to include cellar space and limited to the greater of 500 square feet or 5% of the approved floor area up to 2500 square feet for developments no larger than 250,000 square feet, or 1% of the approved floor area for developments of more than 250,000 square feet; and (5) clarify that minor building additions may not exceed the proffered density or FAR; and revises these sections to identify circumstances in which minor modifications will not be allowed.</p> <p>Establishes a new procedure in Section 18-204 for Board of Supervisors approval, without a public hearing, of minor variations to proffered conditions in the following circumstances: (1) addition or modification of uses not otherwise prohibited; (2) additional building height; (3) modifications to yard dimensions and building setbacks; (4) modification or deletion of local community or homeowner association recreation facilities; (5) change in circumstances related to provision of services or new technologies where the proffer is ineffective or no longer relevant; and (6) changes to architecture, building features, or materials. The revised text requires that requests for minor variations be subject to the notice requirements set forth in § 15.2 2204 of the <i>Code of Virginia</i>.</p> <p>1) Reorganizes and makes editorial revisions for simplicity and clarity to Sections 18 201, 202, and 203 related to initiation of</p> | <p>B. Byron<br/>K. Guinaw</p> | <p><b>D/O TO 11/9/17</b></p> |



**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, October 26, 2017**

Posted: 10/26/17  
Revised: 10/27/17

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

amendments, submission requirements for applications for amendments to the zoning map (rezonings) and generalized development plan regulations.

2) Revises Sections 16 202, 16 401, and 18 204 regarding the circumstances in which a partial amendment can be filed. The revised text eliminates the requirement for a determination by the Zoning Administrator that a proposed partial amendment would not adversely impact the remainder of the property subject to proffered conditions prior to the acceptance of a partial amendment and allows the Board of Supervisors to consider whether a request for a partial amendment would have an adverse impact on the remainder of the property.

3) Revises the definition of gross floor area in Article 20 to exclude an increase in floor space incidental to the replacement of an existing building facade. Revises Article 20, Part 2, Interpretations, to add a paragraph that says an amendment to the zoning map is also referenced as a rezoning.

4) Pursuant to *Virginia Code* §§ 15.2-107 and -2286(A)(6), revises Section 18 106 to establish a minimum fee of \$520 for a minor variation request.

RZ/FDP 2016-HM-034  
(Hunter Mill)

**RENAISSANCE CENTRO 1801, LLC** – Appls. to rezone from C-3 to PRM to permit residential use with an overall density of 100 dwelling units per acre (du/ac) and approval of the conceptual and final development plan and modification of the minimum district size requirement. Located on the W. side of Old Reston Ave., S. side of Temporary Rd. and E. of Reston Pkwy, on approx. 1.51 ac. of land. Comp. Plan Rec: Residential Planned Community Mixed Use. Tax Map 17-2 ((1)) 20B and 20C.

M. Tsai

**P/H to 12/6/17**  
(from 9/28/17)