

# April 2018

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 <b>No PC Meeting</b> <i>Policy &amp; Procedures Committee – 7:30 p.m.</i> <i>CIP Committee – 8:30 p.m.</i>	5 <b>View Agenda</b>	6	7
8	9	10	11 <b>No PC Meeting</b>	12 <b>No PC Meeting</b>	13 <i>Visit to Virginia Paving Co. Asphalt Plant, 5601 Courtney Ave., Alexandria, VA @11:00 a.m.</i>	14
15	16	17	18 <b>View Agenda</b>	19 <b>View Agenda</b>	20	21
22	23	24	25 <b>No PC Meeting</b> <i>Housing Committee joint w/FCRHA – 7:30 p.m.</i> <i>Schools Committee – 8:30 p.m.</i>	26 <b>View Agenda</b>	27	28
29	30					

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 7:30 p.m., unless otherwise noted.

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Thursday, April 5, 2018  
Meeting Starts at 7:30 p.m.

Posted: 4/6/18  
Revised: 4/6/18

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

### FEATURES SHOWN

2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

### ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<a href="#">Capital Improvement Program</a>	FY 2019 - FY 2023 Advertised Capital Improvement Program (CIP) The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long term requirements beyond the current 5-year period.	M. Reed	<b>REC APPROVAL</b> (D/O from 3/22/18) (P/H from 3/7/18)
<a href="#">PCA 2009-HM-019-02/CDPA 2009-HM-019/FDPA 2009-HM-019</a> (Hunter Mill)	<a href="#">COMSTOCK RESTON STATION HOLDINGS, LC</a> – Appls. to amend the proffers, conceptual development plan, and final development plan for RZ 2009-HM-019, previously approved for transit station mixed-use development, to permit modifications to proffers and site design at an overall floor ratio (FAR) of 3.59. Located on the S. side of Reston Station Blvd., W. of Wiehle Ave. on approx. 9.91 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 17A (pt.), 17L1, 17L2 and 17L3 and 17-4 ((24)) 3.	W. O'Donnell	<b>REC APPROVAL</b> (P/H from 3/22/18)
<a href="#">RZ/FDP 2016-HM-035</a> <a href="#">Addendum</a> (Hunter Mill)	<a href="#">CRS SUNSET HILLS, LC</a> – Appls. to rezone from PDC and I-4 to PDC to permit transit station mixed use development with an overall Floor Area Ratio (FAR) of 3.68 and approval of the conceptual and final development plan. Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of Reston Station Blvd. on approx. 8.44 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((20)) (A) 1, 2, 3 and 4; 17-4 ((20)) (B) 5, 6, 7 and 8; 17-4 ((20)) (C) 9, 10, 11, 12, 13 and 14; 17-4 ((20)) (D) 15, 16, 17 and 18; 17-4 ((2)) (E) 19, 20, 21 and 22; 17-4 ((20)) (F) 23, 24, 25 and 26; 17-4 ((20)) (G) 27, 28, 29 and 30; 17-4 ((1)) 17A (pt.), 17B and 20. (Concurrent with PCA 2009-HM-019).	W. O'Donnell	<b>REC APPROVAL</b> (P/H from 3/22/18)
<a href="#">PCA 2009-HM-019 Addendum</a> (Hunter Mill)	<a href="#">CRS SUNSET HILLS, LC</a> – Appl. to amend the proffers for RZ 2009-HM-019 previously approved for transit station mixed use development to permit deletion of land area to allow the land area to be included in RZ 2016-HM-035. Located in the N.W. intersection of Wiehle Ave. and Reston Station Blvd. on approx. 1.35 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 17A. (Concurrent with RZ/FDP 2016-HM-035).	W. O'Donnell	<b>REC APPROVAL</b> (P/H from 3/22/18)
<a href="#">Code/PFM Amendment Attachment A Attachment B Attachment C</a> (Countywide)	<a href="#">INTERPRETATION OF PFM HYDRAULIC GRADE LINE, DEBRIS CONTROL DEVICES, NEW FEES FOR MODIFICATIONS AND APPEALS AND EDITS</a> – The specific changes to the County Code and the PFM include:  1. Clarification of Introductory Language and Director Authority (PFM	T. Dhakal	<b>REC ADOPTION</b> (P/H from 3/22/18)

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*(Cortina)*

as Guidelines) The Introduction to the PFM §§1-0100 states that it “sets forth the guidelines for the design of all public facilities” and provides that the Director of Land Development Services (LDS) can waive these guidelines subject to specific conditions. However, throughout the PFM there are several other paragraphs that specify which provisions can be waived and which are mandatory, and these provisions conflict with each other. The proposed amendments clarify the conditions for waiver and remove conflicting language regarding the Director’s authority. Additional background information is provided in the attached Staff Report.

2. Hydraulic Grade Line (HGL) Storm sewer systems consist of a network of pipes connected by inlets and manholes. The HGL is an engineering analysis used to determine the flow energy of water. However, the County has inconsistently required HGL analysis. In cases where HGL analysis has not been required, the designer has used Manning’s Equation alone, which measures the initial capacity of a storm sewer pipe. Mandating the use of both HGL analysis and Manning’s Equation in the design of storm sewer systems will help decrease flooding and manhole cover displacement during storm surges. This requirement aligns with the current design requirements of the Virginia Department of Transportation (VDOT).

3. Debris Control Devices (Trash Racks) County inspectors have noted the wide variety of debris control devices installed for low-level and low-flow intakes in storm water detention ponds as well as the associated varying degree of functionality: many require constant maintenance and replacement due to product failure. The current PFM does not specify a uniform design requirement. Thus, the proposed amendment to PFM Chapter 6 (Storm Drainage) creates a uniform standard and revised design guidelines resulting in stronger, more reliable and more maintenance-free debris control devices.

4. Land Development Services Fee Schedule The proposed amendment to Appendix Q (LDS Fee Schedule) of the County Code will clarify various inspection and study fees and aligns current inspection fees with LDS’ annual Comprehensive Unit Price Schedule. The proposed amendment sets new fees for modifications and appeals.

5. Update to the Subdivision Provisions The proposed amendment to Fairfax Code Chapter 101 (Subdivision Provisions) mirrors the 2014 amendment to Virginia Code § 15.2-2260, which made it optional for owners creating 50 or fewer lots to submit preliminary subdivision plats to localities.

6. Update to the PFM The proposed amendment updates the PFM to require submitting engineers to incorporate a copy of the standard maintenance specifications for stormwater management facilities on construction plans.

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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>RZ/FDP 2016-MA-022</u> (Mason)	<u>FEDERAL REALTY INVESTMENT TRUST</u> – Appls. to rezone from C-6 to PDC to permit-mixed use development with an overall Floor Area Ratio (FAR) of 0.48 and approval of the conceptual and final development plan. Located in the S.W. quadrant of the intersection of Arlington Blvd. and Graham Rd. on approx. 18.16 ac. of land. Comp. Plan Rec: Mixed-Use Residential up to 0.50 FAR. Tax Map 50-3 ((1)) 5 and 5A.	H. Eddy	<b>REC APPROVAL</b> (from 4/5/18) (from 12/7/17) (from defer indef.) (from 2/11/17)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, April 18, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 4/18/18  
Revised: 4/19/18

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

**FEATURES SHOWN**

- 2232-M17-37** – Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)  
**FS-L18-1** – AT&T, 6551 Loisdale Court, Springfield, VA 22150 (Deadline: 6/11/2018)  
**FSA-B01-12-2** – Sprint, 8996 Burke Lake Road, Burke, VA 22015 (Deadline: 6/14/18)

**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 2017-PR-031</u></a> (Providence)	<a href="#"><u>SUNRISE DEVELOPMENT, INC. AND J127 EDUCATION FOUNDATION D/B/A MERRITT ACADEMY</u></a> – Appl. to rezone from R-2 to R-4 to permit a private school of general education, child care center and a medical care facility with an overall Floor Area Ratio (FAR) of 0.30. Located on the S. side of Arlington Blvd. at its intersection with Nutley St. on approx. 6.86 ac. of land. Comp. Plan Rec: 3-4 du/ac and Public Parks. Tax Map 48-4 ((1)) 49A and 49B. (Concurrent with SEA 86-P-101-06).	Daniel Creed	<b>APPROVAL REC</b>
<a href="#"><u>SEA 86-P-101-06</u></a> (Providence)	<a href="#"><u>SUNRISE DEVELOPMENT, INC. AND J127 EDUCATION FOUNDATION D/B/A MERRITT ACADEMY</u></a> – Appl. under Sec. 3-404 and 9-301 of the Zoning Ordinance to amend SE 86-P-101 previously approved for a private school of general education, child care facility and medical care facility to permit modifications to site design and development conditions. Located at 9207 and 9211 Arlington Blvd., Fairfax, 22031 on approx. 6.86 ac. of land zoned R-4. Tax Map 48-4 ((1)) 49A and 49B. (Concurrent with RZ 2017-PR-031).	Daniel Creed	<b>APPROVAL REC</b>
<a href="#"><u>SE 2017-MA-032</u></a> (Mason)	<a href="#"><u>SHIRLEY INVESTORS, LLC</u></a> – Appl. under Sects. 9-612 and 9-625 of the Zoning Ordinance to permit provisions for waiving open space requirements and provisions for modification of minimum yard requirements for certain existing structures and uses. Located at 6701 Electronic Dr., Springfield, 22151 on approx. 8.81 ac. of land zoned I-6. Tax Map 80-2 ((1)) 34. (Concurrent with 2232-M17-43).	Kelly Atkinson	<b>P/H TO 4/26/18</b>
<a href="#"><u>2232-M17-43</u></a> (Mason)	<a href="#"><u>COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA</u></a> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit bus maintenance and repair facility. Located at 6701 Electronic Dr., Springfield, 22151 on approx. 2.15 ac. of land zoned I-6. Tax Map 80-2 ((1)) 34 (pt.). (Concurrent with SE 2017-MA-032).	Kelly Atkinson	<b>P/H TO 4/26/18</b>
<a href="#"><u>PA 2018-IV-MV1</u></a> (Mount Vernon)	<a href="#"><u>COMPREHENSIVE PLAN AMENDMENT (WOODLAWN FIRE STATION)</u></a> – 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. Plan Amendment 2018-IV-MV1 concerns approximately 0.5 acres generally located at 8707 Lukens Lane, Alexandria, VA 22309 (Tax map # 110-1 ((1)) 29) in the Mount Vernon Supervisor District. The area is planned for residential uses at a density of 2-3 dwelling units per acre. The amendment will consider public facilities uses.	Jonathan Buono	<b>ADOPTION REC</b>

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### PA 2013-III-DS1

(Dranesville)  
(Hunter Mill)  
(Sully)

### COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER)

– To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2018-IV-MV1 proposes revisions to Dulles Suburban Center Area-wide and Land Unit guidance. The Dulles Suburban Center comprises approx. 6,644 ac. adjacent to the eastern and southern boundary of the Washington Dulles International Airport for an area that generally extends just north of the Dulles Airport Access and Toll Road and south to I-66 in the Sully and Dranesville Supervisor Districts. The area is predominantly planned for office, industrial and industrial/flex uses with some areas planned for residential and retail uses. Land Units A and L are planned as a higher intensity mixed-use node. The amendment will consider revisions to ensure consistency with current policy and practice, reflect existing development, and make editorial and organizational changes.

Clara Johnson  
Roger Dindyal

**D/O TO 4/26/18**

In addition, a number of site-specific land use and intensity recommendations are proposed for Land Units D, E, F, H, I and J as follows: DSC-D3-1 (Wall Road): Tax Map parcel 24-4((1))6C1 is currently planned for office uses in the range of .50 to 1.0 FAR with options for training facility, hotel/conference center and another option for mixed use up to .70 FAR with conditions including at least 5-10% retail and office use. The amendment considers revising the mixed-use option to remove the 5-10% retail and office use and replace it with 100 single-family attached units. DSC-E3-1(Sullyfield Park): Tax Map parcels: 34-3((5)) G1, H2, H3; 34-3((7))5A; 34- 4((11))H1; 34-4((13))3, 4 are currently planned for office, retail and industrial uses up to .35 FAR. The amendment considers adding hotel use. DSC-F2-1(Avion): Tax Map parcels 34-1((3)) 1, B4, B5 are currently planned for office and industrial/flex uses up to .50 FAR, ancillary retail uses should not to exceed 20%, conventional strip or freestanding commercial development is not planned along Rt. 50 and Willard Rd. The amendment proposes to increase planned intensity to .75 FAR for mixed-use development that could include office, hotel, retail personal service, medical care facilities, entertainments uses and assisted living. DSC-H-1 (Euro Motorcars): Tax Map parcel 34-1((1)) 2A is currently planned for industrial, research and development and industrial/flex up to .35 FAR. The amendment considers adding an option for auto dealership use on the western portion of the parcel. DSC-I-1 (Long and Foster) and the Albemarle subdivision: Tax Map parcels 44-1((17)) 1, 5,C, A; 34-3((14)) B, 2, 3, 4, 6 and 34-3((1)) 34 are planned for light industrial an industrial/flex up to .35 FAR with an option for hotel, office and industrial/flex up to .35 FAR and another option for hotel and office up to .70 FAR. The amendment considers adding an option for residential use with support retail use up to 1.0 FAR. DSC-J-3 (Westfields) & DSC-J-2(Conference Center Drive) address the area east and west of Route 28, between Willard Rd and Ellanor Lawrence Park which is planned for a mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR. The plan amendment considers adding a mixed-use area that includes a residential and retail component on the east side of Route 28. Land Unit E-2 (Sully Place/Sully Plaza): Tax Map parcels 34-4((1))16B, 16C, 16D, 16E, 16F, 24A, 26A, 62A1, 62A2, 62B, 62C are currently

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planned for retail with ancillary office use not to exceed 20%, up to .25 FAR. The plan amendment considers adding an option for mixed-use with a residential component up to .50 FAR. Recommendations relating to the transportation network may also be modified.

Z.O. Amendment  
(Countywide)

**REAR YARD COVERAGE** – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

Casey Judge

**D/O TO 5/3/18**

- (1) Amend Sect. 10-102, Permitted Accessory Uses, to remove the 100-square-foot size limitation on a child's playhouse.
- (2) Amend Par. 3 of Section 10-103 as follows:
  - a. To increase, from 30% up to 50%, the maximum coverage allowed by right for accessory uses and structures within the minimum required rear yard of any lot containing a single-family detached dwelling in an R-District.
  - b. To increase, from 30% up to 60%, the maximum coverage allowed by right for accessory uses and structures within the minimum required rear yard of any lot containing a single-family detached dwelling in the P-Districts and to exempt from the maximum rear yard coverage restriction any such P District lot that does not exceed 5,000 square feet of land area.
  - c. To clarify which structures and uses are included in the rear yard coverage calculations, specifically freestanding accessory structures, projections from the principal dwelling that touch the ground, and driveways, parking spaces, sidewalks, and walkways that are greater than 5 feet in width.
  - d. To specify that any portion of the principal dwelling that receives approval to encroach into the minimum required rear yard is not included in the rear yard coverage calculation.
  - e. To specify that, for the purposes of this provision, for a lot within a P-District that is not subject to proffered rear yards, the required minimum rear yard is governed by the regulations of that conventional residential zoning district which most closely characterizes the given development.
  - f. To specify that an increase in the percentage of minimum rear yard coverage may be permitted with the approval of a special permit or, for lots located in a P District, an amendment to the development plan.
- (3) Revise Article 8, Sect. 8-901 to add a new special permit use to increase the percentage coverage of the minimum required rear yard for single-family detached dwellings, and add a new Section 8-926, entitled "Provisions for Increase in the Percentage of Minimum Required Rear Yard Coverage," to allow for the BZA to approve a special permit to increase the maximum coverage of minimum required rear yards. This section sets out additional standards and submission requirements that would have to be met for the approval of such a special permit, including that the approval will allow no more than 60 percent of the minimum required rear yard to be covered by any accessory structure and use and allows the BZA to impose conditions it deems necessary to satisfy these standards.

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- (4) Amend Sect. 8-914 and 8-922 to revise the submission requirements to add a requirement to include the percentage that the minimum required rear yard is covered with accessory structures and uses.
- (5) Pursuant to authority granted by § 15.2-107 and §15.2-2286 (A) (6) of the Code of Virginia, amend Article 18, Par. 1, Sect. 106 to establish a \$910 fee for a Group 9, Special Permit to increase rear yard coverage on a lot with a single-family detached dwelling in an R-District. In addition, Par. 2 of Section 106 will be amended to establish a \$910 fee for a development plan amendment to increase rear yard coverage on a lot with a single-family detached dwelling in a P-District.
- (6) Amend Appendix 2, Illustrations, to add four plates clarifying coverage calculations as “Illustration 6.”

**CLOSED SESSION**

In accordance with *Virginia Code* Section 2.2-3711(7), The Commission will consider a motion to go into Closed Session with attorneys from the County Attorney’s Office to discuss specific legal matters requiring the provision of legal advice, and specifically relating to conditional rezoning proffers under *Virginia Code* Section 15.2-2303.4. The Closed Session will occur following all public hearings listed on the agenda.



# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Thursday, April 19, 2018  
Meeting Starts at 7:30 p.m.

Posted: 4/19/18  
Revised: 4/20/18

**KEY**  
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### FEATURES SHOWN

- 2232-M17-37** – Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18) - **CONCUR**  
**FS-L18-1** – AT&T, 6551 Loisdale Court, Springfield, VA 22150 (Deadline: 6/11/2018)  
**FSA-B01-12-2** – Sprint, 8996 Burke Lake Road, Burke, VA 22015 (Deadline: 6/14/18)

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">RZ 2017-MA-013</a> <a href="#">Addendum 1</a> <a href="#">Addendum 2</a> (Mason)	<a href="#">VULCAN MATERIALS COMPANY, LLC</a> – Appl. to rezone from R-2 and C-8 to I-6 to permit heavy industrial use with an overall Floor Area Ratio (FAR) of 0.02. Located on the E. side of Industrial Dr. at the ramp to enter Interstate 395, Springfield, 22151 on approx. 41,151 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 38 (pt.) (Concurrent with SE 2017-MA-009).	Jay Rodenbeck	<b>D/O TO 6/14/18</b> (D/O from 3/15/18) (D/O from 3/8/18) (P/H from 3/1/18 from 1/24/18) from 11/30/17)
<a href="#">SE 2017-MA-009</a> <a href="#">Addendum 1</a> <a href="#">Addendum 2</a> (Mason)	<a href="#">VULCAN MATERIALS COMPANY, LLC</a> – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit heavy industrial use and an increase in building height from 75 ft. up to a maximum of 135 ft. and vacation and/or abandonment of right-of-way. Located at 5650 Industrial Dr., Springfield, 22151 on approx. 93.73 ac. of land zoned I-6. Tax Map 80-2 ((1)) 38 (pt.) and Carolina Pl. public rights-of-way to be vacated and/or abandoned. (Concurrent with RZ 2017-MA-013). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Carolina Pl. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i> ).	Jay Rodenbeck	<b>D/O TO 6/14/18</b> (D/O from 3/15/18) (D/O from 3/8/18) (P/H from 3/1/18 from 1/24/18) from 11/30/17)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">RZ/FDP 2017-SP-029</a> (Springfield)	<a href="#">CHRISTOPHER LAND, LLC</a> – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.88 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Fairfax County Pkwy. approx. 350 ft. E. of its intersection with Seabrook Ln. on approx. 2.44 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 97-2 ((1)) 6.	Bill Mayland	<b>D/O TO 4/26/18</b> (from 3/15/18)
<a href="#">PCA 79-C-090-02</a> (Hunter Mill)	<a href="#">TH HOLDING COMPANY, LLC</a> – Appl. to permit deletion of land area from RZ 79-C-090. Located N. of Sunset Hills Rd. and W. of Business Center Dr. on approx. 3.58 ac. of land zoned I-4. Comp. Plan Rec: Office Use. Tax Map 18-3 ((8)) 10A1 (pt.). (Concurrent with PCA 91-H-001, RZ 2017-HM-019 and SE 2017-HM-016).	Angelica Gonzalez	<b>D/O TO 5/3/18</b>
<a href="#">PCA 91-H-001</a> (Hunter Mill)	<a href="#">TH HOLDING COMPANY, LLC</a> – Appl. to permit deletion of land area from RZ 91-H-001. Located N. of Sunset Hills Rd. and W. of Business Center Dr. on approx. 1.24 ac. of land zoned I-4. Comp. Plan Rec: Office Use. Tax Map 18-3 ((8)) 10A1 (pt.). (Concurrent with PCA 79-C-090-02, RZ 2017-HM-019 and SE 2017-HM-016).	Angelica Gonzalez	<b>D/O TO 5/3/18</b>

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Posted: 4/19/18  
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<u><a href="#">RZ 2017-HM-019</a></u> <i>(Hunter Mill)</i>	<u><a href="#">TH HOLDING COMPANY, LLC</a></u> – Appl. to rezone from I-4 to I-4 to permit a hotel and office development with an overall Floor Area Ratio (FAR) of 0.67. Located N. of Sunset Hills Rd. and W. of Business Center Dr. on approx. 4.82 ac. of land. Comp. Plan Rec: Office Use. Tax Map 18-3 ((8)) 10A1. (Concurrent with PCA 79-C-090-02, PCA 91-H-001 and SE 2017-HM-016).	Angelica Gonzalez	<b>D/O TO 5/3/18</b>
<u><a href="#">SE 2017-HM-016</a></u> <i>(Hunter Mill)</i>	<u><a href="#">TH HOLDING COMPANY, LLC</a></u> – Appl. under Sects. 5-404, 9-512 and 9-618 of the Zoning Ordinance to permit a hotel and office development and increase Floor Area Ratio (FAR). Located at 1741 Business Center Dr., Reston, 20190 on approx. 4.82 ac. of land zoned I-4. Tax Map 18-3 ((8)) 10A1. (Concurrent with PCA 79-C-090-02, PCA 91-H-001 and RZ 2017-HM-019).	Angelica Gonzalez	<b>D/O TO 5/3/18</b>
<u><a href="#">PCA/FDPA 1996-LE-047</a></u> <i>(Lee)</i>	<u><a href="#">HD DEVELOPMENT OF MARYLAND, INC.</a></u> – Appls. to amend the proffers and final development plan for RZ 1996-LE-047, previously approved for a retail shopping center to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.35 and open space requirements. Located on the E. side of Frontier Dr., W. of Elder Ave. and S. of Franconia Rd. on approx. 7.49 ac. of land zoned PDC. Comp. Plan Rec: Retail and Office Use. Tax Map 90-2 ((1)) 101A2 and 101B.	Katelyn Antonucci	<b>D/O TO 4/26/18</b> <i>(from 2/15/18)</i>
<u><a href="#">PCA 82-S-032-02</a></u> <i>(Sully)</i>	<u><a href="#">STERLING CENTER LC</a></u> – Appl. to amend the proffers for RZ 82-S-032 previously approved for industrial use to permit industrial use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.0. Located on the W. side of Sully Rd. and S. side of Penrose Pl. approx. 800 ft. E. of Lee Rd. on approx. 9.72 ac. of land zoned I-6 and WS. Comp. Plan Rec: Industrial Use. Tax Map 34-3 ((1)) 30A and 30B.	Sharon Williams	<b>APPROVAL REC</b>
PCA 82-L-071 <i>(Lee)</i>	<b>BELL GROUP, LLC</b> – Appl. to amend the proffers for RZ 82-L-071 previously approved for contractor’s offices and shops to permit additional uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of up to 0.318. Located on the N. side of Oakwood Rd., E. of South Van Dorn St. on approx. 36,689 sq. ft. of land zoned I-4. Comp. Plan Rec: Alternative Uses. Tax Map 81-2 ((3)) 30.	Daniel Creed	<b>P/H TO 5/17/18</b> <i>(from 3/15/18)</i> <i>(from 1/10/18)</i> <i>(from 10/5/17)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, April 26, 2018  
Meeting Starts at 7:30 p.m.**

Posted: 4/26/18  
Revised: 4/27/18

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

**FEATURES SHOWN**

**FS-L18-1** – AT&T, 6551 Loisdale Court, Springfield, VA 22150 (Deadline: 6/11/2018) - **CONCUR**  
**FSA-B01-12-2** – Sprint, 8996 Burke Lake Road, Burke, VA 22015 (Deadline: 6/14/18)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>PA 2013-III-DS1</u> (Dranesville) (Hunter Mill) (Sully)	<b><u>COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER)</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. Plan Amendment 2018-IV-MV1 proposes revisions to Dulles Suburban Center Area-wide and Land Unit guidance. The Dulles Suburban Center comprises approx. 6,644 ac. adjacent to the eastern and southern boundary of the Washington Dulles International Airport for an area that generally extends just north of the Dulles Airport Access and Toll Road and south to I-66 in the Sully and Dranesville Supervisor Districts. The area is predominantly planned for office, industrial and industrial/flex uses with some areas planned for residential and retail uses. Land Units A and L are planned as a higher intensity mixed-use node. The amendment will consider revisions to ensure consistency with current policy and practice, reflect existing development, and make editorial and organizational changes.  In addition, a number of site-specific land use and intensity recommendations are proposed for Land Units D, E, F, H, I and J as follows: DSC-D3-1 (Wall Road): Tax Map parcel 24-4((1))6C1 is currently planned for office uses in the range of .50 to 1.0 FAR with options for training facility, hotel/conference center and another option for mixed use up to .70 FAR with conditions including at least 5-10% retail and office use. The amendment considers revising the mixed-use option to remove the 5-10% retail and office use and replace it with 100 single-family attached units. DSC-E3-1(Sullyfield Park): Tax Map parcels: 34-3((5)) G1, H2, H3; 34-3((7)) 5A; 34- 4((11))H1; 34-4((13))3, 4 are currently planned for office, retail and industrial uses up to .35 FAR. The amendment considers adding hotel use. DSC-F2-1(Avion): Tax Map parcels 34-1((3)) 1, B4, B5 are currently planned for office and industrial/flex uses up to .50 FAR, ancillary retail uses should not to exceed 20%, conventional strip or freestanding commercial development is not planned along Rt. 50 and Willard Rd. The amendment proposes to increase planned intensity to .75 FAR for mixed-use development that could include office, hotel, retail personal service, medical care facilities, entertainments uses and assisted living. DSC-H-1 (Euro Motorcars): Tax Map parcel 34-1((1)) 2A is currently planned for industrial, research and development and industrial/flex up to .35 FAR. The amendment considers adding an option for auto dealership use on the western portion of the parcel. DSC-I-1 (Long and Foster) and the Albemarle subdivision: Tax Map parcels 44-1((17)) 1, 5,C, A; 34-3((14)) B, 2, 3, 4, 6 and 34-3((1)) 34 are planned for light industrial an industrial/flex up to .35 FAR with an option for hotel, office and industrial/flex up to .35 FAR and another option for hotel and office up to .70 FAR. The amendment considers adding an option for residential use with support retail use up to 1.0 FAR. DSC-J-3	Clara Johnson Roger Dindyal	<b>ADOPTION REC</b> (P/H from 4/18/18)

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(Westfields) & DSC-J-2(Conference Center Drive) address the area east and west of Route 28, between Willard Rd and Ellanor Lawrence Park which is planned for a mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR. The plan amendment considers adding a mixed-use area that includes a residential and retail component on the east side of Route 28. Land Unit E-2 (Sully Place/Sully Plaza): Tax Map parcels 34-4((1))16B, 16C, 16D, 16E, 16F, 24A, 26A, 62A1, 62A2, 62B, 62C are currently planned for retail with ancillary office use not to exceed 20%, up to .25 FAR. The plan amendment considers adding an option for mixed-use with a residential component up to .50 FAR. Recommendations relating to the transportation network may also be modified.

[RZ/FDP 2017-SP-029](#)  
(Springfield)

**CHRISTOPHER LAND, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.88 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Fairfax County Pkwy. approx. 350 ft. E. of its intersection with Seabrook Ln. on approx. 2.44 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 97-2 ((1)) 6.

Bill Mayland

**D/O TO 5/3/18**  
*P/H from 4/19/18  
(rom 3/15/18)*

[PCA/FDPA 1996-LE-047](#)  
(Lee)

**HD DEVELOPMENT OF MARYLAND, INC.** – Appls. to amend the proffers and final development plan for RZ 1996-LE-047, previously approved for a retail shopping center to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.35 and open space requirements. Located on the E. side of Frontier Dr., W. of Elder Ave. and S. of Franconia Rd. on approx. 7.49 ac. of land zoned PDC. Comp. Plan Rec: Retail and Office Use. Tax Map 90-2 ((1)) 101A2 and 101B.

Katelyn Antonucci

**APPROVAL REC**  
*(P/H from 4/19/18)  
(from 2/15/18)*

**ITEMS SCHEDULED FOR PUBLIC HEARING**

Application	Applicant	Staff	PC Action
<a href="#">CSPA 2011-HM-032-02</a> (Hunter Mill)	<b><u>TYSONS WEST RESIDENTIAL, LLC</u></b> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2011-HM-032 to permit sign modifications. Located in the N.W. quadrant of the intersection of Leesburg Pike and Westwood Center Dr. on approx. 2.06 ac. of land zoned PTC, SC and HC. Tax Map 29-3 ((34)) 5 and 6.	Daniel Creed	<b>APPROVED</b>
<a href="#">RZ 2017-MA-016</a> (Mason)	<b><u>OAKWOOD SERVICES INTERNATIONAL</u></b> – Appl. to rezone from R-1 and R-3 to R-3 to permit a private school of general education with an overall Floor Area Ratio (FAR) of 0.241. Located on the N. side of Braddock Rd. approx. 1,600 ft. W. of its intersection with Backlick Rd. on approx. 4.56 ac. of land. Comp. Plan Rec: Public Facilities, Governmental, Industrial and Residential 0.5-1.0 du/ac subject to Comp. Plan Amendment 2018-I-A1 to Public Facilities, Governmental and Industrial. Tax Map 71-3 ((8)) 12, 13 and 14. (Concurrent with SEA 96-M-037).	Harold Ellis	<b>APPROVAL REC</b> <i>(from 3/1/18) (from 1/24/18) (from 11/16/17)</i>

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[SEA 96-M-037](#)  
(Mason)

**OAKWOOD SERVICES INTERNATIONAL** – Appl. under Sects. 3-304 and 9-301 of the Zoning Ordinance to amend SE 96-M-037 previously approved for a private school of general education to permit and the addition of land area and associated modifications to site design and development conditions. Located at 7200, 7210 and 7218 Braddock Rd., Annandale, 22003 on approx. 4.56 ac. of land zoned R-3. Mason District. Tax Map 71-3 ((8)) 12, 13 and 14. (Concurrent with RZ 2017-MA-016).

Harold Ellis

**APPROVAL REC**  
(from 3/1/18)  
(from 1/24/18)  
(from 11/16/17)

[PA 2018-I-A1](#)  
(Mason)

**COMPREHENSIVE PLAN AMENDMENT (OAKWOOD SERVICES INTERNATIONAL)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2017-II-M1 concerns approx. 4.56 ac. generally located at 7210 Braddock Road (Tax Map #s 71-3((8))12, 13 and 14) in the Mason Supervisor District. The area is planned for a combination of public facilities, governmental, and institutional, and residential use at .5-1 dwelling units per acre (DU/AC) on the Comprehensive Plan Map. The amendment will consider a Plan Map change to public facilities, governmental, and institutional uses for the subject property. PA 2018-I-A1 is concurrently under review with Rezoning application RZ 2017-MA-016 and companion Special Exception Amendment Application SEA 96-M-037.

Anna Bentley

**ADOPTION REC**

[RZ/FDP 2017-MD-027](#)  
(Sully)  
(Dransville)

**HORSEPEN RUN, LLC** – Appls. to rezone from R-1 and AN to PDH-5 and AN to permit residential development with an overall density of 5.58 dwelling units per acre (du/ac) (includes ADU/WDU units) and approval of the conceptual and final development plan. Located on the E. side of Sully Rd. and S. side of Frying Pan Rd. on approx. 65.89 ac. of land. Comp. Plan Rec: Office and Public Park with option for Residential up to 5.0 du/ac (not including ADU/WDU units). Tax Map 24-2 ((1)) 1 and 10.

Kelly Atkinson

**APPROVAL REC**  
(from 5/3/28)

[SE 2017-MA-032](#)  
(Mason)

**SHIRLEY INVESTORS, LLC** – Appl. under Sects. 9-612 and 9-625 of the Zoning Ordinance to permit provisions for waiving open space requirements and provisions for modification of minimum yard requirements for certain existing structures and uses. Located at 6701 Electronic Dr., Springfield, 22151 on approx. 8.81 ac. of land zoned I-6. Tax Map 80-2 ((1)) 34. (Concurrent with 2232-M17-43).

Kelly Atkinson

**APPROVAL REC**  
(from 4/18/18)

[2232-M17-43](#)  
(Mason)

**COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit bus maintenance and repair facility. Located at 6701 Electronic Dr., Springfield, 22151 on approx. 2.15 ac. of land zoned I-6. Tax Map 80-2 ((1)) 34 (pt.). (Concurrent with SE 2017-MA-032).

Kelly Atkinson

**D/O TO 5/3/18**  
(from 4/18/18)

[PCA 82-L-030-13 Addendum](#)  
(Lee)

**WHITE HORSE FOUR, LLC** – Appl. to amend the proffers for RZ 82-L-030, previously approved for commercial development, to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.23. Located on the S. side of Charles Arrington Dr., E. of its intersection with Beulah St., on approx. 16.13 ac. of land zoned C-8. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Maps 91-1 ((12)) N. (Concurrent with PCA 87-L-031-03 and SE 2015-LE-031).

Casey Judge

**D/O TO 5/17/18**  
(from 2/15/18)  
(from indef.)

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PCA 87-L-031-03  
[Addendum](#)  
(Lee)

**WHITE HORSE FOUR, LLC** – Appl. to amend the proffers for RZ 87-L-031, previously approved for commercial development, to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.23. Located on the S. side of Charles Arrington Dr., E. of its intersection with Beulah St., on approx. 17.14 ac. of land zoned C-8. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Maps 91-1 ((1)) 67 and 67E; and 91-1 ((12)) N. (Concurrent with PCA 82-L-030-13 and SE 2015-LE-031).

Casey Judge

**D/O TO 5/17/18**  
*(from 2/15/18)*  
*(from indef.)*

[SE 2015-LE-031](#)  
[Addendum](#)  
(Lee)

**WHITE HORSE FOUR, LLC** – Appl. under Sect(s). 4-804 and 9-501 of the Zoning Ordinance to permit a car wash. Located at 6912 Manchester Blvd., Alexandria, 22310, on approx. 17.14 ac. of land zoned C-8. Tax Map 91-1 ((1)) 67 and 67E; and 91-1 ((12)) N. (Concurrent with PCA 82-L-030-13 and PCA 87-L-031-03).

Casey Judge

**D/O TO 5/17/18**  
*(from 2/15/18)*  
*(from indef.)*