

2008 North County APR Summary Supervisor District Sully

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-1BR	John E. Cowles, Manager and Member (Old Bull Run, LC)	Bull Run		Located south of Lee Hwy (Rt 29) and north of I-66. Bounded by Bull Run and Fairfax/Prince William County line to the south, Bull Run Post Office Rd to the east, and quarry operations to the north.	64-3((1))2	Planned for residential development at .1-.2 DU/AC and public parkland. Non-residential uses requiring special exemption or special permit approval should be rigorously reviewed.	Non-residential office and industrial to specifically include a recycling facility, vehicle storage/RV parking area (6+acres), plant nursery (6+ acres), and a 10,000 square foot 2-story contractor's office building. FAR not to exceed .0067.	Recommended that it receive no further consideration and that it be removed from the APR process, because it is inconsistent with long-standing County Policy regarding protection of the Occoquan Watershed.
APR# 08-III-2BR	Carol A. Hawn, WFCCA Secretary	Bull Run	Centreville Suburban Center (C-8)	Soutwest corner of Centreville Rd (Rt 28) and New Braddock Rd (Rt 620).	65-2((1))17:65-2((2))2	Low-intensity Office use at FAR up to .20	South of New Braddock Rd: Remove from Land Bay C-8, private open space with option for residential up to 5-8 DU/AC.	Forwarded for further consideration
APR# 08-III-1DS	David S. Houston, Agent for Pohanka of Chantilly, Inc. (Pillsbury Winthrop Shaw Pittman LLP)	Bull Run	Dulles (Route 28 Corridor) Suburban Center (H)	Along the west side of Stonecroft Blvd, south of Pepsi Pl, north of Stonecroft Center Ct.	34-3((1))1D	Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.	An optional use of Parcel 34-3((1))1D is an expansion of the existing adjacent auto park, not to exceed .35 FAR.	Forwarded for further consideration
APR# 08-III-2DS	Martin D. Walsh, Attorney/Agent for Chantilly 50 28 Assoc. LP (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	Bull Run	Dulles (Route 28 Corridor) Suburban Center (I)	At the southeast corner of Lee Rd (Rt 661) and Chantilly Crossing Ln, north and west of the EQC.	34-3((13))3	Options allows for restaurants, hotels, private recreation uses, and a furniture store.	Retail or other planned uses that would complement tourist-oriented uses to the north of Chantilly Crossing Lane and existing retail to the west and to the south. Remove condition to provide commitment to active recreation (land or funding) to offset the loss of the planned private recreation use on this site.	Forwarded for further consideration

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APR# 08-III-3DS	Bernard S. Suchicital (Fairfax County, Department of Planning and Zoning)	Bull Run, Upper Potomac	Dulles Suburban Center (D-2)	East of Sully Rd (Route 28), north side of McLearen Rd (Route 668), west of Centreville Road (Route 657), south and west of Horsepen Run.	24-2((1))11A,11C1,11C2,12,12A,12C,13A,14A,14B,14C,15-17,19,20,21A,22D,22E;24-2((8))All;24-2((10))All;24-4((1))1-3,5A,5B,11A,11B; 24-4((6))All;25-3((16))All	Planned for light industrial, industrial/flex, office use, and the former Redskins Park.	Revisions to Plan text to acknowledge current land uses such as Rachel Carson Middle School, departure of Redskins Park, and Creekside neighborhood. Replan parcel east of middle school for low-intensity office use at 0.5 FAR	Forwarded for further consideration
APR# 08-III-4DS	Bernard Suchicital (Fairfax County Department of Planning and Zoning)	Bull Run	Dulles Suburban Center (E-4)	Southeast corner of Lee Jackson Memorial Hwy (Rt 50) and Elmwood St (Rt 1010)	34-4((1))52A	Tax Map parcel 34((1))52A and 53 is planned for retail use up to a maximum FAR of .20	Tax Map parcel 34((1))53 is planned for retail use up to a maximum FAR of .20...	Forwarded for further consideration
APR# 08-III-5DS	Francis A. McDermott (Hunton & Williams)	Bull Run	Dulles Suburban Center (E-3)	Bounded by Sully Rd (Route 28) on the west, Willard Rd to the south, Brookfield Corporate Dr to the east, and the Sullyfield Business Park to the north.	44-1((9))A,B,C,D1,E2,F2,F3	Non-residential mixed-use up to a 0.5 FAR	Non-residential mixed-use up to a 0.7 FAR	Forwarded for further consideration
APR# 08-III-6DS	David R. Gill, Esquire (McGuireWoods LLP)	Bull Run, Upper Potomac	Dulles Suburban Center (D-1)	South of Frying Pan Rd, west of Frying Pan Branch Stream Valley Park, east of Route 28, north of Land Unit D-2.	24-2((1))1-4,10	North of the EQC planned for public park; south of the EQC planned for office at .15 FAR. Option A: office use at .25 FAR if roadway link built and other conditions met. Option B: office use at .35 FAR if transit stop and other conditions met.	Text amendments. Option A: office and complimentary service retail use at .35 FAR. Option B: office use at .40 FAR if other conditions met.	Forwarded for further consideration

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APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-7DS	William McCauley Arnold (McCandlish Lillard)	Bull Run	Dulles Suburban Center (F1)	Dulles Suburban Center, Sub-unit F1; north of Route 50, east of Fairfax / Loudoun County line, south of Dulles Airport, west of Stonecroft Blvd.	23-4((1))1;33-2((1))1,2B2, 2C,3,4,5B2, 5D, 5E,5F,13;33-2((2))7-9,9A,10,10A,10B,11,11B,12,13,13A,13C,14,14A,15,15A,15B,15C,16,16A,17,18,18A,19,20,20A,20B,20C,20D,20E,21;33-2((7))(A)All;33-2((7))(B)All;33-2((9))(A)All;33-2((9))(B)All;33-2((9))(C)All;34-1((2))11A,13B	Planned for high quality campus-style office and industrial/flex use up to a max FAR of .35 consistent with the type and character of development established.	In addition to current Plan language, allow I-5 Zoning District uses.	Forwarded for further consideration
APR# 08-III-3UP	Timothy S. Sampson, Attorney/Agent for Inova Health Care Services (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	Upper Potomac		East and south of Rugby Rd and Ox Trail, north and south of Alder Woods Dr.	45-2((1))41B1,41L,41L3,41L5;45-2((2))38,39A,39B,46A1,51A1	Planned for hospital and related low-intensity ancillary medical office, service uses and clinics with conditions, up to 0.30 FAR.	Increase maximum FAR to 0.40, allow additional vehicle access to property.	Forwarded for further consideration

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S08-III-DS1	N/A	Bull Run	Dulles Suburban Center (I)	East of Lee Rd, north of Willard Rd, west of Sully Rd.	34-3((14))2-4,6,B;44-1((17))1,5,A,C	Light industrial and industrial/flex, up to .35 FAR, with option for high-quality hotel and/or mixture of office and industrial/flex uses.	Allow option for office/hotel use up to a 1.0 FAR as part of a mixed-use development.	N/A
S08-III-FC1	N/A	Upper Potomac	Fairfax Center Suburban Center (Land Unit A / Sub Unit A5)	Northwest corner of Lee Jackson Memorial highway and Fair Ridge Drive	46-3((1))15A1,15A2,15A3	Low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level. Option: Hotel use with an overall intensity not to exceed .15 FAR, may be considered on the Rt. 50 frontage as an alternative to a planned low intensity mix of uses.	Change 90,000 s.f. of office space to 100 units of affordable elderly housing.	N/A