



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
July 13, 2010

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board, in regional libraries and at <http://www.fairfaxcounty.gov/government/board/meetings/2010/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 Items Presented by the County Executive
11:00 Matters Presented by Board Members
11:50 Closed Session

3:30 p.m. Public Hearing on RZ 2009-SU-024 (Sully East L.C.) RZ Appl. to rezone from PDC, I-5, PDH-16, HD and WS to PDC, HD and WS to permit commercial development with an overall Floor Area Ratio (FAR) of .35 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the Sully Rd. and Air & Space Museum Pkwy. interchange, W. of Centreville Rd. and S. of Historic Sully Way on approx. 76.60 ac. of land. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Rd. right-of-way to be vacated and/or abandoned. (Concurrent with SEA 2003-SU-023 and PCA 2003-SU-035). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Rd. to proceed under Sections 33.1-151 and 15.2-2270(2) of the Code of Virginia).

3:30 p.m. Public Hearing on PCA 2003-SU-035 (Sully East L.C.) PCA Appl. to amend the proffers, conceptual and final development plans for RZ 2003-SU-035 previously approved for mixed use development to permit reduction in land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .35. Located in the S.E. quadrant of the intersection of Sully Rd and Air & Space Museum Pkwy. and W. side of Centreville Rd. on approx. 68.80 ac. of land zoned PDC, PDH-16, HD and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 34-2 ((1)) 2 pt., 3A, 10A 27 pt. and 35 pt. and a portion of Barnsfield Rd. right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2009-SU-024 and SEA 2003-SU-023). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Rd. to proceed under Sections 33.1-151 and 15.2-2270(2) of the Code of Virginia).

3:30 p.m. Public Hearing on SEA 2003-SU-023 (Sully East L.C.) SEA Appl. under Sect(s). 9-607 of the Zoning Ordinance to amend SE 2003-SU-023 previously approved for an increase in building height to permit increase in land area. Located at 13800, 13850, 13900 and 13950 Barnsfield Rd and 3318 Centreville Rd. on approx. 25.24 ac. of land zoned PDC, PDH-16, HD and WS. Sully District. Tax Map 34-2 ((1)) 2 pt., 3A pt. 10A pt., 27 pt. and 35 pt. and a portion of Barnsfield Rd.

right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2009-SU-024 and PCA 2003-SU-035). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Rd. to proceed under Sections 33.1-151 and 15.2-2270(2) of the Code of Virginia).

3:30 p.m. Public Hearing on PCA 95-V-013 (Fairfax County Park Authority) PCA Appl. to amend the proffers for a portion of RZ 95-V-013 previously approved for 49 single family detached dwellings at a density of 1.13 du/ac on 43.4 ac. of land to permit proffer and site modifications. Located W. of Accotink Rd. and S. of its intersection with Fisher Woods Dr. on approx. 15.52 ac. of land zoned PDH-2 and HD. Comp. Plan Rec: 1-2 du/ac. Mt. Vernon District. Tax Map 99-4 ((9)) A.

3:30 p.m. Public Hearing on SE 2009-MA-023 (CVS 2003 VA, L.L.C.) SE Appl. under Sect(s). 4-504 of the Zoning Ordinance to permit a drive-through pharmacy. Located at 8630 and 8700 Little River Tnpk. on approx. 1.85 ac. of land zoned C-5. Mason District. Tax Map 59-3 ((7)) 11 and 11B.

4:00 p.m. A public hearing on the matter of amendments to Article 1 of Chapter 61, of *The Code of the County of Fairfax, Virginia*, as follows: The proposed amendment revises the definitions related to the County's property maintenance provisions by specifying what departments and officials have enforcement responsibility for the Virginia Uniform statewide Building Code, Part III, Maintenance, in Fairfax County. The proposed amendment would become effective on July 14, 2010 at 12:01 a.m.

4:00 p.m. A public hearing 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 #ST10-CW-2CP concerns approximately 200 acres of land generally along Little River Turnpike and Columbia Pike between Heritage Drive and Hummer Road to the west and Evergreen Lane to the east in the Mason and Braddock Supervisor Districts. Land near other road segments includes but is not limited to Annandale Road, Ravensworth Road, Backlick Road, Markham Street, Maple Place, Daniels Avenue, Tom Davis Drive, John Marr Drive, Poplar Street and McWhorter Place. The area is described as the Annandale Community Business Center (CBC) in the Annandale Planning District of the Area I volume of the Comprehensive Plan. Plan text changes may be proposed in the Annandale CBC section as well as other sections within the Annandale Planning District.

The subject area is currently planned for retail, office, residential, mixed use, public facilities, institutional and other uses at various intensities. The proposed Plan amendment is designed to foster the revitalization of Annandale CBC by providing greater development flexibility. The proposed Plan maintains the overall development levels recommended under the current Comprehensive Plan of approximately 7.11 million square feet of development in balance with the area's transportation network capacity. The planned development potential under the proposed Plan amendment for each land use category is generally indicated as follows: office – 2.37 million square feet; retail – 1.83 million square feet; residential – 2.71 million square feet; and other uses including public and civic – 200,000 square feet. However, shifts in development potential may be considered among land use categories if they remain in balance with the area's transportation network capacity. The proposed form-based Plan for the area promotes flexibility by recommending a variety of uses in lieu of single land use categories and by utilizing building form and height to guide development potential in lieu of floor area ratios. The proposed Plan may include guidance on land uses, building types, building height, urban design, streetscape, building and site design, parcel consolidation, signage, affordable housing, parking, transportation network, parks, recreation, open space, public facilities, public art, heritage resources, sustainability, green buildings, stormwater management, transportation generated noise, and implementation.

Copies of the staff report are available at the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, or by visiting [<http://www.fairfaxcounty.gov/dpz/>]. Copies of the Planning Commission (PC) recommendation are available in the PC office, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Division at 703-324-1380.

4:00 p.m. A public hearing 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 #ST10-CW-3CP concerns the Baileys Crossroads Community Business Center (CBC) consisting of approximately 530 acres surrounding the interchange of Leesburg Pike (Route 7) and Columbia Pike (Route 244) in the Mason District. The Plan Amendment proposes to amend Pages 15-41 of the 2007 Edition of the Area I Plan, as amended through March 9, 2010, under the heading "Baileys Planning District, Baileys Crossroads Community Business Center." Changes to other sections of the Baileys Planning District text to reflect the above revisions are also proposed. The proposed revisions include new guidance for revitalizing the Baileys Crossroads CBC into a more vital, urban, pedestrian-oriented, mixed-use center compatible with the adjacent residential areas. Specifically, the new guidance will revise the existing guidance in the Plan for the Baileys Crossroads CBC regarding the following: A Vision for the area, described in the Concept for Future Development for the CBC and Areawide Recommendations for the entire CBC for land use, urban design framework, transportation, streetscape guidelines and design, environmental stewardship, heritage resources, public facilities and implementation. The area wide recommendations will also include proposed development potential information for the Baileys Crossroads CBC. The proposed development potential includes approximately a maximum of 5.96 million square feet of office uses, approximately a maximum of 2.76 million square feet of retail uses, approximately a maximum of 728,000 of institutional uses for a total of approximately a maximum of 8.87 million square feet of nonresidential uses and approximately 8,900 multifamily residential units. The subject Plan Amendment will add approximately a maximum of 352,000 square feet of nonresidential uses and approximately a maximum of 3,500 residential units to the adopted Comprehensive Plan development potential.

Revisions to the Transportation Network discussion and analysis will include recommended improvements to address the proposed development potential.

Copies of the proposed Amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> or from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, approximately two weeks prior to the public hearing. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. A public hearing regarding the lease of County-owned property at 1609 Great Falls Street, McLean, Virginia (Tax Map 30-3 ((1)) parcel 42) to the McNair Child Development Center, Inc. d/b/a Fun and Friends Child Development Center (Dranesville District).

4:00 p.m. A public hearing regarding the lease of County-owned property at 8350 Richmond Highway and identified as Tax Map Number 101-3 ((1)) 16A to Cellco Partnership d/b/a Verizon Wireless (Lee District)

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of

the public, copies may also be distributed to the County's Regional and Community Public Libraries.

Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. To request special accommodations call the Office of the Clerk to the Board, (703) 324-3151 (VOICE) or (703) 324-3903 (TTY). Please allow seven working days in advance of the event in order to make the necessary arrangements.