



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
May 25, 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 Volunteer Fire Commission Annual Report
10:45 Appointments
10:45 Items Presented by the County Executive
11:15 Matters Presented by Board Members
12:05 Closed Session

3:30 p.m. Public Hearing on SE 2009-MV-025 (CEC Entertainment, Inc.) SE Appl. under Sect(s). 4-804, 9-501, 9-506 and 9-622 of the Zoning Ordinance to permit a commercial recreation restaurant and waivers, modifications and uses in a commercial revitalization district. Located on the E. side of Richmond Hwy. and S. of Shields Ave. on approx. 40,759 sq. ft. of land zoned C-8, CRD and HC. Mt. Vernon District. Tax Map 83-3 ((40)) 2pt.

3:30 p.m. Public Hearing on RZ 2008-MV-007(JK Investments, Inc.) RZ Appl. to rezone from R-2, C-8, CRD, HC and HD to C-8, CRD, HC and HD to permit the addition of a hotel(s) to the existing office use with an overall Floor Area Ratio (FAR) of 0.48. Located in the N.E. quadrant of the intersection of Richmond Hwy. and Old Mill Rd. on approx. 8.82 ac. of land. Comp. Plan Rec: Retail & Other. Mt. Vernon District. Tax Map 109-2 ((1)) 13A. (Concurrent with SEA 85-L-137)

3:30 p.m. Public Hearing on SEA 85-L-137 (JK Investments, Inc.) SEA Appl. under Sect(s). 9-606 and 9-622 of the Zoning Ordinance to amend SE 85-L-137 previously approved for uses in a floodplain to permit an increase in Floor Area Ratio (FAR) and associated modifications to site design and development conditions. Located at 8850 Richmond Hwy. on approx. 8.82 ac. of land zoned C-8, CRD, HC and HD. Mt. Vernon District. Tax Map 109-2 ((1)) 13A. (Concurrent with RZ 2008-MV-007)

3:30 p.m. Public Hearing on RZ 2009-PR-021 (Elm Street Communities, Inc.) RZ and FDP Appls. to rezone from R-1 to PDH-3 to permit up to 16 single-family detached dwellings at an overall density of 2.60 du/ac and approval of the conceptual development plan. Located in the S.E. quadrant of the intersection of Cedar La. and Amanda Pl. on approx. 6.15 ac. of land. Comp. Plan Rec: 3-4 du/ac. Providence District. Tax Map 49-1 ((1)) 35A.

4:00 p.m. A public to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The following North County Area Plan Review (APR) nominations are generally located north of the Dulles Toll Rd and east of the Loudoun County boundary, in the Dranesville Supervisor District.

APR#08-III-7UP concerns 4.16 acres (Tax Map 15-2((1))16) planned for office, research and development, hotel or conference center at an intensity up to .50 FAR with conditions, and with an option for mixed use at higher intensity.

APR#08-III-11UP concerns 25.49 acres (Tax Map 15-2((1))15, 17) planned for institutional use with an option for residential and non-residential mixed use at an intensity up to 1.0 FAR.

APR#08-III-12UP concerns 21.99 acres (Tax Map 15-2((1))1-5, 16; 16-1((1))4, 4A, 4B) which is planned in part for office, research and development, hotel or conference center with community serving retail at an intensity up to .50 FAR and in part for office, research and development up to .25 FAR. As an option, mixed use at a higher intensity may be appropriate subject to transit implementation.

The nominations propose transit-related options for residential, office, hotel, institutional and retail uses with overall intensity up to 2.0 FAR for APR#08-III-7UP and 08-III-12UP and an overall intensity up to 2.17 FAR for APR#08-III-11UP. Changes to the Transportation Plan may also be considered.

Copies of the proposed amendments 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. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. A public hearing regarding the adoption of an amendment to *The Code of the County of Fairfax, Virginia* (Fairfax County Code), which will be set forth in Appendix M to establish the Armfield Farm Community Parking District (CPD). The proposed CPD would be established in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Angelica Court from Armfield Farm Drive to cul-de-sac inclusive; Armfield Farm Drive, the entire length; Beech Down Drive, the entire length; Bellerose Drive from the western intersection of Beech Down Drive to Lees Corner Road; Bokel Drive from Lees Corner Road to Leith Court; Brockmeyer Court from Beech Down Drive to cul-de-sac inclusive; Bromall Court from Beech Down Drive to cul-de-sac inclusive; Clary Sage Drive, from the eastern intersection of Armfield Farm Drive to the western intersection of Armfield Farm Drive; Dittany Court from Bellerose Drive to cul-de-sac inclusive; Gladwyn Court from Armfield Farm Drive to cul-de-sac inclusive; Hampstead Court from Armfield Farm Drive to cul-de-sac inclusive; Haverford Court from Armfield Farm Drive to cul-de-sac inclusive; Kew Garden Court from Armfield Farm Drive to cul-de-sac inclusive; Leith Court from Bokel Drive to cul-de-sac east and west inclusive; Malin Court from Springhaven Drive to cul-de-sac inclusive; Old Chatwood Place from Armfield Farm Drive to cul-de-sac east and west inclusive; Paoli Court from Southernwood Court to cul-de-sac inclusive; Rosetree Court from Beech Down Drive to cul-de-sac inclusive; Southernwood Court from Beech Down Drive to cul-de-sac east and west inclusive; Springhaven Drive from Lees Corner Road to cul-de-sac inclusive; Windmoore Court from Rosetree Court to cul-de-sac inclusive; and prohibit the parking of watercraft, boat trailers, motor homes, and camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4. No such CPD shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network

facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Sully 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.