



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**September 28, 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.*

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9:30 Presentations  
10:30 Environmental Excellence Awards  
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 PCA 2003-PR-009 (MTC Commercial LLC) PCA Appl. to amend the proffers, and conceptual development plan for RZ 2003-PR-009 previously approved for mixed use development including ADU and bonus density to permit site modifications with an overall Floor Area Ratio (FAR) of 1.35. Located on the S. side of Lee Hwy. 400 ft. W. of intersection with Gallows Rd. and N. of Strawberry La. on approx. 21,321 sq. ft. of land zoned PRM and HC. Comp. Plan Rec: Mixed Use 1.2 FAR. Providence District. Tax Map 49-4 ((17)) (2) pt.

3:30 p.m. Public Hearing on SE 2010-PR-010 (Hilton Worldwide, Inc. & Tysons Park Place II LLC.) SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 7926 and 7930 Jones Branch Dr. on approx. 8.06 ac. of land zoned C-4 and SC. Providence District. Tax Map 29-4 ((7)) 5B and 5C.

3:30 p.m. Public Hearing on RZ 2006-LE-010 (Ramada Family, LLC) RZ Appl. to rezone from C-5, R-1 and HC to C-2 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.22. Located on the W. side of Grovedale Dr. approx. 900 ft. S.W. of its intersection with Franconia Rd. on approx. 43,554 sq. ft. of land. Comp. Plan Rec: Office. Lee District. Tax Map 81-3 ((5)) 10.

3:30 p.m. Public Hearing on PRC 86-C-121-03 (Reston Excelsior LLC) PRC Appl. to approve the PRC plan associated with RZ 86-C-121 to permit 457 multi-family dwellings. Located in the N.E. quadrant of the intersection of Dulles Toll Rd. and Reston Pkwy. on approx. 5.0 ac. of land zoned PRC. Comp. Plan Rec: Planned Residential Community. Hunter Mill District. Tax Map 17-4 ((1)) 7B.

3:30 p.m. Public Hearing on RZ 2009-PR-002 (Square 1400, L.C.) RZ Appl. to rezone from I-4 to PRM to permit residential development at a 1.62 FAR including bonus density for the provision

of affordable housing and approval of the conceptual plan. Located on the W. side of Dorr Ave. approx. 400 ft. N. of its intersection with Merrifield Ave. on approx. 4.64 ac. of land. Comp. Plan Rec: Residential up to 1.35 FAR. Providence District. Tax Map 49-1 ((13)) 13, 14, 15 and 16.

3:30 p.m. A public hearing, in accordance with Va. Code Ann. § 15.2-1800, regarding (i) the conveyance to Inova Health Care Services ("Inova") in fee simple of County-owned property identified as a portion of a tax assessment parcel, Tax Map Parcel Number 059-2-((1))-0001B (part), consisting of 5.41 acres of land, (ii) the conveyance to Inova in fee simple of County-owned property identified as a portion of a tax assessment parcel Tax Map Parcel Number 059-2-((1))-0001C (part), consisting of 1.15 acres of land, (iii) the conveyance to Inova in fee simple of County-owned property constituting a 15.32 acre portion of the 44.91 acres of land currently leased by the County to Inova ("Inova Hospital Lease") comprising portions of three tax assessment parcels, Tax Map Parcel Numbers 059-2-((1))-0001A (part), 059-2-((1))-0001B (part), and 059-2-((1))-0001C (part), (iv) the extension until 2109 of the remaining portions of the Inova Hospital Lease consisting of 29.59 acres comprising portions of four tax assessment parcels, Tax Map Parcel Numbers 059-2-((1))-0001A (part), 059-2-((1))-0001B (part), 059-2-((1))-0001D, and 059-2-((1))-0001E, and (v) the lease to Inova of approximately 40,000 square feet in a new proposed 200,000 square foot facility to be constructed by the County as a replacement ("New Woodburn Replacement Center") for the existing Woodburn Mental Health Center at 3400 Woodburn Road, Annandale, Virginia, such replacement center to be constructed on land located on Williams Drive consisting of approximately 4.6 acres identified as a portion of a tax assessment parcel, Tax Map Number 049-3-((01))-0141 ("Willow Oaks Land").

The above-referenced conveyances, lease, and extension of lease are being considered in connection with a proposed real estate transaction between the County and Inova at the Inova Fairfax Hospital campus, located in the Providence District. The real estate transaction would allow the County to acquire the nearby Willow Oaks Land to build the New Woodburn Replacement Center on that land.

A more detailed summary of the proposed transaction and a copy of the proposed transaction documents are available at the following Web site:

<http://www.fairfaxcounty.gov/living/landuse/woodburn.htm>

4:00 p.m. A public hearing on the acquisition of certain land rights necessary for the construction of Project RZ0001 – Eskridge Road Extension (Providence District). This project consists of the construction of Eskridge Road extension from the Four Seasons Tennis Club of Merrifield property south to Williams Drive (Route 5162), an approximate distance of 400 linear feet. Plans and plats describing the work proposed to be done and the property interests to be acquired for this project are on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, 4th Floor, Suite 457, Fairfax, Virginia 22035

#### LISTING OF AFFECTED PROPERTIES

Project RZ0001 - Eskridge Road Extension (Providence District)

<u>PROPERTY OWNER(S)</u>	<u>TAX MAP NUMBER(S)</u>
1. Four Seasons Tennis Club of Merrifield Address: 3010 Williams Drive, Fairfax, VA 22031	049-3-22-0000-A
2. Hughes & Smith, Inc. Address: 3016 Williams Drive, Fairfax, VA 22031	049-3-22-0003-C
3. Fairfax Professional Center Address: 3015 Williams Drive, Fairfax, VA 22031	049-3-22-0003-D

4:00 p.m. A public hearing concerning a revision to Chapter 3, Articles 2, 3 and 7, of the Code of the County of Fairfax, to redefine the actuarial surplus requirement for consideration of an ad-

hoc Cost of Living Adjustment for retirees of the Employees', Uniformed and Police Officers Retirement Systems.

4:00 p.m. A public hearing concerning a revision to Chapter 3, Articles 2, 3 and 7, of the Code of the County of Fairfax, to repeal the sunset provisions of the Deferred Retirement Option Programs for the Employees', Uniformed and Police Officers Retirement Systems; and to permit the employees of the Department of Public Safety Communications who are members of the Uniformed Retirement System (URS) to vote for a Trustee on the URS Board of Trustees.

4:00 p.m. A public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: In conjunction with special permit approval for a riding and boarding stable in the R-A, R-P, R-C, R-E and R-1 Districts and in the PDH and PRC Districts when not shown on an approved development plan, allow the Board of Zoning Appeals to reduce the minimum setback requirement for riding rings and structures associated with riding and boarding stables from 100 feet from any lot line to as low as 0 feet and to reduce the minimum required distance between parking and loading spaces for riding and boarding stables and any adjoining residentially zoned property from 50 feet to as low as 0 feet when the applicant has demonstrated to the satisfaction of the BZA that such setback(s) is not necessary to minimize any adverse impacts on adjacent properties due to one or more of the following: (A) Specific operational characteristics of the riding and boarding stable such as the limits on the: number of horses, students and employees; use of outdoor lighting and public address systems; hours of operations; number and frequency of special events; and amount and type of outdoor activity. (B) Conditions which adequately buffer adjacent properties from the riding and boarding stable, which may include but are not limited to: topography, vegetation, location and/or orientation of on-site structures, proximity of adjacent dwelling units, development of adjacent properties with non-residential uses, and/or existence of roads and/or major utilities. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:30 pm Public hearings for the Mt. Vernon Supervisor District and for two items located in the Lee District to consider proposed revisions to the adopted Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. At these public hearings, the BOS will consider proposed Plan Amendment nominations submitted as part of the 2009-2010 South County Area Plans Review (APR) process. Note: AP = Adopted Plan; NP = Nominated Plan; res. = Residential; du = dwelling units, du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf = square feet, gsf = gross square feet.

LEE:

APR# 09-IV-2FS: W of Loisdale Rd and N of Loisdale Ct, on 19.40 ac. AP: Office and hotel up to 0.50 FAR. NP: Office, res., hotel, and retail up to 2.0 FAR.

APR# 09-IV-21MV: S of Rolling Hills Ave, E of Janna Lee Ave, NW of Richmond Hwy, on 6.08 ac. AP: Res. 2-3 du/ac; office/retail up to .25 FAR. Option: Res. 25 du/ac with 50,000-80,000 sf office/retail. NP: Option for res. 20-30 du/ac, office and retail up to 80,000 sf with minimum of 10,000 sf feet retail.

MT. VERNON:

APR# 09-III-5P: NE of Ox Road, N of Crosspointe subdivision (Weatherly Way) on 21.97 ac. AP: Res. 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf with conditions. No free-standing use. NP: Res. at a density of 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf to include free-standing retail and other conditions.

APR# 09-IV-2LP: Generally located N of I-95, W of Furnace Rd, on 27.47 ac. AP: Industrial use for a recycling center and/ or recycling related industries, option for public open space when

adjacent landfills are covered. NP: Light industrial use, public open space when adjacent landfills are covered.

APR# 09-IV-5LP: E of Richmond Hwy, W of Noman Cole, Jr. Pollution Control Plant, on 5.31 ac. AP: Res. facility for persons requiring special needs housing. Option for 5-8 du/ac. Consider County acquisition for buffering to Noman Cole Pollution Control Plant. NP: Reflect Sub-unit acquired by Fairfax County and used as a buffer to the plant. Option for recreation fields.

APR# 09-IV-6LP and Plan Amendment S10-IV-LP1: Intersection of Lorton Rd and Richmond Hwy, on 3.18 ac. AP: Retail up to 0.25 FAR, up to 0.15 FAR without full consolidation. Option for drive-in bank and drive-through pharmacy up to 0.15 FAR with conditions. NP: Remove option for drive-through uses.

APR# 09-IV-7LP: N of Richmond Hwy, W of Telegraph Rd, S of Old Pohick Way, on 5.14 ac. AP: Res. 5-8 du/ac with conditions. Option for 8-12 du/ac with conditions. NP: Res. 3-4 du/ac for parcels 108-1((1))20, 22A, 24-26, and 28. Option for open space buffer.

APR# 09-IV-8LP: E of Groom Cottage Dr, S of Lorton Station Shopping Center, N of Thomas Baxter Pl, on 2.16 ac. AP: Mixed use up to 0.25 FAR with conditions. NP: Maintain parcels as open space. If parcels are developed, should not negatively impact the community.

APR# 09-IV-9LP: S of Lorton Rd, E of CSX tracks, N and W of Lorton Market St, on 1.47 ac. AP: Mixed use up to 0.25 FAR with conditions. NP: Discourage auto-oriented uses on parcel 107-4((23))B.

APR# 09-IV-3MV: SW corner of Huntington Ave and Richmond Hwy, on 8.50 ac. AP: Res. up to 40 du/ac with conditions. Option for up to 50 du/ac. NP: Up to 1.67 FAR with full service hotel and existing res.

APR# 09-IV-4MV: E of Blaine Dr, N and S of Huntington Ave, on 1.20 ac. AP: Res. 8-12 du/ac. NP: Correct Land Unit T boundary. Res. 16-20 du/ac.

APR# 09-IV-6MV: Mount Vernon Memorial Hwy, S of George Washington's Grist Mill, on 6.10 ac. AP: Former Dogue Creek Treatment Plant, community-serving public facilities. If declared surplus, then res. 2-3 du/acre appropriate. Future development should not encroach into 100-year floodplain. NP: Former Dogue Creek Treatment Plant, community-serving public facilities, continue as sewage pumping station. Portions not in use by DPWES should be open space. Passive uses to promote watershed stewardship and historical walking tours.

APR# 09-IV-9MV: W of Culpeper Rd, E of Little Hunting Creek, S of Childs Ln, on 9.60 ac. AP: Former Little Hunting Creek Treatment Plant, community-serving public facilities, if declared surplus, res. at 2-3 du/acre. Future development should not encroach into 100-year floodplain. NP: Recognize Pumping Station use. Community-serving public facilities. Portions not in use as Pumping Station should be preserved as open space. Option to consolidate with Parcel 102-3((2))A.

APR# 09-IV-10MV: W of Culpeper Rd, E of Little Hunting Creek, S of Childs Ln, on 9.60 ac. AP: Site of Little Hunting Creek Treatment Plant, community-serving public facilities. If declared surplus for public use, res. use 2-3 du/ac. Future development should not encroach into the 100-year floodplain. NP: Recognize Pumping Station use, community-serving public facilities, if declared surplus, res. use 2-3 du/ac, future development should not encroach into 100-year floodplain. Security of the site should be maintained for the protection of the Pumping Station facility and the surrounding community. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or community or public access subject to Stratford Landing community approval.

APR# 09-IV-13MV: W of Schellhorn Rd, N of Sherwood Hall Ln, W of Friars Ct and Bayberry Dr, N of Apple Hill Rd, and E of Holland Rd, on 73.30 ac. AP: Government center/fire station/mental health facility/hospital and ancillary uses including medical office at an intensity up to 0.35 FAR w/conditions and provided impacts to surrounding community mitigated. NP: Expand to create a campus-like design, with retail uses that serve employees and visitors, at an intensity up to 0.50 FAR with conditions related to structured parking, stormwater management, urban design and transit.

APR# 09-IV-16MV: S of the Huntington Metro Station, E of North Kings Hwy, on 58.12 ac. AP: Public facilities associated with the Metro Station. Mixed use development south of the station at the following max levels: 250,000 gsf office; 30,000 gsf retail; 400 du res.; 200-room hotel with conference facilities or 250 additional du. NP: Add 200 res. du to max. levels.

APR# 09-IV-18MV: E corner of Richmond Hwy and Mohawk Ln, on 11.72 ac. AP: Public facilities and institutional. NP: Add language to more specifically outline future uses and retention of open space.

APR# 09-IV-19MV: SE side of Richmond Hwy generally near Forest PI intersection, on 26.40 ac. AP: Res. 5-8 du/ac. Option: Res. 8-12 du/ac (75%), retail and office up to 0.35 FAR (25%) with conditions in Area 6. Option: Mixed use up to 0.50 FAR with conditions in Areas 3 and 6. NP: Res. 5-8 du/ac. Option: Res. 16-20 du/ac (75%); retail and office up to 0.35 FAR (25%) with conditions or up to 0.50 FAR with conditions.

APR# 09-IV-23MV: N of intersection of Richmond and North/South Kings Hwys, on 1.94 ac. AP: Retail at an intensity up to 0.35 FAR. NP: Rapid transit bus station.

APR# 09-IV-25MV: E of Richmond Hwy between Fairview Dr and Quander Rd., on 49.40 ac. AP: Base recommendation: Office and/or retail up to 0.50 FAR and res. use at 3-4 du/ac, 5-8 du/ac; Option for retail, office, hotel, and res. use up to 1.0 FAR overall with consolidation, non-res. limits and location, building heights, and other conditions. NP: Delete base recommendation; Add option for office, retail, restaurant, and res. mixed-use up to 1.5 FAR, if Land Unit E and parcel 83-3 ((1)) 23A substantially consolidate, parcel 83-3 ((1)) 24 remains as open space, and other conditions. Option to increase up to 2.0 FAR with full consolidation and other conditions.

APR# 09-IV-26MV: E of Richmond Hwy and N of Fairview Dr, on 5.24 ac. AP: Retail up to 0.50 FAR with option for mixed-use up to 1.0 FAR with conditions (pt.); res. use at 3-4 du/ac (pt.). NP: Res. and retail use up to a 1.0 FAR, expand Penn Daw CBC.

Plan Amendment S09-IV-MV2: E side of Richmond Hwy, S of East Lee Ave, N of Preston, W of Memorial Heights Dr, on 1.2 ac. AP: Parcels 117 and 126, townhouse style office and/ or retail at an intensity up to 0.30 FAR with conditions; Option 1: Same uses and conditions at an intensity up to 0.50 FAR with limited retail use; Option 2: Mixed-use development including res. use at an intensity up to 0.80 FAR with conditions; Parcels 130 and 138, res. uses at 3-4 du/ac and options 1 and 2. NP: Retail uses at an intensity up to 0.35 FAR, and also low density res. uses on parcels abutting res. properties. Parking along Richmond Highway frontage.

Copies of APR documents, including all 2009-2010 South County APR nominations, Task Force recommendations, and Staff reports may be examined between the hours of 8 a.m. – 4:30 p.m., Monday – Friday, at the Department of Planning & Zoning, 7th floor, 12055 Government Center Pkwy, Fairfax, VA. Please check the Web page [<http://www.fairfaxcounty.gov/dpz/apr/>] for APR documents and additional information. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Parkway, Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

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.

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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.