



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
July 26, 2011

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 and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

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

3:00 p.m. Public Hearing on SE 2010-MA-028 (Washington Metropolitan Area Transit Authority (WMATA)) SE Appl. under Sect(s). 3-204, 3-304 and 5-604 of the Zoning Ordinance to permit vehicular parking and other outdoor storage at an existing parking area. Located 6851-6853 Industrial Rd. on approx. 9.45 ac. of land zoned R-2, R-3, I-2, I-6 and HC. Mason District. Tax Map 80-2 ((1)) 32.

3:30 p.m. Public Hearing on SE 2010-DR-030 (Shelter Development, LLC) SE Appl. under Sect(s). 3-104, 4-804, 9-301 and 9-601 of the Zoning Ordinance to permit medical care facility and increase in FAR from .5 to .7 (on the C-8 portion). Located at 10200 Colvin Run Rd. on approx. 3.56 ac. of land zoned C-8 and R-1. Dranesville District. Tax Map 12-4 ((1)) 32.

3:30 p.m. Public Hearing on RZ 2011-SU-004 (INOVA Health Care Services) RZ Appl. to rezone from R-1 to C-3 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.35. Located on the S.E. side of Ox Trail approx. 1,200 ft. W. of its intersection with West Ox Rd. on approx. 1.09 ac. of land. Comp. Plan Rec: Hospital and Related Uses at 0.35 FAR. Sully District. Tax Map 45-2 ((2)) 51A1. (Concurrent with PCA 2000-SU-032-03 and SEA 84-C-076-09).

3:30 p.m. Public Hearing on PCA 2000-SU-032-03 (INOVA Health Care Services) PCA Appl. to amend the proffers for RZ 2000-SU-032 previously approved for commercial development to permit building additions and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.35. Located on the S.E. side of Ox Trail approx. 1,200 ft. W. of its intersection with West Ox Rd. on approx. 62.91 ac. of land zoned C-3. Comp. Plan Rec: Hospital and Related Uses at 0.35 FAR. Sully District. Tax Map 45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5; 45-2 ((2)) 38, 39A, 39B, 46A1 and 51A1. (Concurrent with RZ 2011-SU-004 and SEA 84-C-076-09).

3:30 p.m. Public Hearing on SEA 84-C-076-09 (INOVA Health Care Services) SEA Appl. under Sect(s). 4-304 of the Zoning Ordinance to amend SE 84-C-076 previously approved for a medical care facility to permit an increase in land area, building additions and associated modifications to

site design and development conditions. Located at 3575, 3600, 3620 and 3750 Joseph Siewick Dr.; 3801 and 3807 Rugby Rd. and 12603 Ox Trail on approx. 62.91 ac. of land zoned C-3. Sully District. Tax Map 45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5; 45-2 ((2)) 38, 39A, 39B, 46A1 and 51A1. (Concurrent with RZ 2011-SU-004 and PCA 2000-SU-032-03).

3:30 p.m. Public Hearing on PCA 2005-PR-041-02 (Eskridge (E&A), LLC) PCA Appl. to amend the proffers and conceptual development plan for RZ 2005-PR-041 previously approved for mixed use development to permit single-family attached dwellings and associated modifications to site design and development conditions with an overall Floor Area Ratio (FAR) of 1.90 in the PDC and 1.93 in the PRM. FAR for the entire rezoning property remains 1.39 including bonus density associated with ADUs and workforce housing. Located on the E. side of Eskridge Rd. approx. 350 ft. N. of its intersection with Williams Dr. and south side of Rt. 29 on approx. 21.99 ac. of land zoned PDC and PRM. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 49-3 ((37)) C, D, F, G and J.

3:30 p.m. Public Hearing on RZ 2010-MV-011 (Memorial Venture, LLC) RZ Appl. to rezone from PRM, CRD and HC to C-8, CRD and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.11 and modifications and waivers in a CRD. Located at the S.E. quadrant of the intersection of East Lee. Ave. and Richmond Hwy. on approx. 1.23 ac. of land. Comp. Plan Rec: Office or retail use without drive-thru facilities. Mt. Vernon District. Tax Map 93-1 ((18)) (D) 117, 126, 130 and 138.

3:30 p.m. Public Hearing on PCA 87-P-038-05 (Fairfax County Board of Supervisors (Contract Purchaser)) PCA Appl. to amend the proffers for RZ 87-P-038 previously approved for office and/or public uses to permit modifications to proffers, site design and development conditions with an overall Floor Area Ratio (FAR) of 0.70. Located in the S.E. quadrant of the intersection of Arlington Blvd. and Williams Dr. on approx. 16.14 ac. of land zoned C-3. Comp. Plan Rec: Office. Providence District. Tax Map 49-3 ((1)) 141.

4:00 p.m. Public Hearing on SE 2011-PR-003 (Grant 1651 Old Meadow Road, LLC) SE Appl. under Sect(s). 4-304 of the Zoning Ordinance to permit a college/university. Located at 1651 Old Meadow Rd. on approx. 3.35 ac. of land zoned C-3 and HC. Providence District. Tax Map 29-4 ((6)) 102.

4:00 p.m. Public Hearing on RZ 2010-MA-017(UPIA, LLC) RZ Appl. to rezone from R-2 and R-5 to PDH-5 to permit residential development at a density of 4.7 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located on the E. side of Backlick Rd. opposite its intersection with Beverly St. on approx. 3.17 ac. of land. Comp. Plan Rec: 4-5 du/ac. Mason District. Tax Map 71-1 ((1)) 125 and 126; 71-1 ((40)) 1-6 and A.

4:00 p.m. Public Hearing on SEA 82-V-012-06(INOVA Health Care Services) SEA Appl. under Sect(s). 4-304 of the Zoning Ordinance to amend SE 82-V-012 for expansion of an existing medical care facility and medical office uses and associated modifications of development conditions. Located at 2501 Parkers La. on approx. 26.37 ac. of land zoned C-3. Mt. Vernon District. Tax Map 102-1 ((1)) 4 pt.

4:00 p.m. A public hearing concerning a proposed revision to Chapter 3, Articles 2 and 3 of the Code of the County of Fairfax; revise service-connected disability benefits provided by the Uniformed and Employees' Retirement Systems by reducing the offset for Social Security benefits.

4:30 p.m. A public hearing on proposed amendments to Chapter 104 (Erosion and Sedimentation Control), Chapter 112 (Zoning Ordinance, and Appendix Q (Land Development Services Fee Schedule) of the Code of the County of Fairfax, Virginia, as follows: pursuant to authority granted

by Virginia Code Sections 10.1-562(I), a \$980 fee, charged under Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control) included in Appendix Q (Land Development Services Fee Schedule) of the County Code, is proposed for review, processing, and inspections for a conservation plan when such plan is separate from a grading plan. The proposed amendments to Chapter 112 incorporate provisions that allow a plat certified by a land surveyor, engineer, landscape architect or architect that includes siltation and erosion control measures in conformance with Chapter 104 of The Code to be used in lieu of a grading plan for the demolition of a single family dwelling, demolition of an accessory structure to a single family dwelling, construction of an addition to a single family dwelling, or construction of an accessory structure to a single family dwelling, that results in a disturbed area of 5,000 square feet or less and does not require the installation of water quality controls or other drainage improvements. The proposed amendment also requires that various existing easements, any mapped floodplain boundary, and distances to certain features demonstrating compliance with requirements be delineated on plats submitted in conjunction with building permit approval when no site plan is required. In addition, the proposed amendment requires the demonstration of compliance with minimum yard requirements for as-built house location survey plats for single family detached dwellings and the display of any floodplain, any Resource Protection Area, and various easements on said plat. The proposed amendments to Chapter 104 incorporate provisions that allow the conservation plan to be incorporated into a plat certified by a land surveyor, engineer, landscape architect or architect in lieu of a grading plan for the demolition of a single family dwelling, demolition of an accessory structure to a single family dwelling, construction of an addition to a single family dwelling, or construction of an accessory structure to a single family dwelling, that results in a disturbed area of 5,000 square feet or less and does not require the installation of water quality controls or other drainage improvements. The proposed amendments also clarify the standards to be used in reviewing conservation plans and make the provisions relating to penalties, injunctions and other legal actions applicable to all of Chapter 104 not just Sections 104-1-2 and 104-1-5.

4:30 p.m. A public hearing regarding the adoption of Section 82-5-37.1 (Restricted Parking in Non-Residential Areas) to *The Code of the County of Fairfax, Virginia*. The proposed Section 82-5-37.1 would allow for the regulation of parking on a street by street basis in non-residential areas by restricting the length of time and or time of the day parking will be permitted. Restrictions will be based on the individual needs of the affected areas.

4:30 p.m. A public hearing regarding the adoption of Section 82-13 (Golf Cart Usage) to *The Code of the County of Fairfax, Virginia*. The proposed Section 82-13 would create criteria for public highways to be designated for golf cart operation and usage.

5:00 p.m. Public Hearing on RZ 2011-MV-001(Summit Oaks Section 2, LLC) RZ Appl. to rezone from R-3 and HD to PDH-3 and HD to permit residential development at a density of 2.55 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located on the S. side of Richmond Hwy. approx. 400 ft. E. of its intersection with Lorton Rd. on approx. 11.75 ac. of land. Comp. Plan Rec: 3-4 du/ac. Mt. Vernon District. Tax Map 108-3 ((1)) 16A. (Concurrent with PCA 2002-MV-020).

5:00 p.m. Public Hearing on PCA 2002-MV-020 (Summit Oaks Section 2, LLC) PCA Appl. to amend the proffers for RZ 2002-MV-020 previously approved for residential, church and school uses to permit deletion of land area of 11.75 ac. zoned R-3 and HD to incorporate into RZ 2011-MV-001. Located on the S. side of Richmond Hwy. approx. 400 ft. E. of its intersection with Lorton Rd. on approx. 11.75 ac. of land. Comp. Plan Rec: 3-4 du/ac. Mt. Vernon District. Tax Map 108-3 ((1)) 16A. (Concurrent with RZ 2011-MV-001).

5:00 p.m. Public Hearing on PRC 85-C-088-02 (South of Market Lot 16 LLC) PRC Appl. to approve the PRC plan associated with RZ 85-C-088 to permit a 15-story residential building containing 359 multi-family dwelling units at a density of 35.26 du/ac and 29,145 sq. ft. of ground floor commercial use. Located in the NW quadrant of the intersection of Bluemont Way and Explorer St. on approx. 2.51 ac. of land zoned PRC. Comp. Plan Rec: Town Center. Hunter Mill District. Tax Map 17-3 ((10)) 16.

5:00 p.m. Public Hearing on RZ 2010-LE-018 (WV/B Palisades Development LLC) RZ Appl. to rezone from R-1 to PDH-4 to permit residential development at a density of 2.53 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located on the E. side of Hayfield Rd. approx. 600 ft. N. of its intersection with Kingstowne Village Pkwy. on approx. 3.95 ac. of land. Comp. Plan Rec: 3-4 du/ac. Lee District. Tax Map 91-3 ((1)) 73.

5:00 p.m. Public Hearing on SEA 94-P-040 (RP MRP Tysons, LLC) SEA Appl. under Sect(s). 4-304, 9-607 and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for increase in building height, radio and television broadcasting facilities, microwave facilities, satellite earth stations and helistop and waiver of certain sign regulations to permit a hotel, additional uses and associated modifications to site design and development conditions. Located at 7940 Jones Branch Dr. on approx. 7.67 ac. of land zoned C-3. Providence District. Tax Map 29-2 ((15)) C2.

5:00 p.m. Citizens and Businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.

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 maybe 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.