



Fairfax County, Virginia
BOARD OF SUPERVISORS
DRAFT AGENDA

Tuesday
April 30, 2013

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
10:40 Budget Adoption of FY 2014 Budget Plan
10:40 Items Presented by the County Executive
10:50 Matters Presented by Board Members
11:40 Closed Session

3:30 p.m. Public Hearing on PCA C-108 - ARLINGTON BOULEVARD DEVELOPMENT, L.L.C., PCA Appl. to amend the proffers, conceptual development plan for RZ C-108 previously approved for office development to permit 174 multi-family units, 14 single-family attached units, retail uses with modifications to site design at an overall Floor Area Ratio (FAR) of 2.02 with ADU and WDU bonuses. Located on the N. side of Arlington Blvd. approx. 500 ft. E. of its intersection with South St. on approx. 2.58 ac. of land zoned PDC, CRD, HC and SC. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 51-3 ((1)) 1D. Concurrent with SE 2012-PR-005)

3:30 p.m. Public Hearing on SE 2012-PR-005 - ARLINGTON BOULEVARD DEVELOPMENT, L.L.C., SE Appl. under Sect(s). 7-607 and 9-622 of the Zoning Ordinance to permit a fast food restaurant and waivers and modifications in the CRD. Located on the N. side of Arlington Blvd., approx. 500 ft. E. of its intersection with South St. on approx. 2.58 ac. of land zoned PDC, CRD, HC and SC. Providence District. Tax Map 51-3 ((1)) 1D. (Concurrent with PCA C-108)

3:30 p.m. Public Hearing on RZ 2012-MA-022 - CG PEACE VALLEY LLC, RZ Appl. to rezone from R-3 and HC to PDH-4 and HC to permit residential development with an overall density of 3.71 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located at 3236 Peace Valley Ln., Falls Church, 22044, on the W. side of Peace Valley Ln., approx. 500 ft. S. of its intersection with Leesburg Pk. on approx. 1.89 ac. of land. Comp. Plan Rec: 3 to 4 du/ac. Mason District. Tax Map 61-1 ((1)) 7.

3:30 p.m. Public Hearing on RZ 2010-HM-008 - RBP & M LLC, SECTION 913, LP AND BOZZUTO DEVELOPMENT COMPANY, RZ Appl. to rezone from 1-4 to PRM to permit mixed use development with a Floor Area Ratio (FAR) of 2.5 on the northern portion and a 0.42 FAR on the southern portion, excluding bonus density associated with ADU and WDU, approval of the conceptual development plan and a waiver #2615-WPFM-003-01 to permit the location of underground storm water management facilities. Located N. of Rt. 267, S. of Sunset Hills Rd. and W. of Wiehle Ave. on approx. 5.507 ac. of land. Comp. Plan Rec: Mixed Use at 2.5 FAR. Hunter Mill District. Tax Map 17-4 ((19)) 1-4, 5A and 6A; 17-4 ((24)) 4B.

4:00 p.m. Public hearing on Plan Amendment S12-CW-2CP (Mobile and Land-Based Services Policy Plan Amendment), Countywide. The Board of Supervisors authorized an amendment to the Comprehensive Plan's Policy Plan to revise the mobile and land based telecommunication provisions and review processes as recommended by the Planning Commission's Telecommunication Committee. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> . 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. Public hearing to consider proposed revisions to procedures regarding the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Fairfax Forward proposes a new schedule to review the Comprehensive Plan through a Comprehensive Plan Amendment Work Program. The work program will track ongoing Plan amendments and will establish a set of planning studies anticipated to begin over the next three years (2013-2015). Fairfax Forward also proposes a new method to conduct planning studies that increases public participation and seeks more effective outcomes. Copies of the staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA or by visiting <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. 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. Public hearing to adopt amendments to the Public Facilities Manual (PFM) and the Code of the County of Fairfax, Virginia as follows: the proposed amendments update the fire marshal provisions of the PFM to align with the County and Statewide Fire Prevention Codes. The fire marshal amendment includes clarifying that the procedures set forth in § 9-0202.2I are for modification of the fire protection requirements of the PFM and requiring that requests for modification be submitted to the Fairfax County Fire Marshal; updating the fire department access provisions set forth in § 9-0202.2J and Tables 7.6 and 7.7 (Parking Geometrics) as to fire lane width, turn around area on dead-end fire apparatus access roads, the capability of parking garages to support 80,000 pound vehicles, the aisle width, and the stall width of parallel parking spaces; and amending Plate #6-9 to incorporate the parking, curb designation, and signage requirements for fire lanes. The proposed amendments update PFM Plates #3-10, #4-10, and #5-10 to reflect the correct ASTM specification number for joints for concrete pipes and manholes using rubber gaskets. The proposed amendments include revisions to PFM § 2-0107 (Topography), §112-17-106 (Required Information on Plans) of the Zoning Ordinance, and § 101-2-5 (Final Subdivision Plat Preparation) of the Subdivision Ordinance to strike out the reference to USGS, and replace it with NGVD 1929, the intended datum. In addition, the amendment adds text allowing the use of GPS static data and requiring coordinates to be stated in VCS 83, North Zone, U.S. Survey Foot

units, with NGVD 1929 vertical datum, if using GPS Static, or Virtual Reference System for deriving horizontal and/or vertical control.

4:00 p.m. Public hearing on the matter of amendments to the Public Facilities Manual (PFM) as follows: The proposed amendment revises the Public Facilities Manual (PFM) to allow the use of urban design guidelines and standards in the Tysons Corner Urban Center, as designated in the adopted Comprehensive Plan, including but not limited to streets lights, landscaping, utilities, drainage and stormwater management, that may differ from the requirements set forth in the current PFM based upon the unique characteristics of the urban environment. Under the proposed amendment, alternatives may be listed on the site or subdivision plan for consideration by the Director of DPWES in circumstances where strict application of the PFM standard cannot be met for a particular site and where new or creative urban designs are proposed. Alternatives, when approved by the Director, shall be subject to criteria as approved by the Board including, but not limited to the following: 1) Alternatives shall be in substantial conformance with the development plans and associated proffers and conditions; or approved Special Exception or approved Special Permit Plat; and 2) Alternatives shall be consistent with any specific urban design guidelines and streetscape plans for the area; and 3) Full details and supporting data shall be provided on the plan including design computations, material specifications, technical details, structural calculations, procedures for installation, inspection and/or testing, and procedures for operation and maintenance; and 4) A detailed description shall be provided of the applicable provisions of the PFM and why they cannot be met; and 5) Any decision to approve an alternative shall take into consideration possible impacts on public safety, the environment, aesthetics and the burden placed on prospective owners for maintenance of any facility; and 6) Reasonable and appropriate conditions may be imposed as deemed appropriate by the Director; and 7) Any alternative shall comply with specific requirements set forth in the United States Code, Virginia Code, and County Code, and all other applicable regulations, resolutions and policies, as well as specific standards of VDOT and requirements of other reviewing agencies, such as the water utilities, from which variances may not be granted at the local level; and 8) Notwithstanding the foregoing, where a PFM provision requires Board of Supervisors' approval of a waiver or modification of its terms, the Director shall have no authority to approve an alternative absent Board approval. In addition, the proposed amendment specifies that urban design guidelines and standards may be considered by the Director within by-right development proposals lying within the Tysons Corner Urban Center subject to same criteria and based on a specific request by the developer.

4:30 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the Dunn Loring Residential Permit Parking District, District 3. The proposed amendment will expand the District boundaries to include the following street block: Walters Glen Way from Cottage Street to the cul-de-sac inclusive.

5:00 pm. 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 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 nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703 324 3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.