



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
December 3, 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 Board Adoption of the Legislative Program
10:40 Appointments
10:50 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 2013-LE-008 - PENN-DAW ASSOCIATES LIMITED PARTNERSHIP RZ Appl. to rezone from R-4, C-8, CRD and HC to PDH-40, CRD and HC to permit mixed use development of 42.2 du/ac and overall Floor Area Ratio (FAR) (including bonus density for WDU and ADU's) of 1.36, waiver of open space requirements and approval of the conceptual development plans. Located in the S.W. quadrant of the intersection of Kings Hwy. and Poag St. on approx. 10.45 ac. of land. Comp. Plan Rec: Retail and Other Commercial Uses with option for Mixed Use at 1.15 FAR. Lee District. Tax Map 83-3 ((1)) 7.

3:30 p.m. Public Hearing on RZ 2013-SU-010 - CHRISTOPHER LAND, L.L.C., RZ Appl. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.89 du/ac and approval of the conceptual development plans. Located at 13865 Walney Park Dr., Chantilly, 20151, on approx. 3.7 ac. of land. Comp. Plan Rec: -2 du/ac. Sully District. Tax Map 44-4 ((1)) 18.

3:30 p.m. Public Hearing on RZ 2009-PR-022 - JAMES M. HOLLINGSWORTH, RZ Appl. to rezone from R-1 to R-4 to permit 3 single-family detached dwellings at a density of 2.07 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 150 ft. N. of its intersection with Willowmere Dr. on approx. 1.45 ac. of land. Comp. Plan Rec: 3-4 du/ac. Providence District. Tax Map 49-1 ((4)) 16A.

3:30 p.m. Public Hearing on SE 2013-LE-005 - FRANCONIA SQUARE, LLC, SE Appl. under Sect(s). 9-601 of the Zoning Ordinance to permit a service station. Located at 6136 Franconia Rd., Alexandria, 22310, on approx. 32,088 sq. ft. of land zoned C-5 and HC. Lee District. Tax Map 81-3 ((4)) 4A.

3:30 p.m. Public Hearing on SE 2013-MA-007 - SOUTH BAYLO UNIVERSITY, SE Appl. under Sect(s). 4-204 of the Zoning Ordinance to permit a college/university. Located at 7535 Little River Tnpk., Annandale, 22003, on approx. 2.44 ac. of land zoned C-2 HC and SC. Mason District. Tax Map 71-1 ((42)) 310E; 71-1 ((42)) 325A, 325B, 325C and common areas associated with 7535 Little River Tnpk.

4:00 p.m. Decision Only on RZ 2013-MV-001 - A&R HUNTINGTON METRO LLC, RZ Appl. to rezone from C-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.96, approval of the conceptual development plans, waiver of minimum district size and waiver #25678-WPFM-001-1 to permit the location of underground storm water management facilities in a residential area. Located at 2338, 2340, 2342 and 2344 Glendale Ter. and 2317 Huntington Ave., Alexandria, 22303, on approx. 1.04 ac. of land. Comp. Plan Rec: Option for transit oriented mixed use with up to 3.0 FAR. Mt. Vernon District. Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B and 94A.

4:00 p.m. Public Hearing on RZ 2012-DR-016 - DULLES ROCKHILL PARTNERS, LP AND NUGGET JOINT VENTURE, LC, RZ Appl. to rezone from PDC to PRM to permit residential development with an overall Floor Area Ratio (FAR) of 2.23 (including bonus density associated with WDU), approval of conceptual development plans and a waiver # 6848-WPFM-004-1 to permit the location of underground storm water management facilities in a residential area. Located N. of Sayward Blvd. and W. of Dulles Station Blvd. on approx. 4.78 ac. of land. Comp. Plan Rec: Residential at 2.4 FAR. Dranesville District. Tax Map 15-2 ((1)) 13 pt. and 15-4 ((5)) 5A. (Concurrent with PCA C-698-3 and PCA C-696-9)

4:00 p.m. Public Hearing on PCA C-698-3 - NUGGET JOINT VENTURE, LC, PCA Appl. to amend the proffers for RZ C-698 previously approved for hotel and service uses to delete 22,271 sq. ft. and include in concurrent RZ 2012-DR-016 application. Located to the S. and E. of Sunrise Valley Dr. on approx. 11.65 ac. of land zoned PDC. Dranesville District. Tax Map 15-2 ((1)) 13. (Concurrent with RZ 2012-DR-016 and PCA C-696-9)

4:00 p.m. Public Hearing on PCA C-696-9 - DULLES ROCKHILL PARTNERS, LP, PCA Appl. to amend the proffers for RZ C-696 previously approved for mixed use development to delete 4.27 acres and include in concurrent RZ 2012-DR-016 application. Located N. of Sayward Blvd. and W. of Dulles Station Blvd. on approx. 4.27 ac. of land zoned PDC. Dranesville District. Tax Map 15-4 ((5)) 5A. (Concurrent with RZ 2012-DR-016 and PCA C-698-3)

4:00 p.m. 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. The Route 28 Station-South Study (Plan Amendments ST09-III-DS1, S07-III-UP2, and S09-III-UP2) concerns mixed use and commercial areas in the vicinity of the planned Innovation Center Metrorail station. Plan Amendments ST09-III-DS1 and S07-III-UP2 propose revisions to the Comprehensive Plan for Land Unit A of the Dulles Suburban Center which is bounded on the north by the Dulles Airport Access Road and Toll Road (DAAR, Route 267), on the east by Centreville Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County boundary. The commercial portion of Land Unit B that was included in the study is not proposed for any changes. The Plan Amendments include new guidance to achieve stronger transit-oriented development and encourage a mix of uses in an urban form in the planned Innovation Center Transit Station Area (TSA). The area north of the Merrybrook Run Stream Valley is proposed to be in the designated TSA with planned intensity ranging from .75 to 3.0 FAR. South of the Merrybrook Run Stream Valley, the proposed plan is to maintain the existing character and uses with intensity ranging from .50 to 1.0 FAR. The large area of vacant land north of Frying Pan Road is also proposed for a

mix of uses at an intensity range of .50 to 1.0 FAR. Additional proposed guidance addresses transportation improvements, environmental stewardship, urban design and provision of services such as parks and schools. Changes to other sections of the Dulles Suburban Center text to reflect the above revisions are also proposed. Plan Amendment S09-III-UP2 addresses the commercial area located north of the Dulles Toll Road and west of Centreville Road and its transition to Elden Street; and the proposed plan guidance encourages improvements to the transitional buffers and pedestrian connectivity. 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. 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 on the matter of an amendment to Chapter 5 (Offenses) and to Chapter 108 (Noise) of the 1976 Code of the County of Fairfax, as follows: Pursuant to the authority granted by Virginia Code §§ 15.2-980, 1425 and 1427, the amendment to Chapter 5 proposes to add Article 6, An Ordinance To Regulate Certain Excessive Sound Generation in Residential Areas and Dwellings, and the amendment to Chapter 108 proposes to repeal Article 5 (Nuisance Noise). The amendment to add Article 6 to Chapter 5 (Offenses) specifically addresses certain audible and discernible sounds that are a serious hazard to the public health, welfare, peace, safety, and quality of life of the citizens of Fairfax County. Because the proposed Article 6 of Chapter 5 supersedes the "nuisance noise" provisions in Article 5 of Chapter 108 (Noise), the amendment also repeals Article 5 of Chapter 108 in its entirety.

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 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.