



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
September 24, 2007

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/gov/bos/bdagenda/schedule.htm> by the Friday prior to each Monday meeting.

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- 8:30 Presentations
10:00 Appointments
10:00 Items Presented by the County Executive
10:30 Matters Presented by Board Members
11:20 Closed Session

3:00 p.m. A public hearing on the acquisition of certain land rights necessary for the construction of Project W00300 (W3040) - Wiehle Avenue Trail (Hunter Mill District). The project consists of approximately 1,200 linear feet of 5-foot wide concrete sidewalk, including 170 linear feet of concrete retaining wall along the west side of Wiehle Avenue (Route 828) from North Shore Drive (Route 4726) to Baron Cameron Avenue (Route 606). 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 Property Project W00300 (W3040) - Wiehle Avenue Trail:

- | | <u>PROPERTY OWNER(S)</u> | <u>TAX MAP NUMBER(S)</u> |
|----|--|--------------------------|
| 1. | Northgate Condominium Unit Owners Association
Addresses include: 1400 through 1416 Northgate Square (Even numbers only) | 011-4-08-CONDO |
| 2. | Northgate Condominium Unit Owners Association
Addresses include: 1401 through 1417 and 1435 through 1443 Northgate Square (Odd numbers only); 1418 through 1434 Northgate Square (Even and Odd numbers) | 017-2-35-CONDO |

3:00 p.m. Public Hearing on RZ 2007-SU-003 (Fair Ridge, LLC) RZ Appl. to rezone from PDC, HC and WS to R-8, HC and WS to permit residential development at a density of 28.82 dwelling units per acre (du/ac). Located on the N. side of Fair Ridge Dr. and S. side of Ox Hill Rd. on approx. 6.94 ac. of land. Comp. Plan Rec: Fairfax Center Area, option for independent living facility not to exceed 200 units at the overlay level. Sully District. Tax Map 46-3 ((1)) 14C. (Concurrent with SE 2007-SU-002 and PCA 1998-SU-009-02).

3:00 p.m. Public Hearing on SE 2007-SU-002 (Fair Ridge, LLC) SE Appl. under Sect(s). 3-604 of the Zoning Ordinance to permit an independent living facility. Located on the N. side of Fair Ridge Dr. and S. side of Ox Hill Rd. on approx. 6.94 ac. of land zoned R-8, HC and WS. Sully District. Tax Map 46-3 ((1)) 14C. (Concurrent with RZ 2007-SU-003 and PCA 1998-SU-009-02).

3:00 p.m. Public Hearing on PCA 1998-SU-009-02 (Fair Ridge, LLC) PCA Appl. to amend the proffers and conceptual development plan for RZ 1998-SU-009 to delete land area to be incorporated with RZ 2007-SU-003. Located on the N. side of Fair Ridge Dr. and S. of Ox Hill Rd. on approx. 6.94 ac. of land zoned PDC, HC and WS. Comp. Plan Rec: Fairfax Center Area, option for independent living facility not to exceed 200 units at the overlay level. Sully District. Tax Map 46-3 ((1)) 14C. (Concurrent with RZ 2007-SU-003 and SE 2007-SU-002).

3:30 p.m. Public Hearing on PCA 92-P-001-06 (West*Group Properties LLC) PCA Appl. to amend the proffers for RZ 92-P-001 previously approved for office development to permit modification to approved plan tabulations (create new land bays) with no new construction with an overall Floor Area Ratio (FAR) of 0.65. Located on the S. side of Dolley Madison Blvd., E. and W. sides of Old Meadow Rd. on approx. 31.25 ac. of land zoned C-3 and HC. Comp. Plan Rec: office and private open space. Providence District. Tax Map 29-4 ((6)) 95C, 96A, 97C, 99B, 101A, 102, 105, 106 and 107.

3:30 p.m. Public Hearing on PCA 88-D-005-06 (West*Group Properties LLC) PCA Appl. to amend the proffers for RZ 88-D-005 previously approved for office development to permit modification to approved plan tabulations (create a new land bay) with no new construction with an overall Floor Area Ratio (FAR) of 0.58. Located on the S. side of Dulles Airport Access Rd., S.E. and S.W. quadrants of the intersection of Jones Branch Dr. and West Branch Dr. on approx. 97.58 ac. of land zoned C-3 and SC. Comp. Plan Rec: office and private open space. Providence District. Tax Map 29-2 ((15)) A6 and B2; 29-4 ((7)) A5, C1, C2, 1, 1A1, 1A2, 2, 3, 4, 6, 7A1, 7B, 8, 9, 10 and 11A.

3:30 p.m. Public Hearing on RZ 2007-MA-010/FDP 2007-MA-010 (Eastwood Properties, Inc.) RZ and FDP Appls. to rezone from R-2 to PDH-8 to permit residential development at a density of 6.94 dwelling units per acre (du/ac), expand an existing cemetery as a secondary use and approval of the conceptual and final development plans. Located approx. 400 ft. N. of the intersection of Lincolnia Rd. and N. Chambliss St. on approx. 2.25 ac. of land. Comp. Plan Rec: Res. at 5-8 du/ac and Public Facilities. Mason District. Tax Map 72-2 ((1)) 35, 38 and 39.

3:30 p.m. Public Hearing on PCA 2003-HM-004 (Dulles Center, LLC) PCA Appl. to amend the proffers and conceptual development plan for RZ 2003-HM-004 previously approved for mixed use development to permit site modifications with an overall Floor Area Ratio (FAR) of 0.63. Located in the N.W. quadrant of the intersection of Centreville Rd. and Coppermine Rd. on approx. 4.91 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Hunter Mill District. Tax Map 16-3 ((1)) 6A, 6B (formerly known as 16-3 ((1)) 6), and 36, and a portion of Old Centreville Rd. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Centreville Rd. to proceed under Section 15.2-2272 (2) and 33.1-151 of the Code of Virginia).

3:30 p.m. Public Hearing on PRC 87-C-088 (Four Seasons Development, LLC) PRC Appl. to approve the PRC plan associated with DPA 87-C-088 previously approved to permit the development of eleven (11) dwelling units at a density of 47.8 du/ac. Located at 1890 Old Reston Ave. on approx. 10,212 sq. ft. of land zoned PRC. Comp. Plan Rec: 50 du/ac. Hunter Mill District. Tax Map 17-4 ((1)) 5B.

3:30 p.m. Public Hearing on SE 2007-SP-008 (Springfield Golf and Country Club, Inc.) SE Appl. under Sect(s). 3-304 and 4-504 of the Zoning Ordinance to permit modifications to an existing golf

course and country club. Located at 8301 Old Keene Mill Rd. on approx. 157.60 ac. of land zoned R-3, C-5 and HC. Springfield District. Tax Map 89-1 ((1)) 9.

4:00 p.m. Public Hearing on SEA 2005-SU-007 (Trustees of Korean Central Presbyterian Church) SEA Appl. under Sect(s). 3-C04 of the Zoning Ordinance to amend SE 2005-SU-007 previously approved for a church with nursery school and private school of general education to permit a child care center to replace the nursery school with a total maximum enrollment of 100 children and associated modifications to site design and development conditions. Located at 15308 Compton Rd. and 15315, 15403 and 15451 Lee Hwy. on approx. 80.22 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 8, 9, 25, 26 and 27; 64-1 ((3)) 16; 64-2 ((3)) 18; 64-2 ((5)) 1, 2 and 3.

4:00 p.m. Public Hearing on PCA 87-S-039-06 (Fairfax Corner Retail L.C.) PCA Appl. to amend the proffers and conceptual development plan for RZ 87-S-039 previously approved for mixed use development to permit building additions and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.96. Located in the N.E. quadrant of the intersection of Monument Dr. and Government Center Pkwy. on approx. 30.24 ac. of land zoned PDC. Comp. Plan Rec: Fairfax Center Area; Mixed Use at 1.0 FAR at the Overlay Level. Springfield District. Tax Map 56-1 ((1)) 47G1, 47H, 47J, 47K, 47L, 47P, 47Q, 47R, 47S and 47T.

4:00 p.m. Public Hearing on SE 2007-SU-010 (Cort Business Services Corp.) SE Appl. under Sect(s). 5-504 of the Zoning Ordinance to permit a retail sales establishment. Located at 14370-B Sullyfield Ci. on approx. 13.02 ac. of land zoned I-5, AN and WS. Sully District. Tax Map 34-3 ((5)) C4 and C5.

4:00 p.m. Public Hearing on SE 2007-SU-006 (Montessori School of Fairfax, Inc.) SE Appl. under Sect(s). 3-104 of the Zoning Ordinance to permit a school of general education, child care center and nursery school with an increase in total maximum enrollment from 99 to 150 children. Located at 3411 Lees Corner Rd. on approx. 1.65 ac. of land zoned R-1. Sully District. Tax Map 34-2 ((1)) 20.

4:30 p.m. A 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. Plan Amendment Plan Amendment #S07-IV-RH1 concerns approx. 6.65 ac. generally located near the southeast corner of the intersection of Beulah Street and Manchester Boulevard (Tax Map number 91-3 ((9)) 8b) in the Lee Supervisor District. The area is planned for elderly housing, nursing home, churches, medical care facilities and other public and quasi-public uses. The Amendment will consider adding workforce housing at this location. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia. 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.

4:30 p.m. A 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. Plan Amendment #S07-CW-2CP proposes amendments to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia to add a definition of Workforce housing, to revise the definition of Affordable Housing to include Workforce housing, and to add guidance to the Housing Section of the Policy Plan to foster the development of Workforce housing in Fairfax County. Significant proposed revisions include: 1) addition of a Glossary definition of Workforce housing that specifies such housing is to be affordable for households with maximum income limits of up to 120% of the Metropolitan Statistical Area (MSA) median family income adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development, and is intended

to serve households without regard to age or employment status; 2) revision to the Glossary definition of Affordable Housing to include Workforce housing; 3) addition of a new policy under Objective 1 of Housing Section that establishes that Workforce housing should be provided in Transit Station Areas and Mixed-Use Centers (as defined by the Comprehensive Plan) and that Affordable Dwelling Units and/or Workforce housing should constitute at least 12 percent of all residential units in all building construction types in Mixed-Use Centers; 4) addition of a new policy under Objective 1 of Housing Section that sets forth that bonus density will be available for providing Workforce housing; 5) addition of new language in the introductory section of Housing Objectives that defines Workforce housing, explains the variation in maximum income limits associated with Workforce housing in buildings of differing construction types, and references that the administrative requirements for Workforce housing, similar to those applicable to the Affordable Dwelling Unit Program, should be added to the Zoning Ordinance as a new Workforce Housing Program; 6) update to MSA median family income figures shown in Housing Section; and 7) addition of new appendix to Housing Section that contains guidelines for the development of Workforce housing, including details as to how to apply the available bonus density, requirements for the bonus units, and the establishment of tiers to make Workforce housing affordable to households with maximum income levels at varying levels, up to 120 percent of the MSA median family income. Copies of the proposed Amendment and 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://www.fairfaxcounty.gov/dpz>. 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.

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.