

# Fairfax County Planning Commission



REPORT OF ACTIVITIES  
2006

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Sharon Bulova, Vice Chairman, Braddock District

Joan M. DuBois, Dranesville District  
Michael R. Frey, Sully District  
Penelope A. Gross, Mason District  
Catherine M. Hudgins, Hunter Mill District

Gerald W. Hyland, Mt. Vernon District  
Dana Kauffman, Lee District  
Elaine McConnell, Springfield District  
Linda Q. Smyth, Providence District

Anthony H. Griffin, County Executive

## PLANNING COMMISSION

Peter F. Murphy, Jr., Chairman, Springfield District  
John R. Byers, Vice Chairman, Mt. Vernon District  
Suzanne F. Harsel, Secretary, Braddock District  
Walter L. Alcorn, Parliamentarian, At-Large

Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
James R. Hart, At-Large  
Nancy Hopkins, Dranesville District

Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Laurie F. Wilson, At-Large

Barbara J. Lippa, Executive Director  
Sara Robin Hardy, Assistant Director

# Fairfax County Planning Commission



## REPORT OF ACTIVITIES 2006

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 703-324-2685 or TTY 703-324-7951. Allow five working days in advance of events in order to make the necessary arrangements.

## MISSION

### Planning Commission

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land-use policies and plans that will result in orderly, balanced and equitable County growth.

### Planning Commission Office

The mission of the staff of the Planning Commission Office is to:

- Provide administrative support to the Planning Commission;
- Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors
- Provide verbal and written assistance on land-use issues;
- Actively support and encourage public participation in the land-use process;
- Document actions of the Commission; and
- Provide information about actions of the Commission.

## VISION

The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.



**FAIRFAX  
COUNTY  
VIRGINIA**

**FAIRFAX COUNTY PLANNING COMMISSION**

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September 2007

Board of Supervisors  
County of Fairfax  
Fairfax, Virginia 22035

Mr. Chairman and Members of the Board:

The Fairfax County Planning Commission is pleased to submit its *Report of Activities for 2006*. The report supplements fiscal and management reports submitted to the County Executive and highlights the Commission's land-use actions and committee activities.

In addition to holding workshops and public hearings, as well as making recommendations on land-use applications, Code amendments, and the Capital Improvement Program, last year the Planning Commission completed its review of nominations to amend the Comprehensive Plan for the five South County Districts (Braddock, Lee, Mason, Mount Vernon and Springfield). A complete list of the land-use applications acted on by the Commission in 2006 is included in the *Report of Activities*.

The Planning Commission's committees continued to meet with staff, citizens, and other boards, authorities and commissions to develop recommendations on a variety of land-use related issues. Particular recognition is given to the Transit-Oriented Development (TOD) Committee for its success in reaching a consensus definition and developing a set of principles for TOD that were recommended to the Board for inclusion in the Comprehensive Plan's Policy Plan.

As part of its outreach to inform the public about land-use issues in Fairfax County, the Commission continued the monthly *PC Roundtable* television program on Channel 16. In addition to providing accurate and timely documentation of Commission actions, the staff also published three issues of the *Planning Communicator*, a quarterly online newsletter, and continued to expand the amount of information available on its website.

The Planning Commission continues to pledge its full support to maintain the quality of life in Fairfax County through balanced land-use planning.

Respectfully submitted,

Peter F. Murphy, Jr.  
Chairman  
Springfield District



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## Introduction

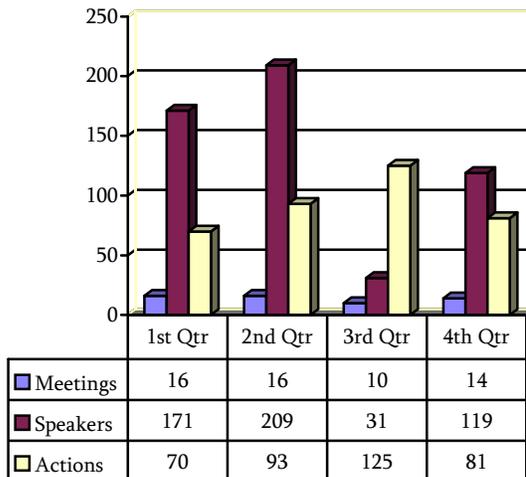
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The *2006 Report of Activities* highlights the activities of the Planning Commission for the twelve months of 2006. Also included are sections on the Planning Commission members, Commission staff, Committee activities, and a complete listing of all land-use actions taken by the Planning Commission in 2006. The tables and charts below and on the next several pages provide an illustrative overview of the number of meetings held, speakers at public hearings, the number and type of land-use actions taken by the Commission, and a comparison of land-use actions by district.

### 2006 Quarterly Comparison

As illustrated in the chart below, there were 32 Commission meetings in the first half of year. Due to the August recess in the third quarter and the holiday periods in the fourth quarter, there are historically fewer regular Commission meetings during the second half of the year. During the 56

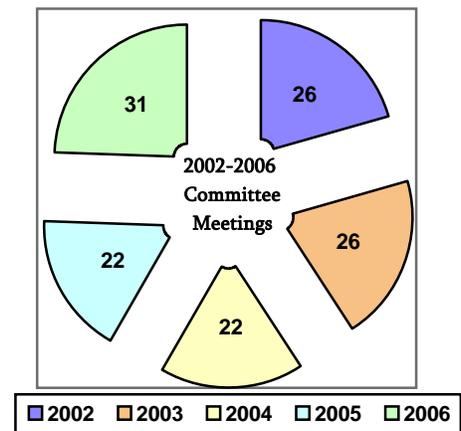
**2006 Quarterly Meeting Data**



regular meetings held in 2006, the Commission received testimony from 530 speakers. The highest volume of speakers occurred in the second quarter, due to the public hearings on South County APR nominations held in June 2006. As expected, the fewest number of Commission meetings occurred in the third quarter due to the August recess when the Commission was not in session. More land-use actions were taken by the Planning Commission during the third quarter of 2006 than in the other quarters, due to the mark-up session on South County APR items held in July.

### Committee Meetings

The standing and special committees of the Planning Commission held a total of 31 committee meetings in 2006, the highest number of committee meetings since 1988 and more than the prior four years as illustrated in Figure 2. The workload and activities of the 2006 Planning Commission Committees are covered in the Committee Section of this *Report*.



## Introduction

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During this period, the Commission took action and/or forwarded recommendations to the Board of Supervisors on 369 land-use items. The table below provides a quarterly breakdown of the actions taken by application type.

**2006 Quarterly Actions by Land-Use Application Type**

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	Total
<b><i>Special Exception Applications</i></b>					
SE (new applications for a Special Exception)	7	9	5	9	30
SEA (amendments to a previously approved SE)	8	1	2	6	17
<b><i>Rezoning Applications &amp; Associated Development Plans</i></b>					
RZ (new rezoning applications)	7	11	1	5	24
PCA (amendments to previously approved proffers)	8	3	5	8	24
FDP (new final development plans)	3	6	1	3	13
FDPA (amendments to a previously approved FDP)	7	2	2	5	16
CPA (amendments to a previously approved Conceptual Plan)	0	1	0	0	1
<b><i>Comprehensive Signage Plan Applications</i></b>					
CSP (new applications)	0	0	0	1	1
CSPA (amendments to previous applications)	0	0	2	1	3
<b><i>Public Facility Applications</i></b>					
2232 (new applications for a public facility)	1	3	5	2	11
2232A (amendments to previously approved 2232s)	0	0	0	1	2
FS (new requests for a feature shown determination)	16	16	23	28	83
FSA (amendments to previously approved FS items)	3	6	1	5	15
<b><i>Amendments to the Comprehensive Plan</i></b>					
Board Authorized Plan Amendments	2	4	0	2	10
Area Plans Review Items	0	27	64	0	91
<b><i>Agricultural &amp; Forestal District Applications</i></b>					
AF (new applications)	0	0	0	1	1
AR (to renew an existing AF district)	0	0	3	2	5
<b><i>Code Amendments</i></b>					
	5	4	10	3	22
<b><i>Policy, Procedural and/or Land-Use Documents</i></b>					
Zoning Ordinance Amendment Work Program	1	0	0	0	1
Capital Improvement Program	1	0	0	0	1
<b><i>Miscellaneous</i></b>					
Review of Site Plans, Architectural Renderings, etc.	1	0	1	0	2

In summary, the top five application types acted on by the Planning Commission in 2006 were:

1. Area Plans Review Nominations (91 actions)
2. New Feature Shown Determinations (83 actions)
3. New Special Exception Applications (30 actions)
4. Rezoning Applications & Proffered Condition Amendment Applications (24 actions each)
5. Code Amendments (22 actions)

## Introduction

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As expected, given that in 2006 the Commission held public hearings and markup sessions on South County nominations to amend the Comprehensive Plan, APR nominations were the most predominant land-use application type.

### Trends

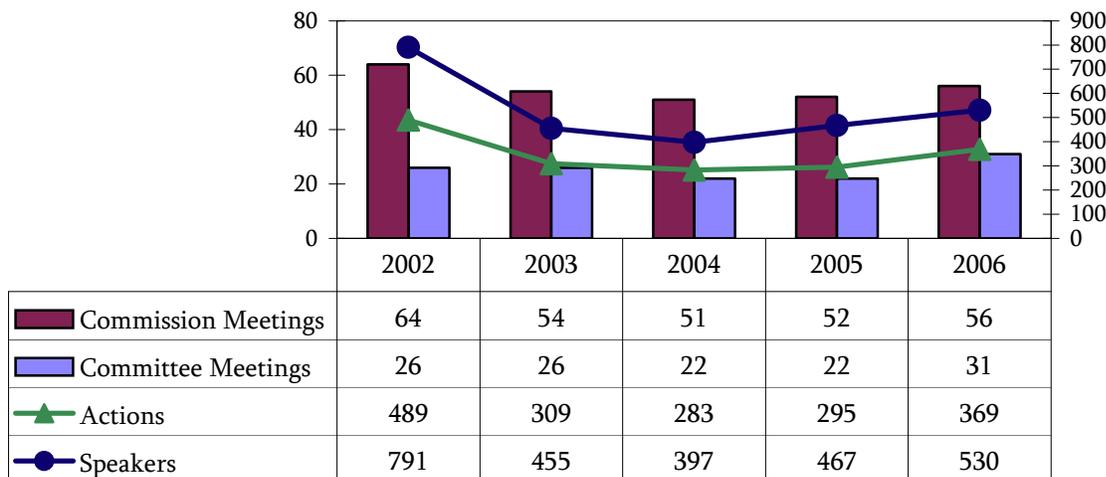
Following comparison of 2006 actions by application type with a similar breakdown of 2004 and 2005 land-use actions, the downward trend identified in last year's *Report* has continued for the following categories of land-use applications:

	<u>2004</u>	<u>2005</u>	<u>2006</u>
New special exceptions	57	51	30
Rezoning	48	39	24
Final, amended, and conceptual development plans	37	34	30

The high volume of requests for public facility feature shown determinations continued due to consumer demand for a variety of telecommunication service providers, expanded coverage areas, and improved cellular service. A significant increase was noted in the number of actions taken on Code amendments - from 10 each in 2004 and 2005 to more than double at 22 in 2006. The remaining application types have been monitored to determine whether a downward or upward trend in land-use activity has occurred, however have not varied sufficiently from year to year to warrant such classification.

As shown below, the number of regular Planning Commission meetings has dropped from a high of 64 meetings in 2002 to 56 meetings in 2006; however the number of committee meetings held in 2006 was significantly more than in prior years.

2002 - 2006 Meeting Data

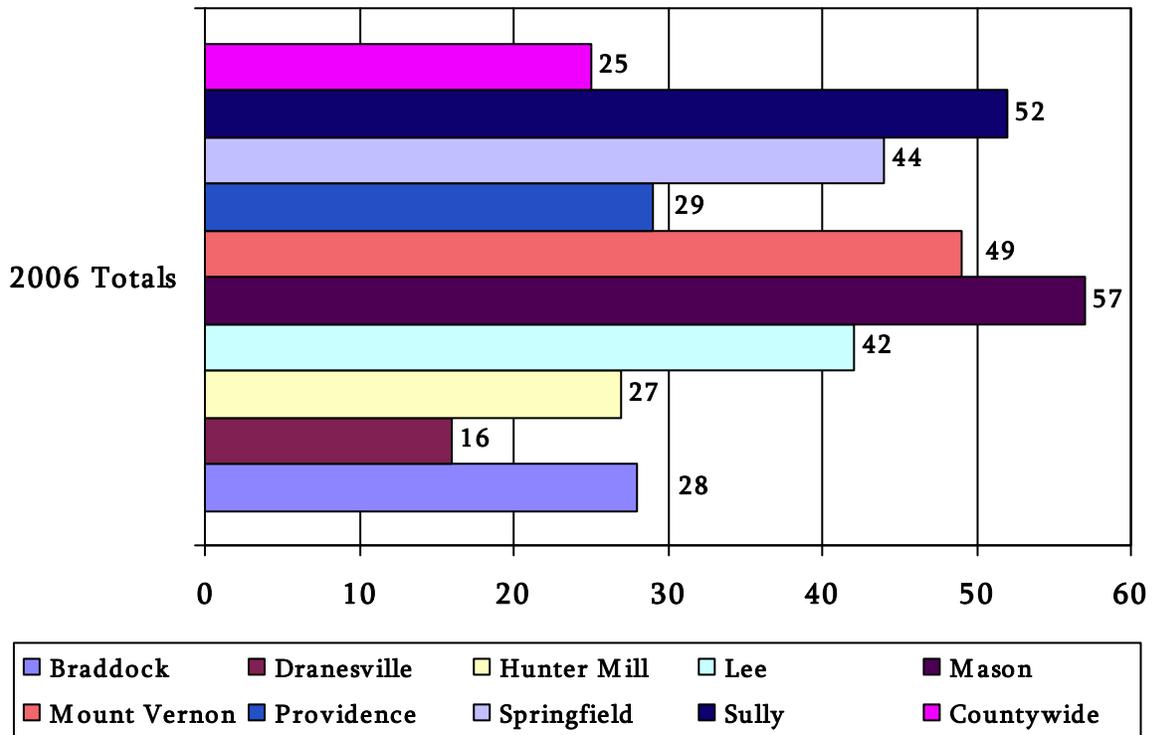


## Introduction

The table to the right lists the number of 2006 land-use action taken in each district by quarter. The five districts with the most land-use activity for the entire year were Lee, Mason, Mount Vernon, Springfield and Sully. As expected, the five South County districts (Braddock, Lee, Mason, Mount Vernon, and Springfield) experienced higher than normal activity when compared to the previous year due to the South County APR process held in 2006.

<i>2006 Land-Use Actions</i>					
<i>District</i>	<i>1st</i>	<i>2nd</i>	<i>3rd</i>	<i>4th</i>	<i>Total</i>
Braddock	3	3	17	5	28
Dranesville	4	5	0	7	16
Hunter Mill	6	8	4	9	27
Lee	7	14	15	6	42
Mason	12	10	26	9	57
Mount Vernon	5	17	19	8	49
Providence	9	8	3	9	29
Springfield	7	11	16	10	44
Sully	10	12	15	15	52
Countywide	7	5	10	3	25
<i>Totals</i>	70	93	125	81	369

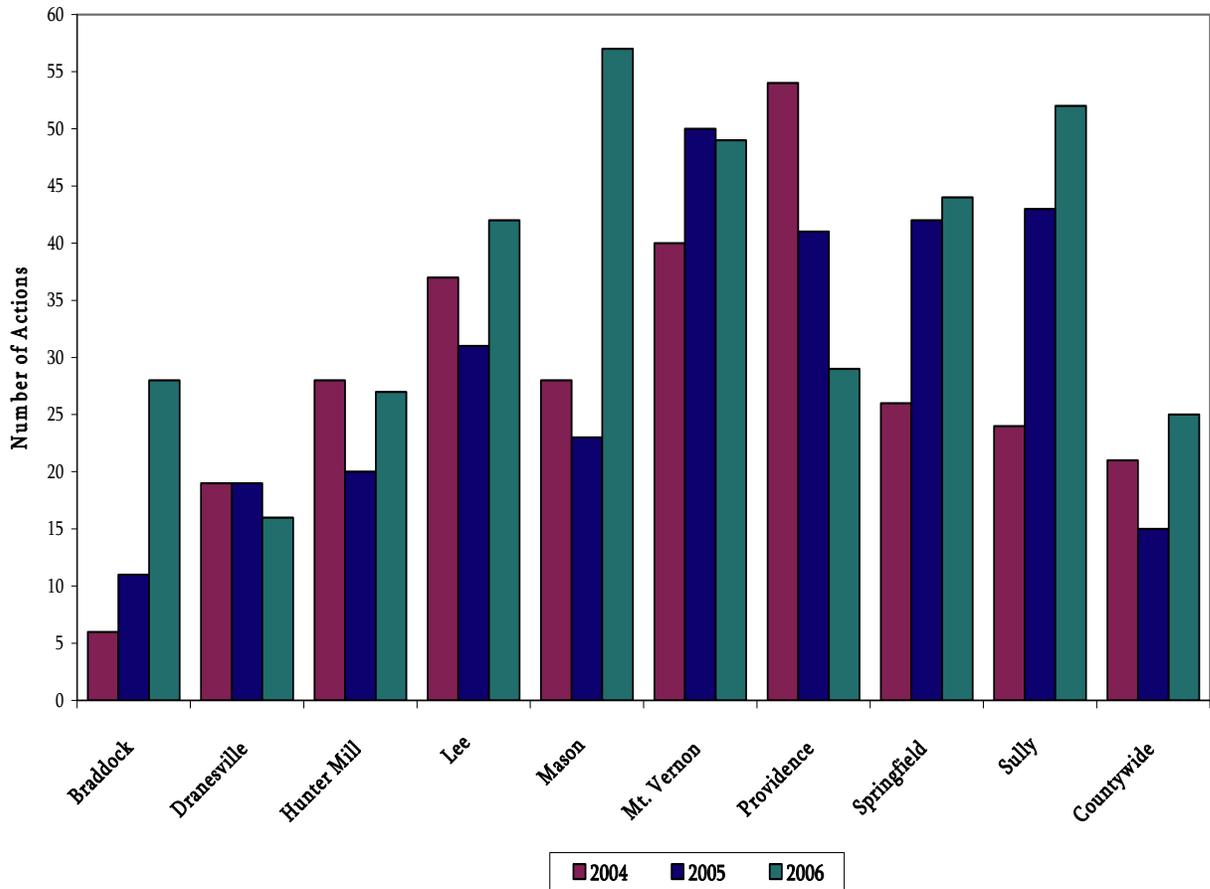
The third quarter was the most active period for the five South County Districts since the markup session on APR items occurred in July. Overall, as illustrated below, the two districts that experienced the highest level of Commission activity were Mason and Sully.



A three year comparison of land-use actions taken by district is provided on page 5.

## Introduction

### 2004 - 2006 Actions by District



The Board of Supervisors continued to concur with at least 98% of the recommendations forwarded by the Planning Commission during 2006. This high concurrence rate demonstrates the level of commitment undertaken by the Commission in ensuring that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

In the sections that follow, the *Report of Activities* provides information about the twelve members of the Planning Commission as well as an overview of the Commission committee and staff activities. The final section is a short description by district of each application acted upon by the Planning Commission in 2006.

## 2006 Planning Commission Members

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The 2006 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

Braddock District	Suzanne F. Harsel
Dranesville District	Nancy Hopkins
Hunter Mill District	Frank de la Fe
Lee District	Rodney Lusk
Mason District	Janet Hall
Mount Vernon District	John R. Byers
Providence District	Kenneth Lawrence
Springfield District	Peter F. Murphy, Jr.
Sully District	Ronald W. Koch
At-Large	Walter Alcorn, James Hart, Laurie Frost Wilson



Photographs and information on the Planning Commission members, listed in alphabetical order, are provided below and on the next several pages.



**Walter L. Alcorn**  
*At-Large*

Walter Alcorn was first appointed to the Planning Commission in an At-Large capacity by the Board of Supervisors upon a motion by former Board Chairman Kate Hanley. His first four-year term was effective in January 1997. In December 2004, Commissioner Alcorn was reappointed by the Board following a motion by Chairman Connolly for a second term that will expire in December 2008. Alcorn has been a *Virginia Certified Planning Commissioner* since December 1997, having completed course requirements established by the Virginia Citizens Planning Association (VCPA) in conjunction with Virginia Tech. (*NOTE: Effective in July of 2005, training for planning commissioners and members of boards of zoning appeals is now sponsored and conducted by the Citizens Planning Education Association of Virginia (CPEAV).*)

In January 2006, Alcorn was elected to his fourth consecutive term as Planning Commission Parliamentarian. In 2006, Alcorn chaired the Transit-Oriented Development Committee, a special committee established by the Planning Commission (in response to the directive from the Board of Supervisors) to solicit public input and develop a consensus definition and guiding principles for transit-oriented development in Fairfax County. Alcorn also chaired the Environment Committee and was a member of the Policy & Procedures Committee and the School Facilities Committee.

## 2006 Planning Commission Members

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Alcorn received his B.A. from the University of Virginia in 1988 and is currently an environmental consultant specializing in the development of a national system for recycling electronic equipment. Formerly he was a Deputy Division Manager in the Technology Research Group for Science Applications International Corporation (SAIC). Prior to his private sector employment, Alcorn served as a Policy Aide to a former Providence District member of the Board of Supervisors. He currently resides in Reston with his wife and two children.

### **John R. Byers**

*Mount Vernon District*

John R. Byers was first appointed to represent the Mount Vernon District on the Planning Commission by the Board of Supervisors (on a motion by former Supervisor Egge) in January 1986. He was appointed by the Board to his sixth consecutive four-year term (on a motion by Supervisor Hyland) at the end of 2005 and his current term will expire in December 2009. (Byers however chose to resign effective December 2006.



Prior to being appointed to the Planning Commission, Byers participated in the initial development of the Fairfax County Comprehensive Plan as a member of the PLUS Committee and was subsequently appointed to the Area IV Task Force for annual reviews of the Comprehensive Plan. He was appointed by the Board of Supervisors to the Fairfax County Group Residential Facilities Commission, which he chaired for eight years. He currently represents the Planning Commission on the Laurel Hill Task Force and in August 2005 was appointed by the Board to co-chair the Base Realignment & Closure (BRAC) Task Force.

Commissioner Byers has been a member of the Planning and Zoning Committee of the Mount Vernon Council for over 35 years and was elected four times to chair his civic association. He was a charter member of the Board of Directors of the Southeast Fairfax Development Corporation and served as Vice-President until his appointment to the Planning Commission.

In January 2005, Byers was elected Planning Commission Vice Chairman for the tenth consecutive year. He was a member of the following 2005 committees: Policy & Procedures, Personnel & Budget, Environment, Capital Improvement Program, Housing, Parks, School Facilities, and the Transit Oriented Development Committee. Byers was an alternate member of the Transportation Committee.

Byers received his B.S. in Military Engineering from the U.S. Military Academy. He has a M.S. in Mechanical Engineering from Georgia Institute of Technology and a M.A. in Business Administration from Central Michigan University. Byers is a retired military officer, having

## 2006 Planning Commission Members

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served 31 years in the Army at command through brigade level. Following his retirement from a second career as Manager of the Washington offices of Data-Design Laboratories, Byers is now vice president and director of The Prince Royal Gallery in Old Town Alexandria. He resides with his wife in the Williamsburg Manor North community.



**Frank A. de la Fe**  
*Hunter Mill District*

Frank de la Fe was first appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Hudgins) in December 2001 for a four-year term effective in January 2002. In December 2005, he was reappointed to his second four-year term which will expire at the end of 2009.

Since moving to Reston in 1971, de la Fe served on the boards of the Reston Association and Reston Interfaith, coached youth soccer, and co-chaired the Herndon-Reston Recreational Facilities Task Force. Prior to his appointment to the Commission, de la Fe was Chairman of the Fairfax County Park Authority Board for five years, after being appointed as an At-Large member in 1996.

In 2006, de la Fe chaired the Transportation Committee, Personnel & Budget Committee, and the Parks Committee. He was a member of the Capital Improvement Program Committee, the Housing Committee, and the Transit-Oriented Development Committee. de la Fe was an alternate member of the Environment Committee and the School Facilities Committee.

de la Fe worked for the National Aeronautics and Space Administration prior to helping create the Illinois State Bureau of the Budget. He returned to Federal service to establish the Special Action Office for Drug Abuse Prevention, transferred to the Law Enforcement Assistance Administration of the Justice Department, and retired from the Office of Personnel Management. de la Fe is currently a freelance management and human resources consultant and resides with his wife in Reston.



**Janet R. Hall**  
*Mason District*

Janet R. Hall was first appointed to the Planning Commission by the Board of Supervisors (on a motion by former Supervisor Trapnell) in 1995. In December of 2006, Hall was reappointed by the Board of

## 2006 Planning Commission Members

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Supervisors (on a motion by Supervisor Gross) to serve her third consecutive four-year term which will expire in December 2010.

Prior to her appointment to the Planning Commission, Hall had been a Board Member of the Parent Teacher Association of the Sleepy Hollow Elementary School, the Ellen Glasgow Middle School, and J.E.B. Stuart High School. She served on the Bailey's Crossroads Advisory Committee and the Mason District Planning, Land-Use and Transportation Advisory Committee.

In 2006, Hall chaired the Policy & Procedures Committee. She has been a *Virginia Certified Planning Commissioner* since 1999, having completed course requirements established by the VCPA (now known as CPEAV).

Hall is chief of the contracts and procurement staff at the Executive Office for Immigration Review and resides with her husband in the Lake Barcroft area of the Mason District.

**Suzanne F. Harsel**  
*Braddock District*



Braddock District Commissioner Suzanne F. Harsel was first appointed to the Planning Commission by former Supervisor Audrey Moore in April 1982 to complete the unexpired term of a former Annandale District Commissioner. Supervisor Moore reappointed her in January 1984 to her first four-year term. Harsel has been reappointed by Supervisor Bulova in 1992, 1996, 2000, and 2004. Her current term expires in December 2007.

In 2006, Harsel was elected to her 18<sup>th</sup> consecutive term as Planning Commission Secretary. She chaired the 2006 Schools Facilities Committee and was also a member of the Policy & Procedures Committee, Personnel & Budget Committee, and the Housing Committee. Harsel was an alternate member of the Transit-Oriented Development Committee as well as the Parks Committee.

Suzanne Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education. Prior to living in Fairfax County she taught elementary school in Indiana, Germany, and Maryland. Since living in Fairfax County Harsel has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She retired from Fairfax County Public Schools as an Instructional Assistant.

Harsel and her husband currently reside in the Country Club View community in the Braddock District.

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## 2006 Planning Commission Members

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**James R. Hart**  
*At-Large*

On a motion by Chairman Gerry Connolly, the Board of Supervisors appointed James R. Hart to an At-Large seat on the Planning Commission on January 5, 2004. Commissioner Hart was sworn in on January 14, 2004, and his term will expire in December 2007.

In 2006, Hart was a member of the Environment Committee, Policy & Procedures Committee, and Transportation Committee. He was an alternate member of the Parks Committee.

Hart has been a member of the Fairfax County Board of Zoning Appeals since January 2000. He was formerly on the Fairfax County Board of Equalization and previously chaired the Countywide Non-Motorized Transportation (Trails) Committee. From 1994 to 2004, Hart was an active member of the Western Fairfax County Citizens Association, serving as president from 1996-1998 and chair of the Land-Use Committee from 1998-2000. He resides in the Virginia Run community in Centreville and previously represented the Virginia Run Community Association on Sully District Council.

Hart is a graduate of the University of Virginia's School of Law and received his undergraduate degree from the UVA School of Architecture. He has been director of the law firm of Hart & Horan, P.C. since 1998. Hart is a member of the Virginia State Bar, the Fairfax Bar Association, the American Bar Association, the American Judicature Society, and has volunteered as a Neutral Case Evaluator for the Fairfax Circuit Court since 1993.

**Nancy Hopkins**  
*Dranesville District*



Nancy Hopkins was first appointed to the Planning Commission by the Board of Supervisors (on a motion by Dranesville District Supervisor Joan DuBois) on January 5, 2004 to complete the one year remaining on the term of her predecessor. In December 2004, Hopkins was reappointed to the Planning Commission for a full four-year term which will expire in December of 2008.

Hopkins has been an active member of the McLean Citizen's Association since 1999. She served on the MCA Board of Directors from 2000-2001, was Co-Chair of the MCA Membership Committee from 2001-2002, and has been on the MCA Planning and Zoning Committee since 1999. Hopkins was vice-president of the Wolftrap Woods Homes Association from 1999-2001

## 2006 Planning Commission Members

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and has been the editor of the Homes Association Newsletter since 1999. Commissioner Hopkins resides in the Vienna area of the Dranesville District.

In 2006, Hopkins was a member of the Environment Committee and was an alternate member of the Policy & Procedures Committee, the Housing Committee, and the Transit-Oriented Development Committee. She has been a *Virginia Certified Planning Commissioner* since 2005.

Hopkins is a procurement contracts manager for IBM Corporation USA. Formerly she was a procurement team leader for IBM Australia/New Zealand, program manager for IBM US General Procurement, and senior contracts advisor. She has been a certified procurement manager since 1995 and is a member of the National Association of Purchasing Managers.



**Ronald W. Koch**  
*Sully District*

Ronald W. Koch was appointed to the Planning Commission in January 1992 by the Board of Supervisors (on a motion by Supervisor Frey) to represent the newly-created Sully District. Koch was reappointed in 1996, 2000, and 2004 and is currently serving his fourth consecutive term as the Sully District representative. His current term expires in December 2007. Koch has been a *Virginia Certified Planning Commissioner* since 1997.

Koch was a former At-Large member of the Planning Commission for six years in the 1980s and had also been appointed by the Board to serve on the Fairfax County Tree Commission. He currently is serving his second term as the Planning Commission representative on the Airports Advisory Committee. Koch was a member of the 2006 Housing Committee and the 2006 Transportation Committee. He was also an alternate member of the Parks Committee.

A charter member of the West Fairfax County Citizens Association (WFCCA) since 1981, Koch has served as chairman and vice-chairman of its Land-Use Committee. He is also a charter member of the Newgate Forest Homeowners' Association and has been elected chairman each year since 1988. In 2006, Koch was honored by Commerce Bank as a *Hometown Hero*.

Koch retired in 1997 from the Federal Government, after 33 years with the Department of the Army, the Department of Justice, and the Federal Deposit Insurance Corporation. He was a member of the Virginia National Guard for 26 years and retired as Sergeant First Class. Currently a registered private investigator, Koch is a volunteer with the Fairfax County Public Schools Mentoring Program, and participates with the FACETS program. Koch and his wife reside in Centreville.

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## 2006 Planning Commission Members

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### **Kenneth A. Lawrence**

*Providence District*

Kenneth Lawrence was appointed by the Board of Supervisors (on a motion by Supervisor Smyth) in January 2004 to complete the term of his predecessor. On December 6, 2004, he was reappointed by the Board of Supervisors (again on a motion by Supervisor Smyth) to his first full four-year term which will expire at the end of December 2008.



Lawrence formerly chaired the Briarwood Citizens Association Land-Use Committee and was the Briarwood representative on the 2001 Area Plan Review Task Force. He also chaired the work group on the “Fairlee” Comprehensive Plan Amendment out-of-turn plan amendment in the Providence District. Lawrence is a member of the Northern Virginia Family Services' Training Futures Advisory Council and an active volunteer with the American Lung Association of Virginia, serving as a member on the Government Relations Committee.

During 2006, Lawrence was a member of the Transportation Committee as well as the Transit-Oriented Development Committee and was an alternate member of the Policy & Procedures Committee. He has been a *Virginia Certified Planning Commissioner* since 2005.

Lawrence retired in 1998 from a 40-year career in private industry and the federal government. He began his career conducting training device design and human factors research, which ultimately led to a focus in instructional design. He developed courses in technical and procedural training, employee development and employee performance support for members of the military, sales staff, procurement and tax specialists, and research managers. Lawrence and his wife reside in the Fairfax area of the Providence District.



### **Rodney L. Lusk**

*Lee District*

On January 5, 2004, the Board of Supervisors, on a motion introduced by Lee District Supervisor Dana Kauffman, appointed Rodney Lusk to represent the Lee District on the Planning Commission. His four-year appointment term will expire at the end of December 2007.

Lusk has been an active member in numerous community organizations. From 2002-2003, he served as the At-Large Representative on the Fairfax County Park Authority. Currently Lusk co-chairs the Grubstake Breakfast Presenter Coaching Committee for the George Mason University

## 2006 Planning Commission Members

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Century Club and is vice-chairman of the Business Curriculum Advisory Committee at Northern Virginia Community College. He is a member of both the Early Stage Capital Committee and the Hot Ticket Award Committee for the Northern Virginia Technology Council. Lusk is a member of the Advisory Board for the Minerva Seed Fund and is also a member of the Board of Directors and chairman of the Alumni Outreach and Support Committee for Leadership Fairfax. He is a former recipient of the Torch Bearer Award presented by Leadership Fairfax.

During 2005, Lusk chaired the Capital Improvement Program Committee and the Housing Committee. He was a member of the Transit-Oriented Development Committee as well as the Parks Committee and an alternate member of the Policy & Procedures Committee, Transportation Committee, and School Facilities Committee. Lusk has been a *Virginia Certified Planning Commissioner* since 2005.

Lusk is employed by the Fairfax County Economic Development Authority as the Capital Attraction Program manager. Prior to his current position, he was the land-use and zoning administrative aide for the Providence District Supervisor. Lusk resides in the Alexandria area of the Lee District with his wife and two daughters.

### **Peter F. Murphy, Jr.** *Springfield District*

Peter F. Murphy, Jr., was first appointed by the Board of Supervisors to represent the Springfield District in December 1982 (on a motion by former Supervisor Marie Travesky). He was been reappointed by the Board for additional four-year terms in 1986, 1990, 1994, 1998, 2002, and 2006 (on motions by Supervisor Elaine McConnell). His current term will expire in December 2010.



Murphy has been annually elected Planning Commission Chairman since 1989, after serving two terms as Vice Chairman and three years as Commission Secretary.

In 2006, Murphy was a member of the Personnel and Budget Committee and the Capital Improvement Program Committee. He currently chairs the County's Telecommunications Task Force and is a member of the President's Council of Celebrate Fairfax.

Murphy is the recipient of the following awards and honors: *Times Courier* Citizen of the Year, Distinguished Public Service Leadership Award presented by the Springfield District Council, Fairfax County Volunteer of the Year Award in the Community Leader Category, Honors Award from the Department of Planning and Zoning, Honorary Alumnus of Norwich University;

## 2006 Planning Commission Members

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Honorary Chief of the Burke Volunteer Fire and Rescue Department, and the 2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc. In 1999, he was selected Lord Fairfax for the Springfield District.

Murphy is in the public relations and communications field in the private sector. He resides in Burke with his wife and daughter.



**Laurie Frost Wilson**

*At-Large*

Laurie Frost Wilson was appointed a Commissioner At-Large by the Board of Supervisors (on a motion by former Chairman Kate Hanley) on December 7, 1998 for a four-year term effective January 1999. Wilson was reappointed by the Board to a second four-year term in November 2002. Her term expired at the end of December 2006.

Prior to her appointment to the Planning Commission, Wilson was president and counsel for the Federation of Lorton Communities. She was appointed by the Board to the following organizations: Lower Potomac Land-Use Citizens Advisory Committee; Citizens Advisory Committee on Solid Waste Disposal Matters; the Western Fairfax Transportation Study Group; and the Mount Vernon District Area Plan Review Task Force. Wilson was also a member and counsel for the Lorton Little League and served as the Mount Vernon District representative on the Superintendent's Advisory Council for the Fairfax Framework for Student Success. She received the Citizen of the Year Award from the Springfield District Council in 1991.

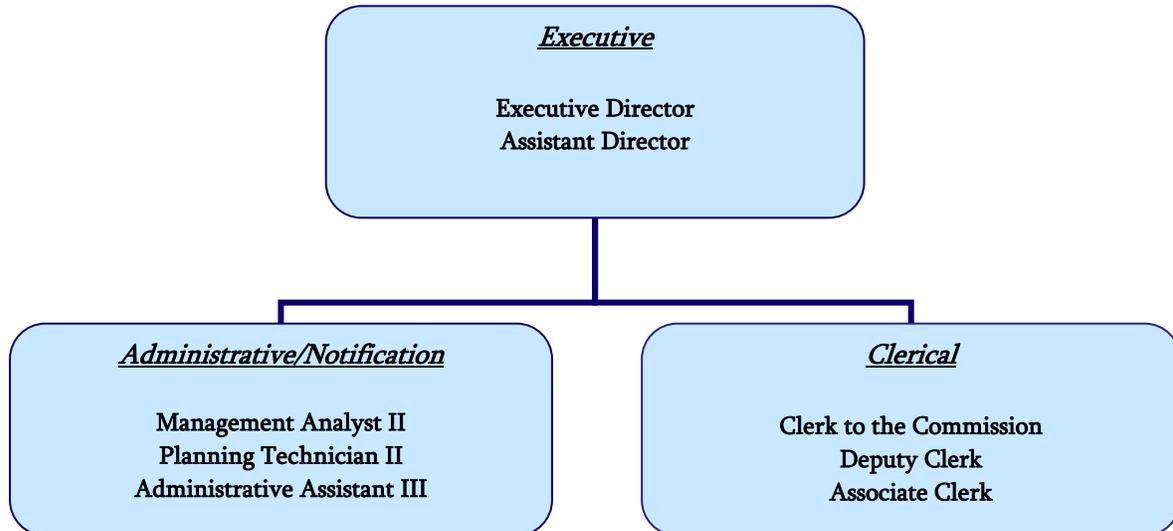
In 2006, she was a member of the Transportation Committee, Environment Committee, and the School Facilities Committee. Wilson was an alternate member of the Policy & Procedures Committee and the Parks Committee.

Wilson practices law privately, specializing in maritime, environmental and regulatory takings law for worldwide corporate clients. She is a member of the Virginia State Bar; the District of Columbia Bar; the Fairfax Bar Association; the Federal Circuit Bar Association; the U.S. Court of Federal Claims Bar Association; and the Maritime Law Association of the United States. Wilson resides in the Lorton community with her husband and two children.

## 2006 Planning Commission Staff

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There are eight positions in the Planning Commission Office, organized into three functional areas, with working titles as shown below.



### Executive Activities

In addition to coordinating all the meetings of the Planning Commission and its committees, the Commission staff is responsible for preparing administrative reports as well as documenting, interpreting and disseminating information to the Board of Supervisors, County staff, and citizens about land-use actions taken by the Planning Commission. During 2006, the Commission held 56 regular meetings, 31 Committee meetings, and took action on 369 land-use items.

### Planning Commission Roundtable

Commission staff coordinates the production of video broadcasts about land-use related topics of interest to County citizens. Begun in 2003 as part of a public outreach effort, the broadcasts are hosted by the Planning Commission Chairman in a roundtable format to enable discussion between individual Commission members and/or invited guests. Each *Roundtable* is produced by the Cable Programming Division and broadcast on Fairfax County Channel 16 every Thursday evening at 6:30 p.m. and on Wednesdays at 10:30 p.m. when the Commission is not meeting or if meetings have adjourned prior to that time. Agenda topics for the 2006 *Roundtable* broadcast schedule are listed below.

January 2006	<i>Board of Zoning Appeals</i>
February 2006	<i>Transportation Policy Plan Update</i>
March 2006	<i>West Ox Road Public Safety Complex</i>
April 2006	<i>BRAC Impacts on Southern Fairfax County</i>

## 2006 Planning Commission Staff

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May & June 2006	<i>County Environmental Changes in the Last Decade</i>
July – September 2006	<i>Activities of the Transit-Oriented Development Committee</i>
October 2006	<i>The Land Use Accessibility Advisory Group</i>
November & December 2006	<i>Tyson's Corner Study</i>

More information on the *Planning Commission Roundtable* is available on the Commission's web site at <http://www.fairfaxcounty.gov/planning> or by calling the Commission Office at 703-324-2865 (TTY 703-324-7951). Specific *Roundtable* programs can be copied on a compact disc or video tape for a small fee by contacting the Communications Production Division at 703-324-5930 (TTY 703-222-8653). Recent *Roundtable* broadcasts can be seen via Channel 16's Video on Demand feature at [www.fairfaxcounty.gov/cable/channel16/vod.htm](http://www.fairfaxcounty.gov/cable/channel16/vod.htm).



**A Publication of the Fairfax County Planning Commission**

### *Planning Communicator*

During 2006, Commission staff published three issues of *Planning Communicator*, an online newsletter describing the activities of the Commission. In addition to a variety of topical land-use articles, each issue

had the following standard features entitled: Commissioner Spotlight, Committee Activities, Land-Use Actions, Roundtable Programs, and Announcements. In 2006, the *Communicator* spotlight focused on Commissioners Janet Hall (April issue), Ron Koch (August issue), and John Byers along with Laurie Wilson (December issue). Other articles, in addition to the standard features, covered in 2006 are listed below:

#### *April 2006 Planning Communicator*

- Tribute to John Hardy
- Anticipating the Future: A Discussion of Trends in the County
- Tyson's Corner: Past, Present and Future
- 2005-2006 South County Area Plans Review Update
- Pedestrian Task Force Report

#### *August 2006 Planning Communicator*

- South County Area Plans Review
- New Committee Seeks to Establish Principles for Transit-Oriented Development
- Making Land-Use Web Information Easier to Access
- Transportation Plan Update
- Braddock's True Gold: Memories of 20<sup>th</sup>-Century Life in the Heart of Fairfax County
- Planning Commission Website Activity

## 2006 Planning Commission Staff

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December 2006 *Planning Communicator*

- Land Use Information Advisory Group Completes Work
- Tyson's Land-Use Task Force Adopts Planning Principles

Each issue of the *Planning Communicator* is available for review on the Commission's website or can be downloaded at [www.fairfaxcounty.gov/planning](http://www.fairfaxcounty.gov/planning).

### Clerical Activities

The clerical team (comprised of the Clerk to the Commission, Deputy Clerk, and Associate Clerk) is responsible for preparing verbatim excerpts after the close of the public hearing on each application as well as a verbatim of administrative actions taken during Commission Matters. In addition to responding to walk-in, telephone, written, and email requests for information, the staff registered or verified the addresses of the 530 speakers who testified at 2006 public hearings. By the end of 2006, the clerical branch prepared 304 verbatims, 56 Summaries, 56 regular Minutes, and 31 committee Minutes. The increase in the number of speakers at public hearings in 2006 is due to number of South County Area Plans Review nominations submitted to amend the Comprehensive Plan for the Braddock, Lee, Mason, Mount Vernon, and Springfield Districts.

Clerical Workload		
	2005	2006
Verbatims Prepared	298	304
Summaries Completed	52	56
Commission Minutes	52	56
Committee Minutes	22	31
Speakers Registered	467	530

As part of the outreach program and in an effort to make Planning Commission documents available online to the public, the clerical team was assigned the long range project of scanning and posting online archived Commission Minutes (from 1999 back to 1938). During 2006, the Minutes for calendar year 1999 were scanned, viewed page by page for accuracy, and posted online at <http://www.fairfaxcounty.gov/planning/minutes.htm>

### Administrative/Notification Activities

The Administrative/Notification staff is responsible for verifying written public notice accuracy, pre-accepting Area Plans Review nominations, and managing the Planning Commission website.

## 2006 Planning Commission Staff

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### Land-Use Applications

The Commission staff is responsible for ensuring that proper notice, as set forth in the *Code of Virginia* and the *Fairfax County Zoning Ordinance*, is provided to owners of property abutting land that is the subject of an application scheduled for public hearing by the Planning Commission as well as the Board of Supervisors. During 2006, the Commission staff verified the accuracy of public notices on 186 applications that were required to be the subject of a public hearing. Of that number, 53 were for applications scheduled for public hearing by the Board and 133 for applications scheduled for Planning Commission public hearing. Staff also sent first-class deferral letters on 17 applications, seven announcing the deferral of Planning Commission public hearings and ten advising of Board deferrals.

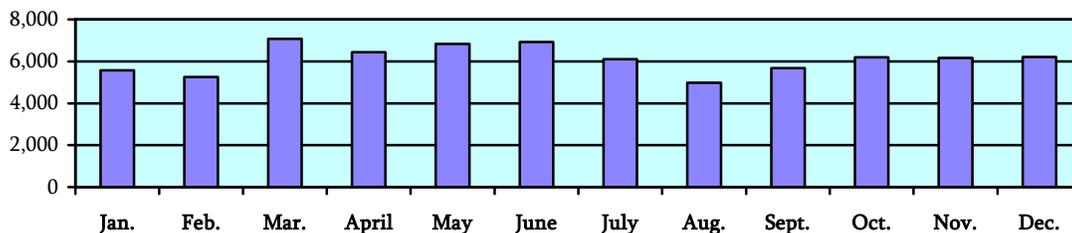
### Planning Commission Website

According to *WebTrends* data available online (via the website maintained by the Department of Information Technology, the Planning Commission website received 73,620 visits in 2006, a significant increase over the 32,425 visits of 2005.

Five Top Planning Commission Website Pages in 2006	
Pages	Visits
1. Planning Commission <a href="http://www.fairfaxcounty.gov/planning/">http://www.fairfaxcounty.gov/planning/</a>	17,460
2. Meeting Calendar <a href="http://www.fairfaxcounty.gov/planning/meetingclendar.htm">http://www.fairfaxcounty.gov/planning/meetingclendar.htm</a>	8,963
3. Transit-Oriented Development Committee <a href="http://www.fairfaxcounty.gov/planning/tod.htm">http://www.fairfaxcounty.gov/planning/tod.htm</a>	3,048
4. Meeting Minutes – Planning Commission <a href="http://www.fairfaxcounty.gov/planning/minutes.htm">http://www.fairfaxcounty.gov/planning/minutes.htm</a>	2,561
5. Speaker’s List Sign-up – Planning Commission <a href="http://www.fairfaxcounty.gov/planning/speaker.htm">http://www.fairfaxcounty.gov/planning/speaker.htm</a>	2,532

The top five pages visited in 2006 are listed to the right. As illustrated below, the most active month was March with 7,705 visits and the least active month was August at 4,980 visits.

**2006 Website Visits**



### Area Plans Review Nominations

As part of the Area Plans Review process, Planning Commission staff is responsible for reviewing each nomination to ensure that submission requirements have been satisfied and

## 2006 Planning Commission Staff

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for advising nominators of the action taken by the Planning Commission. As part of the 2005-2006 South County Area Plans Review process, the Commission held public hearings on nominations in the Braddock, Lee, Mason, Mount Vernon, and Springfield Districts. Of the 127 nominations forwarded to the Department of Planning and Zoning (DPZ) for analysis and presentation to the district Task Forces, the Commission held public hearings and took action on 67 items. The remaining items were either withdrawn or deferred.

A short biography of the eight staff members of the Planning Commission Office is provided on the next several pages.

### Executive Branch

#### ***Barbara J. Lippa***

Barbara Lippa began her employment with the Planning Commission in 1978 as a Planning Aide. In 1979 she was promoted to Deputy Director until being appointed Acting Executive Director following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999.

A native of Rochester, New York, Lippa graduated cum laude from the State University of New York at Brockport with a B.S. in History and Political Science and received a Masters degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. Prior to 1978, she was a program analyst with the National Advisory Council on the Education of Disadvantaged Children. In December 1999, Lippa completed the coursework and home study for the VCPA sponsored program for Certified Planning Commissioners and received her designation as a *Virginia Certified Planning Commissioner*.

Lippa is an active member of Zonta International, a service organization of business and professional executives aimed at improving the legal, economic, political, health and educational status of women. She has served as president of the Fairfax Club, Area IV Director for District III, and Lt. Governor and Governor for that District. Lippa has also been an appointed member of the Northern Virginia Community College Business Advisory Curriculum Committee since 1994.

#### ***Sara Robin Hardy***

Robin Hardy first joined the Planning Commission Office in November 1976 as receptionist. She was promoted to Clerk to the Commission in 1979 and served in that capacity until the birth of her second child in November 1988. Following a brief leave of absence, in 1989 Hardy was hired as the Chief of the new Administrative/Notification Branch (Administrative Assistant later upgraded to Management Analyst II) and held that position until her promotion to Assistant Director (Management Analyst III) in 1999.

## 2006 Planning Commission Staff

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Hardy attended Virginia Tech and transferred to George Mason University where she received her B.A. in Sociology. She took graduate level courses at George Mason University in Counseling as well as Public Administration. Prior to her employment with the Fairfax County Planning Commission, Hardy worked for Huron University in Huron, South Dakota and the Fairfax City Chamber of Commerce. She was designated a *Virginia Certified Planning Commissioner* in 2002 following completion of the VCPA sponsored coursework and home study program.

### Administrative/Notification Branch

#### ***Henri Stein McCartney***

Henri Stein McCartney was hired as the Management Analyst II in January 2005. She accepted a promotion in August 2006 with the Department of Cable Programming and Consumer Affairs and her position was filled by Christopher Remer.

#### ***Christopher B. Remer***

Christopher Remer was hired in November 2006 as the Management Analyst II. A graduate of Old Dominion University, Remer has private sector experience in media relations, customer service, and information technology management.

#### ***Toni M. Denson***

In January 1988 Toni Denson was hired as a Planning Aide, later upgraded to Planning Technician II. Denson received a B.A. in Political Science from Clark College in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was employed as an insurance counselor with GEICO.

#### ***Norma J. Duncan***

Norma Duncan was hired as Administrative Assistant III in January 2004. Prior to her employment with Fairfax County Government, Duncan was hired by Science Applications International Corporation as an Executive Assistant with the General Services Administration. Her prior positions included Office Manager for Valu.net, Administrative Assistant with Electronic Data Systems, Senior Secretary with McDonnell Douglas, Lead Secretary with the Veterans Administration's Office of Construction, and administrative positions with the Social Security Administration and the Army Security Agency.

### Clerical Branch

#### ***Linda B. Rodeffer***

Linda Rodeffer was hired as an Associate Clerk (Secretary II later reclassified to Administrative Assistant III) in June 1997. Rodeffer was promoted to Deputy Clerk

## 2006 Planning Commission Staff

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(Administrative Assistant IV) and later to Clerk (Administrative Assistant V). Prior to joining the Planning Commission Office, she worked for the Fairfax County Department of Tax Administration, the Fairfax County Circuit Court, the Fairfax County District Court, and the Department of the Navy. Rodeffer received an *Outstanding Performance Award* in 2006.

### ***Susan M. Donovan***

Susan Donovan was hired in August 2004 as Deputy Clerk (Administrative Assistant IV). She transferred to the Community Services Board in July of 2006 and her position was filled by Kara DeArrastia.

### ***Kara A. DeArrastia***

Kara DeArrastia was hired in July 2004 as an Associate Clerk (Administrative Assistant III). Prior to joining the Planning Commission Office, DeArrastia worked for the Fairfax County Department of Finance as well as the Department of Tax Administration, and in the private sector in Fairfax, Virginia; Reno, Nevada; and Mesa, Arizona. DeArrastia received an AA in Business at Western International University with a 3.97 GPA and is currently pursuing her B.S. in Business/Communications at University of Phoenix. DeArrastia was promoted to Deputy Clerk in September 2006 and her former position was filled by Windy Rowland.

### ***Windy R. Rowland***

Windy Rowland was hired as an Associate Clerk (Administrative Assistant III) in September 2006. Rowland previously worked at Inova Fairfax Hospital and Inova Alexandria Hospital. Prior to those positions in the private sector, she served 13 years of active duty with the United States Army as a photo lithographer, executive administrative assistant and German linguist with overseas tours in Korea and Germany.

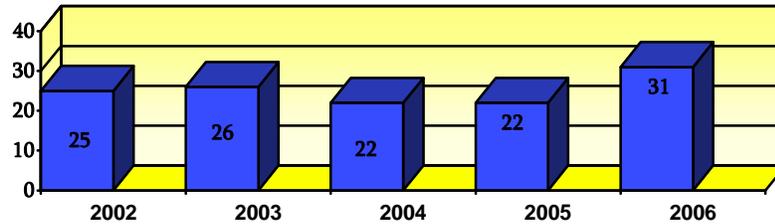
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## 2006 Committees

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In accordance with its *Bylaws & Procedures*, the two standing committees of the Planning Commission are Policy & Procedures and Personnel & Budget. Seven special committees were also appointed. There were a total of 31 committee meetings in 2006. As illustrated below, the 2006 committees met more frequently than in the preceding four years.

Committee Meetings by Year



The following pages list the members of the standing and special committees and also describe the issues under review by each committee.

### Standing Committees

#### Personnel & Budget Committee

Frank de la Fe, Chair  
John R. Byers  
Suzanne F. Harsel  
Peter F. Murphy, Jr.

The Personnel & Budget Committee did not meet in 2006 since there were no significant personnel or budget issues to discuss.

#### Policy & Procedures Committee

Janet Hall, Chair  
Walter L. Alcorn  
John R. Byers  
James R. Hart  
Suzanne F. Harsel

Alternates: Nancy Hopkins, Ken Lawrence, Rodney Lusk, and Laurie Wilson

The Policy & Procedures Committee held three meetings to discuss the following issues: results of the Residential Parking Study and related issues that were raised by the Board's Development Process Committee; the 2006 Zoning Ordinance Amendment Work Program; and the Base Realignment & Closure Act.

## 2006 Committees

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Residential Parking Study: In preparation for the October 2006 public hearing on proposed amendments to the Zoning Ordinance concerning parking requirements, staff from the Department of Transportation (DOT), the Department of Public Works & Environmental Services, and the Zoning Administration Division of the Department of Planning and Zoning (DPZ) briefed the Committee on the recommendations contained in the Residential Parking Study. Staff reported that parking requirements for transit-oriented development would be addressed by November 2006 would be reported to the Board's Development Process Committee. The Committee recommended that staff consider the type of housing and its proximity to existing and planned mass transit when determining recommended parking rates. The Committee asked that staff provide additional information on the following items at a future meeting:

1. The assumption that there would be inadequate parking 16% of the time;
2. Impact from parking requirements that change over time (as children grow up, acquire cars, and move away);
3. Whether a relationship exists between the age of housing units and parking demands; and
4. Whether Study data was based on assumption or observation.

*NOTE: In October 2006, the Planning Commission recommended that the minimum parking rates for single-family detached units be increased from 2.0 to 4.0 spaces per dwelling unit, that the parking rate for single-family attached units be increased from 2.3 to 3.2 spaces per unit, and that the parking rate for multiple family dwelling units be increased from 1.6 to 1.8 spaces per unit.*

2006 Zoning Ordinance Amendment Work Program: Staff from the Zoning Administration Division of DPZ briefed the Committee on the Priority 1 and Priority 2 items identified in the 2006 Zoning Ordinance Amendment Work Program. The Committee reviewed the 32 items listed on the Priority 1 list (24 of which were carried over from the 2005 Work Program and three of which will be staffed by the Department of Public Works and Environmental Services) and the 96 items contained on the Priority 2 list. The Committee endorsed the Work Program as presented, with the following amendment:

Move Item 56 (to revise the Woodlawn Historic Overlay District to permit a hotel with a height in excess of 35 feet) from the Priority 2 list to the Priority 1 list.

*NOTE: In an administrative action on March 9, 2006, the Planning Commission endorsed the Committee recommendation.*

Base Realignment & Closure Act (BRAC): Staff from the Planning Division of DPZ informed the Committee that staff had determined that a comprehensive "existing conditions" study of the area impacted by BRAC was warranted prior to developing a process to amend the

## 2006 Committees

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Comprehensive Plan for BRAC-related nominations. Staff noted that this study would describe existing conditions, review population forecasts, assess military and contractor relocation impacts, and would also include a proposed process for revisions to the Comprehensive Plan on land use, transportation, and public facility recommendations. Areas to be included in the study are:

- Springfield Community Business Center
- Portions of the Franconia/Springfield Transit Station Area
- Industrial area of I-395 and I-95
- Richmond Highway corridor
- Huntington Transit Station Area
- Lorton South-Route 1 Community Planning Sector

The Committee directed staff to ensure that any proposed timeline for a BRAC-related Plan amendment process ensure adequate time for public outreach and public hearings. Staff was also asked to provide the Committee with future status reports on an as-needed basis.

### Special Committees

Seven special committees were appointed in 2006 as follows: Capital Improvement Program, Environment, Parks, Redevelopment and Housing, School Facilities, Transportation, and Transit-Oriented Development Committee. (The Seminar Committee did not meet in 2006.) The members of each special committee are listed below along with an activity synopsis.

#### Capital Improvement Program Committee

Rodney L. Lusk, Chair

John R. Byers

Frank de la Fe

Peter F. Murphy, Jr.

The Committee met once to discuss the proposed Capital Improvement Program (CIP) for Fiscal Years 2007-FY 2011 with Future Fiscal Years to 2015. CIP projects (involving land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services) were prioritized based on specific criteria associated with the following four classifications:

1. Immediate (projects in progress or expected to commence within one year)
2. Near term (projects expected to start within the next 2-3 years)
3. Long term (projects expected to begin within the next 4-5 years)
4. Future (anticipated but not scheduled within the five year planning period)

## 2006 Committees

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Projects were grouped by these seven functional areas: (1) public schools, to include new construction, renovation and building additions; (2) parks; (3) community improvements to include affordable housing development, community development, revitalization, stormwater management, and other neighborhood improvement initiatives such as lighting of residential areas, County facilities, and major thoroughfares; (4) public safety and court facilities, to include fire and rescue, police, animal services, Jennings Judicial Center, Girls' Probation House, Less Secure Shelter II, and the Historic Courthouse facility; (5) government facilities to include libraries, facilities management and renewal, and human services; (6) utility services to include solid waste, sanitary sewer facilities, and water supply facilities; and (7) transportation and pedestrian initiatives.

The Committee endorsed the advertised increase in the County's total debt limit from \$200 million to \$275 million and unanimously voted to recommend that the Planning Commission support allocating \$25 million of the \$75 million increase to schools. The Committee also voted unanimously to seek Commission support for:

- \$6.5 million to renovate the Belle Willard Center for use as a health laboratory;
- Department of Public Works & Environmental Services and the Redevelopment & Housing Authority to work together to scope, develop and fund the barrier-free physically-accessible group home (as described by the Community Services Board);
- Future consideration for funding single room occupancy efficiency apartments to address the need for housing the homeless.

*NOTE: The Planning Commission public hearing was held on March 16, 2006 and the Commission voted to endorse the Committee recommendations on March 29, 2006.*

### Environment Committee

Walter L. Alcorn, Chair

John R. Byers

James R. Hart

Nancy Hopkins

Laurie F. Wilson

Alternate: Frank de la Fe

During 2006, the Environment Committee met twice in joint session with the Environmental Quality Advisory Council to discuss (1) stream protection and stream quality issues, (2) proposed revisions to the Policy Plan to strengthen guidance regarding stream and buffer area protection and restoration, and (3) community education and outreach programs regarding stormwater management and protection.

## 2006 Committees

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Stream Protection and Stream Quality: Staff from the Stormwater Planning Division of the Department of Public Works and Environmental Services (DPWES) briefed the Committee on the results of the study to consider the impact of expanding Resource Protection Areas by increasing stream buffers an additional 50 or 100 feet. The Committee urged staff to develop an outreach program to educate County residents on ways to protect and restore stream quality. The Committee agreed that any change in the RPA boundary would need to be codified in the Zoning Ordinance and/or the Policy Plan.

Proposed Policy Plan Amendment: The Committee reviewed the proposed revisions to the Policy Plan to strengthen language on protection and restoration of streams and buffer areas. The two options considered were: (1) insert a new statement under the existing Policy Plan objective related to protection of streams and water quality; and (2) amend the Environmental Quality Corridor (EQC) policy by expanding the EQC in watershed headwater areas. The Committee decided to recommend that both Policy Plan changes be advertised as options, leaving the final selection to the Planning Commission and Board of Supervisors.

Community Education and Outreach Programs: The Committee received a briefing by the Public Information Officer of the Stormwater Management Business Area of DPWES on community education and outreach programs regarding stormwater management and protection. The Committee learned that DPWES outreach efforts included (a) forming partnerships and stewardships with homeowner associations, volunteer and youth groups, the Audubon Society, schools, and other jurisdictions; (b) sponsoring environmental workshops; (c) developing and distributing informative brochures to the media, residents and organizations; (d) conducting a radio campaign in both English and Spanish; and (d) developing and maintaining a website dedicated to protection of streams and the Chesapeake Bay.

### *Parks Committee*

Frank de la Fe, Chair

John Byers

Rodney Lusk

Alternates: Suzanne Harsel, James Hart, Ronald Koch, Laurie F. Wilson

The Parks Committee held one meeting in 2006 with members of the Fairfax County Park Authority (FCPA) Board to discuss proposed revisions to the proffer process with regard to the parks contribution formula. The Committee also discussed a schedule for updating parks classifications and inventories in the four Area Plans.

## 2006 Committees

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Revisions to the Proffer Formula for Parks Contributions: The Committee received a briefing from the Chairman of the Park Authority and FCPA staff on the need to update the proffer formula used to calculate contributions to parks for new P-District developments. The Committee considered the following recommendations:

- Authorization of an amendment to the Zoning Ordinance that would increase proffered park contributions from \$955 to \$1,500 per units for new P-District developments; and
- An increase to the proffered park contribution of \$320 per resident for other new developments.

The Committee directed staff to consult with the Office of the County Attorney on the issue of possibly including an escalation clause in any proposed amendment.

Updates to the Area Plans: FCPA staff briefed the Committee on the need to update the parks-related sections of each Area Plan since the text had not been updated since 1994. Specifically, staff recommended the following changes: updating the parks inventory and park classifications; removal of outdated text; updating the park recommendations; and replacing charts with park maps. The Committee agreed to continue discussion of this topic in 2007.

### *Redevelopment & Housing Committee*

Rodney Lusk, Chair

John Byers

Frank de la Fe

Ronald Koch

Suzanne F. Harsel

Alternate: Nancy Hopkins

The Housing Committee held two meetings in 2006 in joint session with the Redevelopment & Housing Authority to (1) review the implementation recommendations of the Affordable Housing Preservation Action Committee; (2) discuss the status of mobile home parks in Fairfax County; and (3) consider the recommendations made by the High-Rise Affordability Panel to the Housing Committee of the Board of Supervisors.

Status of Affordable Housing Preservation Action Committee Recommendations: Staff from the Department of Housing and Community Development (HCD) briefed the Committee on the status of the Affordable Housing Preservation Action Committee recommendations made to the Board of Supervisors in 2005. The presentation addressed the following items:

## 2006 Committees

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- \$17.8 million and 846 units of affordable housing were available at the present time with more than \$21 million expected in FY 2007;
- Three proposed affordable/workforce housing demonstration projects were under review by DPZ;
- Private industry representatives were working with AHOME to suggest possible revisions to the Zoning Ordinance that would provide development incentives for the preservation of affordable housing;
- The affordable housing SWAT team had been formed and was successful in acquiring the Crescent Apartments in Reston;
- Following public hearings by the Planning Commission, the Board of Supervisors had adopted Zoning Ordinance amendments addressing price control terms, applicability, and the control period for new affordable dwelling units;
- An interagency team had been established to identify affordable apartments that were expected to be converted to condominiums and an updated brochure advising renters of their rights had been prepared;
- A local field office of the Virginia Housing Development Authority had been established to explore ways to restructure Virginia's Low Income Housing Tax Credit Program;
- Support was given to establishment of the Virginia Community Development Bank as well as to legislative initiatives of the Virginia Housing Commission;
- An public education campaign on the need for affordable housing was underway; and
- Review of the proposal to use accessory dwelling units as affordable housing had been held for future consideration.

Following the presentation, the Committee discussed the need for high density developments within the County to provide a significant amount of affordable housing and the importance of providing developers sufficient economic incentives to supply affordable housing.

Status of Mobile Home Parks in Fairfax County: HCD briefed the Committee on the status of the eight mobile home parks in the County (Audubon, Engleside, Harmony, Meadows, Penn Daw, Ray's, Waples, and Woodley). The Committee requested that staff provide information about the current zoning of each mobile home park and contract sales data. The Committee

## 2006 Committees

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agreed that the Planning Commission should work with RHA to preserve these affordable housing units if and when the mobile home parks were developed.

Review of High-Rise Affordability Panel Recommendations: HCD staff informed the Committee that the Housing Committee of the Board of Supervisors had adopted in principle the recommendations of the High-Rise Affordability Panel but had referred the suggested timeline back to staff for further review. The Committee briefly discussed the Policy Plan objective to achieve 12% affordable housing in high density residential areas and then agreed to continue discussion of this topic at a future date.

### School Facilities Committee

Suzanne Harsel, Chair

Walter Alcorn

John Byers

Laurie Wilson

Alternates: Frank de la Fe and Rodney Lusk

In 2006, the School Facilities Committee met three times in joint session with members of the Fairfax County School Board to discuss the following issues: (1) the Fairfax County Public Schools (FCPS) Capital Improvement Program; (2) the schools impact proffer formula; and (3) the site plan review process for school renovations.

FCPS Capital Improvement Program: During a briefing on the FCPS Capital Improvement Program for FY 2007-2011, staff from the FCPS Department of Facilities and Transportation Services and the Office of Facilities Planning Services advised the Committee that a number of capital projects did not have sufficient funding to meet updated cost estimates but that \$20 million in construction reserve funds from prior projects could fund some of the current projects. As listed below, the Committee learned that several new projects were included in the current CIP submission while declining enrollment projections in some areas had led to the reduction or elimination of other projects.

- Inclusion of new modular additions for Herndon, Mount Vernon Woods, White Oaks, and Rose Hill Elementary Schools;
- Addition of site acquisition and planning funds for school sites in the BRAC area;
- Advancement of new elementary school at Laurel Hill to 2009;
- Deletion from the CIP of the modular additions at Annandale Terrace, Lynbrook, and Woodley Hills Elementary Schools;

## 2006 Committees

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- Elimination of a 36-classroom elementary school in the Mount Vernon area;
- Reduction of the Langley High School addition from 16 to 10 classrooms; and
- Reduction in the capacity of the Glasgow Middle School replacement building from 1,500 to 1,250 students.

The Committee asked that staff report back with findings on whether and how student population projections could be calculated differently.

Schools Impact Proffer Formula: FCPS staff from the Office of Facilities Planning Services provided a brief history of the Schools Impact Proffer Formula, noting that it was a formula for the calculation of cash contributions to offset the impact of new residential development on public school facilities. At the time the formula was adopted on January 27, 2003, the Board of Supervisors had directed that the formula be periodically reviewed and updated as necessary. Staff's presentation included a commentary on the student yield calculations, construction costs, levels of service, and methodology. The Committee learned that:

- New student yield ratios showed an increase in the number of students generated by single family detached units and a decrease in the number of students from townhouse developments, garden apartments/condominiums, and mid/high rise units; and
- There had been a decrease in elementary school enrollment and an increase in high school enrollment.

Staff advised the Committee that the proposed average cost per student of \$23,855 (an increase of \$11,630 per student from the figure calculated in 2003) was primarily due to significant increases in construction costs. The Committee suggested that staff:

1. Review the formula on a yearly rather than periodic basis; and
2. Provide the Committee with proposed language that would tie the proffered funds to a construction cost index.

Site Plan Review Process for School Renovations: FCPS staff and staff from DPWES briefed the Committee on the process used by DPWES to review and approve site plans for school renovations. The Committee learned that: (1) site plan approval by the Director of DPWES was required if an addition of more than 250 square feet of gross area was proposed; (2) a minor site plan could be submitted for modular units or renovations if public improvements (frontage, sidewalks, trails, stormwater management facilities, landscaping, screening, and

## 2006 Committees

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street lights) were in place; (3) and, improvements could be exempt from minor site plan requirements if construction took less than three months.

Staff advised the Committee that increasing amounts of bond funds were not being used for classroom construction but were instead being used for required road improvements, sidewalks, streetlights and stormwater management facilities. The Committee stressed the importance of holding the County to the same standards as those applied to developers but agreed to seek an opinion from the County Attorney to determine if the County could waive some requirements for a public agency yet impose those requirements on developers.

### Seminar Committee

Janet Hall

Suzanne Harsel

Peter F. Murphy, Jr.

Alternates: Walter Alcorn and John Byers

Due to the workload of the Planning Commission, a seminar was not held in 2006; therefore, the Seminar Committee did not need to meet.

### Transportation Committee

Frank de la Fe, Chair

James Hart

Ronald Koch

Kenneth Lawrence

Laurie F. Wilson

Alternates: John Byers and Rodney Lusk

In 2006, the Transportation Committee held seven meetings in joint session with the Transportation Advisory Commission (TAC) in 2006 to discuss: the status of the Dulles Corridor Metrorail Project; the proposed changes to the Countywide Transportation Objectives contained in the Policy Plan Volume of the Comprehensive Plan (*Phase 1*); amending the transportation text of the four Area Plans (*Phase 2*); and the Transportation Demand Management (TDM) Consultant Study.

Dulles Metrorail Extension: Staff from the Fairfax County Department of Transportation (DOT) and representatives from the Dulles Corridor Metrorail Project of the Virginia Department of Rail and Public Transportation briefed the Committee on the status of the Dulles Corridor Metrorail Project and associated special exception and 2232 applications. The Committee was informed that construction was expected to commence in late 2006 and that

## 2006 Committees

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land-use applications (as summarized below) would need to be approved to move the project forward.

- 2232 approval would be needed for the tracks and associated facilities, stormwater management ponds, and power stations; and
- Special Exception approval would be needed for the actual stations, platforms and entrance pavilions.

At a subsequent meeting, the Committee was briefed on the process to solicit public input and the number of citizen meetings held (over 250 public forums and at least 15 public hearings). The Committee then discussed 2232-MD06-10, the application for the tracks, accessory buildings, traction power substations, remote train control and stormwater ponds. The Committee was informed that County design standards would be used for landscaping the stormwater ponds.

*NOTE: The Planning Commission public hearing on 2232-MD06-10 was held December 7, 2006 and the Commission approved the application on January 18, 2007.*

Amendments to the Comprehensive Plan and Policy Plan Transportation Objectives: Staff from the Planning Division of DOT and the Planning Division of DPZ recommended that four of the twelve transportation-related nominations, submitted as part of the South County Area Plans Review (APR) Process, be accepted and reviewed as part of 2005-2006 APR cycle and that the remaining twelve nominations be considered in conjunction with the Countywide Transportation Plan review. Staff and Committee members then discussed the status of the public participation process on the project to update and revise the Countywide Transportation Objectives of the Policy Plan (Phase 1 of Plan Amendment S01-CW-17CP). The Committee was informed that seven public information meetings had been held throughout the County and that the proposed amendment would be reviewed by TAC in the near future. The Committee also requested that staff provide further information on results of the land-use scenario analysis based on the following four transportation networks:

1. Constrained Long-Range Regional Plan
2. County Plan with Extensive Bus Service
3. County Plan with Enhanced Transit and HOV
4. Hybrid Network

At subsequent meetings, following review by TAC, the Committee reviewed and endorsed the final draft of the revised Transportation Map and proposed text. Staff noted that a bicycle network map was not included in the Transportation Map but would likely be produced in the future.

## 2006 Committees

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*NOTE: The Planning Commission public hearing on S01-CW-17CP (Phase 1) was held on May 4, 2006 and the Commission recommended approval of the item on May 25, 2006. As part of its recommendation, the Commission directed staff to review the text in the four Area Plan volumes to identify and correct any discrepancies with the new Countywide Transportation Map. This Area specific review became known as Phase 2 of the Update to the Transportation Plan.*

Transportation Amendments to Area Plans (Phase 2): The Committee met with DOT staff to discuss the schedule and agenda for the public information meetings to be held in each supervisory district as requested. The Committee reviewed in detail the recommended changes proposed by staff and requested that a number of minor revisions be made to the proposed Area Plan text and maps. The Committee tentatively endorsed the proposed public hearing schedule but noted that additional time might be needed for adequate review by citizen groups and Commissioners.

*NOTE: The Planning Commission public hearing on Phase 2 of S01-CW-17CP, also known as S01-CW-17CP(B), was held May 30, 2007. The Commission recommended approval of the item at its meeting of June 13, 2007.*

TDM Consultant Study: DOT staff briefed the Committee on the status of the TDM Consultation Study authorized by the Board of Supervisors and outlined the eight major tasks of the study, as follows:

1. Provide a "best practices" report to review experience with transportation demand management throughout the U.S., including trip reductions; innovative parking arrangements; parking maximums; level of acceptance of maximums; and components of ordinances related to implementation of TDM programs.
2. Obtain trip generation data by looking at transportation corridors, transit-oriented development near rail stations, and other areas where there might be a good transit system but not a rail station.
3. Determine how to implement alternative parking standards and parking incentives, including parking maximums.
4. Develop recommendations for implementing TDM Strategies in the most cost-effective way.
5. Determine if it would be possible to require both by-right development and those requiring rezoning or special exception approval in designated Transportation Management Districts (TMD) to provide specific plans for on-site TDM programs.

## 2006 Committees

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6. Determine how it might be possible to link to a greater degree the achievement of TDM program goals, such as vehicle trip reductions, to the authorization to proceed with future planned development phases.
7. Prepare a manual for the implementation and monitoring of TDM and such proffers in the County.
8. Prepare associated Comprehensive Plan, Zoning Ordinance, and Public Facilities Manual amendments as appropriate.

The Committee was informed that the consultant was expected to begin work in February 2007 with completion expected by the end of 2007. The Committee suggested that the consultant meet with the Planning Commission prior to beginning the study.

### *Transit-Oriented Development Committee*

Walter Alcorn, Chair

John Byers

Frank de la Fe

Kenneth Lawrence

Rodney Lusk

Alternates: Suzanne Harsel and Nancy Hopkins

The Transit-Oriented Development (TOD) Committee was formed at the request of the Board of Supervisors and was constituted by the Commission on May 4, 2006. The Committee met twelve times in 2006 to develop a definition and set of principles for TOD that, following public hearings and adoption by the Planning Commission and Board of Supervisors, would become part of the Policy Plan volume of the Comprehensive Plan and be used as a development guide.

As part of its work plan, the Committee solicited input from residents, developers, and community representatives. In addition to staff from various County agencies, individual citizens, land-use attorneys and developers, and representatives from numerous interest groups participated in the deliberations, including but not limited to: Briarwood community, Citizens Committee on Land Use and Transportation; Dulles Rail Corridor Association, Environmental Quality Advisory Council, Fairfax County Chamber of Commerce, Fairfax County Park Authority, FairGrowth, Franklin Farm Foundation, Hunter Mill Defense League, Hunter Mill Traffic Calming Committee, Jefferson Manor Land-Use Committee, McLean Citizens Association, Non-Motorized Transportation Committee, Sierra Club, Sleepy Hollow Association, Smarter Growth, South County Federation of Citizen Associations, Springfield Forest, Urban Transportation Consultants, VDOT, and Windsor Estates.

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To become more acquainted with the issues involving land-use development in transit station areas, the TOD Committee invited the following outside experts to give topical presentations:

- Stewart Schwartz, Executive Director, Coalition for Smarter Growth;
- Jeff Speck, Director of Design, National Endowments for the Arts;
- John Carter, Maryland National Capital Park and Planning Commission;
- Jim Snyder (retired), Master Planning & Development Planning, Arlington County;
- Nat Bottigheimer, Director, Planning and Project Development, WMATA; and
- Maria Zimmerman, Vice-President for Policy, Reconnecting America, Center for TOD.

Two citizen panels also gave presentations on a variety of related topics including, (a) the growth and development in the Central Springfield area near the Franconia-Springfield Metro Station; (b) the importance of integrating transit-oriented development with existing and planned residential neighborhoods, employment centers, the transportation network, open space and parks; (c) avoiding the problems caused by private roads and hybrid homeowners associations and the need for environmental protection, adequate satellite parking, neighborhood service establishments, sufficient, safe and well-lit trails and sidewalks, and accessibility for disabled persons; (d) insufficient transit car capacity and parking at the Vienna Metro Station; (e) the “success story” of the working relationship between developers and residential communities in the vicinity of the Huntington Metro Station; (f) the issue of whether to measure proximity to transit stations in terms of distance or walking time; (g) the importance of community involvement; (h) shuttle bus service to transit stations from surrounding high density developments; and (i) recommendations of Dulles Corridor Land-Use Task Force.

After in-depth discussions among participants, the TOD Committee reached a consensus agreement on a standardized definition and set of guiding principles for Transit-Oriented Development in Fairfax County. The following recommendations were forwarded to the Board of Supervisors in November of 2006 for consideration as a Policy Plan amendment.

### Definition

“Transit-oriented development (TOD) has a range of definitions; however common characteristics include compact development that contains a mix of housing, employment and retail uses in a high-quality walking environment. TOD is the result of a deliberate planning strategy for reducing sprawl and automobile dependency by focusing moderate to high density growth around planned and existing transit stations. Well-planned development that incorporates good design principles and includes a mix of uses around these stations can create opportunities for compact, pedestrian-friendly and vibrant neighborhood centers within walking distance of transit. Development of TOD can leverage major investments in public transit infrastructure, contribute to environmentally sound means to accommodate new growth in the County, improve access to transit stations and enhance transportation choice in the area.

## 2006 Committees

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Initially, this Comprehensive Plan guidance for the development of TODs in Fairfax County focuses around rail stations. Future planning efforts may expand the implementation of TOD guidelines as part of a family of guidelines for development around different types of mass transit.”

### Guidelines for Transit-Oriented Development: Objectives

Transit Proximity	Pedestrian and Bicycle Access	Station-Specific Flexibility
Mix of Land Uses	Housing Affordability	Design
Parking	Transportation and Traffic	Vision for the Community
Regional Framework	Environmental Benefits	Economic Benefits
Open Space	Public Facilities & Infrastructure	Phasing of Development

More information, including specific text associated with each objective, can be found online at <http://www.fairfaxcounty.gov/planning/tod.htm>

*NOTE: The Planning Commission public hearing on ST07-CW-1CP was held February 8, 2007 and the Commission recommended approval of the Transit-Oriented Development Policy Plan Amendment on February 28, 2007.*

## 2006 Braddock District Land-Use Actions

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*During 2006, the Planning Commission took action on 28 land-use applications located in the Braddock District. The Commission accepted withdrawal of two items, denied two items and approved the remaining items, either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.*

### **Withdrawals Accepted**

APR-05-II-4F – AREA PLANS REVIEW AMENDMENT – nomination by Lillian Jones to amend the Comprehensive Plan for 4.49 acres (at the n.w. quadrant of Ox Road and University Drive) by adding an option for non-residential mixed use development up to 1.5 FAR. Map 57-3 ((1)) 11B and 57-4 ((1)) 2B.

APR-05-II-3F – AREA PLANS REVIEW AMENDMENT – nomination by Lynne Strobel (on behalf of the Trustees of the Church of the Good Shepherd) to amend the Comprehensive Plan for 10.33 acres, in the northeast quadrant of Braddock Road and Olley Lane, from residential use at 1-2 to residential use at 2-3 du/ac on the northern portion of the subject property with a church at 0.25 FAR on the remainder of the site. Map 69-4 ((1)) 6A.

### **Items Denied**

APR-05-I-12A – AREA PLANS REVIEW AMENDMENT – nomination by staff of the Department of Planning & Zoning (DPZ) to amend the Comprehensive Plan for 30.73 acres along Little River Turnpike, west of Markham Street and Medford Drive and east of Championship Drive and Heritage Drive, by adding text to encourage future visual and streetscape improvements. Maps 59-4, 70-2, 71-1.

2232-B06-1 – T-MOBILE NORTHEAST LLC – to install nine panel antennae on an existing 185-foot telecommunications lattice tower with three equipment cabinets placed on the ground within an existing fenced equipment compound at the base of the tower located on the campus of the Northern Virginia Community College, at 8333 Little River Turnpike. Map 59-3 ((1)) 20.

### **Items Approved**

2232-B05-23 - NEW CINGULAR WIRELESS, OMNIPOINT COMMUNICATIONS, AND MILESTONE COMMUNICATIONS – to replace an existing 85-foot tall light pole/monopole with a 110-foot tall light pole/monopole at 4700 Medford Drive on the grounds of Annandale High School. Map 71-1 ((1)) 68.

FS-B05-41 – CITY OF FAIRFAX DEPARTMENT OF PUBLIC WORKS – to construct a public street (George Mason Boulevard) through the 7.4-acre Eleven Oaks Administrative Center (6.2 acres in Fairfax County and 1.2 acres in the City of Fairfax) to provide a direct link between the City and George Mason University. Map 57-4 ((1)) 6.

FS-B06-8 – T-MOBILE – to mount three antennae within three six-foot tall stealth chimneys to be constructed on the roof of the existing three-story office building, with three equipment cabinets placed inside the building at 6035 Burke Centre Parkway. Map 77-4 ((19)) 3E.

## 2006 Braddock District Land-Use Actions

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FSA-B01-35-1 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – to relocate six panel antennae from a height of 75 feet to 107.3 feet on the existing 120-foot monopole located on the site of the Brandywine Swim & Racquet Club at 9537 Helen wood Drive. Map 69-1 ((4)) 1A.

APR-05-I-13A – AREA PLANS REVIEW AMENDMENT – nomination by Martin Walsh, on behalf of Bristow Shopping Center LLP, to amend the Comprehensive Plan for 11 acres, located on Heritage Drive south of Little River Turnpike, by adding an option for mixed use up to .80 FAR with non-residential uses comprising one-third or less of the site. Map 70-2 ((1)) 10, 2A, 2C.

APR-05-I-14A - AREA PLANS REVIEW AMENDMENT – nomination by Terry Wanbaugh, Co-Chair of the Braddock District APR Task Force, to amend the Comprehensive Plan for 3.73 acres, at the southeast quadrant of Braddock Road and Rolling Road, by adding an option for mixed use up to .5 FAR to combine a commuter parking facility and office uses. Map 69-4 ((1)) 49A, 51, 52.

APR-05-I-15A - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan for 24.24 acres located along Little River Turnpike by adding text to encourage future visual and streetscape improvements and to add the area to the Annandale CBC. Maps 59-4, 60-3, and 71-1.

APR-05-II-2F - AREA PLANS REVIEW AMENDMENT – nomination by Terry Wanbaugh, Co-Chair of the Braddock District APR Task Force, to amend the Comprehensive Plan for 37.40 acres by adding text to emphasize the 1 du/ac density limit in the Olley Lane corridor. Map 69-2 ((2)) various parcels.

APR-05-III-4P - AREA PLANS REVIEW AMENDMENT – nomination by DPZ staff to amend the Comprehensive Plan for 1.54 acres located on Clara Barton Drive to correct an editorial error by designating the parcels as 2-3 du/ac. Map 77-3 ((1)) 5, 5A, 6.

APR-05-III-5P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force to amend the Comprehensive Plan for the Main Branch and the Middle Run Community Planning Sectors by including text referring to the continuation and expansion of local shuttle or similar transit services.

APR-05-III-6P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan for 6.13 acres located north of the Fairfax County Parkway and west of the Heritage Landing subdivision by adding text emphasizing development at less than the existing R-1 zoning category. Map 77-4 ((1)) 1A.

APR-05-III-7P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan by adding text to emphasize the current planned density of residential use at 5-8 du/ac. Map 77-2 ((1)) 13C.

APR-05-III-8P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan for 2.7 acres located south of

## 2006 Braddock District Land-Use Actions

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Guinea Road and north of the VRE tracks by adding text to indicate that the land is used for wetlands mitigation and that trails and the pedestrian overpass should connect to the VRE. Map 77-2 ((1)) 35.

APR-05-III-9P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan for 6.74 acres located in the southwest quadrant of the VRE tracks and Roberts Road by adding text to minimize environmental and noise impacts. Map 77-2 ((1)) 39, 40B, 58, 58A and 58C.

APR-05-III-10P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan for 2.7 acres between New Guinea Road and Robert Road by adding text concerning a Kiss-and-Ride drop off area with handicapped parking and a trail from the north side of the parking garage to a pedestrian bridge crossing the VRE tracks. Map 77-2 ((1)) 35.

APR-05-III-12P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan for the Burke Center VRE Station and environs by adding text addressing north and south pedestrian connectivity to the Burke Center VRE Station.

APR-05-III-11P - AREA PLANS REVIEW AMENDMENT – nomination by Supervisor Bulova, on behalf of the Braddock District APR Task Force, to amend the Comprehensive Plan for 35.4 acres located in the northeast quadrant of Clara Barton Drive and the Fairfax County Parkway by adding text that future uses should minimize impacts on the Pohick Creek watershed. Map 77-3 ((1)) 7A, 8, 9A, 11-13.

APR-05-II-1F - AREA PLANS REVIEW AMENDMENT – nomination by Terry Wanbaugh, Co-Chair of the Braddock District APR Task Force, to amend the Comprehensive Plan for 22.73 acres located in the Ridge Manor Subdivision by adding text discouraging future neighborhood consolidation efforts. Map 68-2 ((1)) 12, 12A and 68-2 all of ((2)).

FSA-B01-18-1 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – to amend the previously-approved application by replacing nine panel antennae with six panel antennae on the existing 85-foot tall Dominion Virginia Power transmission pole at 11001 Braddock Road. Map 68-1 ((2)) 18.

FS-B06-45 – T-MOBILE – to co-locate nine antennae at the top of the existing 97-foot tall lattice utility transmission tower and to place three equipment cabinets (two current and one future) in a board-on-board screened equipment compound at the base of the pole at 8506 Clydesdale Road. Map 79-1 ((8)) B.

FS-B06-64 – CLEARWIRE U.S. LLC – to co-locate four panel antennae and four dish antennae at the 90-foot level on the existing 120-foot tall monopole, with one equipment cabinet placed within the existing fenced compound at the base of the monopole at 5937 Guinea Road. Map 77-2 ((1)) 34.

FS-B06-63- CLEARWIRE, U.S., LLC – to co-locate four panel antennae and four dish antennae on the existing 147-foot nine-inch monopole (owned by Crown Castle International), with one equipment

## 2006 Braddock District Land-Use Actions

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cabinet placed on the ground within an existing chain-link fenced equipment compound at the base of the pole at 7920 Woodruff Court. Map 70-4 ((10)) 701.

SE 2006-BR-004 – 7-ELEVEN INC. – to demolish and redevelopment the existing service station/mini-mart with a new 12-pump service station and quick service food store on 43,289 square feet of land at 6221 Rolling Road and zoned PRC and H-C. Map 79-3 ((8)) 5A3.

FS-B06-84 – MOBILE MEDIA NATIONAL LLC – to co-locate one nine-foot white antenna at the top of the existing 146-foot tall monopole and to place one dish antenna and equipment cabinet within the existing equipment compound at the base of the pole at 7920 Woodruff Court. Map 70-4 ((10)) 701.

## 2006 Dranesville District Land-Use Actions

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*During 2006, the Planning Commission took action on 16 land-use applications located in the Dranesville District, all of which were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.*

### **Items Approved**

FS-D05-37 – OMNIPOINT COMMUNICATIONS – to co-locate up to nine telecommunications antennae on an existing 100-foot tall monopole with three equipment cabinets at the base of the pole located within the VDOT right-of-way at I-495 and the George Washington Memorial Parkway. Map 21-2.

FS-D06-2 – CINGULAR WIRELESS – to co-locate nine panel antennae on an existing 100-foot tall monopole, with one equipment cabinet placed within the existing equipment compound at the base of the monopole in the VDOT right-of-way at the Georgetown Pike/Beltway (I-495) intersection. Map 21-3.

PCA 1998-DR-049-03 – WILLIAM & SUZANNE MORAN – to amend the proffers previously-approved for the 24.14 acre Evans Farm development zoned PDH-5 by permitting two single-family lots to be combined into one larger lot (15,648 square feet) to accommodate one house with a pool and pool house in lieu of two single-family detached residences. Map 30-1 ((30)) 8A, 9A.

FDPA 1998-DR-049-03 – WILLIAM & SUZANNE MORAN – to amend the previously-approved final development plan for the 24.14 acre Evans Farm residential development zoned PDH-5 to reflect consolidation of lots 8A and 9A into one larger lot (15,648 square feet in size) resulting in 143 rather than 144 dwelling units. Map 30-1 ((30)) 8A, 9A.

2232-D05-20 – VERIZON WIRELESS – to construct a 108-foot tall telecommunications “treepole” to accommodate 12 panel antennae, with one equipment shelter on the ground at the base of the pole which will be located on property owned by the Fairfax County Park Authority and used as a maintenance yard in the Pimmit Run Stream Valley Park. Map 40-1 ((13)) A and 40-1 ((15)) B.

RZ 2005-DR-009 – WINCHESTER HOMES INC. – to rezone 8.11 acres from R-1 to PDH-3 for residential development consisting of 19 single-family detached dwelling units. Map 29-1 ((1)) 33, 33A, 34, 34A, 35, part of 35A, 36, 37, 37A, 38, 39, 40B, 41.

FDP 2005-DR-009 – WINCHESTER HOMES INC. – submission of the final development plan depicting the residential development of 19 single-family detached dwelling units (to be known as McLean Glen) on 8.11 acres zoned PDH-3. Map 29-1 ((1)) 33, 33A, 34, 34A, 35, part of 35A, 36, 37, 37A, 38, 39, 40B, 41.

FS-D06-24 – T-MOBILE NORTHEAST LLC – to install three panel antennae in the existing Trinity United Methodist Church steeple and three equipment cabinets in the basement of the church at 1205 Dolley Madison Boulevard. Map 30-2 ((32)) A.

APR-04-III-6UP – AREA PLANS REVIEW AMENDMENT – nomination by Jeanette Twomey on behalf of the Hunter Mill Defense League to amend the Comprehensive Plan by adding language stating that

## 2006 Dranesville District Land-Use Actions

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Hunter Mill Road has been designated as a Virginia Byway and that it has been determined to be eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places as well as adding language for the use of conservation easements to protect these resources.

AR-97-D-002-01 – CHARLES E. JENKINS, TR. – to renew the Jenkins Local Agricultural and Forestal District, first established in 1983, for another eight year term, for 21.4 acres zoned R-E at 10509 Beach Mill Road, with six acres utilized for agricultural use and 15 acres maintained as hardwood forest. Map 3-4 ((1)) 44Z, 45Z, 46Z.

SEA 93-D-018-02 – THEODORE B. SIMPSON, PRESIDENT, SPRINGHILL SERVICE INC. – to permit the retroactive approval of an existing 204 square foot addition on the rear of the existing Springhill Chevron at 8124 Old Dominion Drive on 38,138 square feet of land zoned C-5. Map 20-4 ((1)) 1, 3.

AF 2006-DR-001 – JOHN & BARBARA WHITNEY – to establish the Whitney Local Agricultural and Forestal District for an eight-year term on 21.7 acres zoned R-E at 10607 Beach Mill Road, with 11.5 acres of agricultural use, 2.0 acres of residential use, and 8.2 acres of forestal conservation use. Map 3-3 ((1)) 32.

SEA 01-D-022 – SUGARLAND HILL LLC – to amend the previously-approved application for housing for the elderly by permitting a 48-foot front yard setback in lieu of the required 50-foot setback and a rear yard setback of 36.1 feet in lieu of the required 37.5-foot setback for the existing facility at 1100 Dranesville Road on 4.62 acres zoned R-1. Map 6-3 ((1)) 11.

FS-D06-56 – CLEARWIRE US LLC – to co-locate four panel antennae and four dish antennae on the existing 200-foot tall lattice tower, with one equipment cabinet placed in an existing fenced equipment compound at the base of the tower at 9916 Georgetown Pike on the site of the Great Falls Volunteer Fire Department. Map 13-1 ((1)) 2.

FS-D06-80 – NEW CINGULAR WIRELESS PCS – to co-locate nine antennae on an existing 100-foot tall Dominion Virginia Power transmission pole, with one fenced equipment cabinet at the base of the pole, at Colonial Farm Road and Georgetown Pike. Map 22-3.

FSA-D02-24-1 – SPRINT-NEXTEL – to amend the previously-approved application by replacing six existing antennae, adding three new antennae, and replacing the five existing equipment cabinets with a 12 x 20 foot equipment building placed at the base of the existing 100-foot tall monopole within the VDOT right-of-way at the intersection of I-495 and George Washington Parkway. Map 21-2.

## 2006 Hunter Mill District Land-Use Actions

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*The Planning Commission took action on 27 land-use applications in the Hunter Mill District during 2006, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.*

### **Items Approved**

FSA-H02-15-1 – OMNIPOINT COMMUNICATIONS (T-MOBILE) – to amend the previously-approved telecommunications facility located on the existing four-story office building at 13865 Sunrise Valley Drive by permitting relocation of two existing flush-mounted antennae from the façade of the penthouse to the southeastern corner of the roof. Map 15-4 ((1)) 22D3.

PCA C-696-05 – DSV DULLES FOX MILL L.P. – to amend the proffers associated with the prior approval of Dulles Station, comprised of 51.76 acres zoned PDC, by permitting the applicant to make a monetary contribution to pay for the proffered offsite transportation improvements rather than acquiring the land and constructing the roadway improvements on Sunrise Valley Drive and Frying Pan Road. Maps 15-4 ((5)) 2A, 2B, 3, 4, 5, 8A and 16-1 ((25)) 1.

PCA 78-C-098-2 – GREGOR LLC – to amend the proffers associated with the prior approval of the PDC development (office and conference center uses) on 5.19 acres zoned PDC by permitting a small hotel and development of 147,806 square feet of multi-family residential uses in lieu of the approved but unbuilt office buildings. Map 17-4 ((1)) 1.

FDPA 78-C-098-3 – GREGOR LLC – to amend the previously-approved final development plan to reflect two four-story residential buildings containing a total of 60 multi-family units (Boxwoods) atop a two-level parking structure and conversion of the existing historic Bowman House into a six-room hotel on 5.19 acres zoned PDC. Map 17-4 ((1)) 1.

ARCHITECTURAL ELEVATIONS FOR FAIRFIELD AT DULLES CORNER – pursuant to the proffers associated with the prior approval of PCA 86-C-029-10, PCA 88-C-066-5 and PCA 1996-HM-044-3 (LB Dulles Acquisition LLC), review of the architectural plans and elevations for the multi-family residential buildings (Fairfield at Dulles Corner) comprising a portion of the mixed use Dulles Corner Development. Map 15-4 ((1)) 13, 13B, 13C, 23A and 23A1.

FS-H06-7 – T-MOBILE – to co-locate nine antennae (six flush-mounted and three placed behind a screen) and three screened equipment cabinets on the rooftop penthouse of the existing seven-story office building at 2070 Chain Bridge Road. Map 29-3 ((1)) 30D.

PCA 1998-HM-020 – CEDAR CHASE AT GREAT FALLS OWNERS ASSOCIATION INC. – to amend the proffers associated with the prior approval of Cedar Chase at Great Falls by deleting a pedestrian trail from a 3.27 acre portion of the 49-acre single-family detached subdivision zoned PDH-1. Map 11-2 ((18)) B.

APR-04-III-1UP – AREA PLANS REVIEW AMENDMENT – nomination by Michael Park, representative of the History Committee of the Hunter Mill Defense League, to amend the Comprehensive Plan by

## 2006 Hunter Mill District Land-Use Actions

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adding language stating that Hunter Mill Road has been designated as a Virginia Byway and that it has been determined to be eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places as well as adding language for the use of conservation easements to protect these resources.

SE 2005-HM-010 – WALKER FLP LIMITED PARTNERSHIP – to increase the height of Building A from 75 to 123 feet and to allow a hotel use (Building B) on an 8.5 acre portion of the 46-acre Parkridge Center Office Park zoned I-3. Map 18-3 ((1)) 7B and part of 7G.

FS-H04-41 – T-MOBILE – to place nine flush-mounted panel antennae and three screened equipment cabinets on the roof of the existing Sunrise Corporate Center office building at 11130 Sunrise Valley Drive. Map 27-1 ((16)) (4) 2.

CPA 86-C-121-8-3 – LERNER ENTERPRISES LLC – to amend the previously-approved Conceptual Plan to permit the addition of two high-rise multi-family residential structures, with a maximum of 457 units, on a 22.24 acre portion of the Reston Town Center site zoned PRC. Map 17-4 ((1)) 7A.

RZ 2005-HM-024 – DAVID & CHARLOTTE LAUGHLIN – to rezone 41.448 square feet of land from R-1 to R-3 for development of two single-family detached dwelling units. Map 28-4 ((1)) part of 57.

FS-H06-20 – FIBER TOWER CORPORATION – to co-locate four dish antennae on an existing 165-foot tall Cox telecommunications lattice tower at 2610 Reston Parkway, Map 26-3 ((1)) 22, 22A.

FS-H05-42 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC – to install twelve screened panel antennae and one screened equipment cabinet on the roof of the existing building at 1760 Reston Parkway. Map 17-1 ((1)) 2C.

PCA C-696-6 – OTO DEVELOPMENT LLC – to amend the proffers associated with the prior approval of the Dulles Station development by adding an option permitting two hotels in Land Bay IV (Dulles Station at Dulles Corner) currently approved for two office buildings only on an 11.84 acre portion of the 63.12 acre Dulles Station development zoned PDC. Map 15-4 ((5)) 4 and parts of 3 and 5.

FDPA C-696-3 – OTO DEVELOPMENT LLC – to amend the final development plan associated with the prior approval of the Dulles Station development by adding an option permitting two hotels in Land Bay IV (Dulles Station at Dulles Corner) currently approved for two office buildings only on an 11.84 acre portion of the 63.12 acre Dulles Station development zoned PDC. Map 15-4 ((5)) 4 and parts of 3 and 5.

ARCHITECTURAL RENDERINGS FOR OVERLOOK TOWERS AT DULLES CORNER – in accordance with the proffers associated with the prior approval of PCA 86-C-029-10, PCA 88-C-066-5 and PCA 1996-HM-044-3, submission of the architectural renderings and elevations for the proposed office buildings and parking garage for Overlook Towers at Dulles Corner. Map 15-4 ((1)) 13, 13B, 13C, 23A1 and part of 23A.

RZ 2006-HM-001 – HERITAGE FELLOWSHIP UNITED CHURCH OF CHRIST – to rezone 5.08 acres from R-1 to R-2 to allow expansion of previously-approved floor area and parking lot, with no increase in

## 2006 Hunter Mill District Land-Use Actions

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the maximum number of seats in the sanctuary, for the existing church at 2505 Fox Mill Road. Map 25-2 ((5)) 51, 52.

FS-H06-35 – FIBER TOWER CORPORATION – to co-locate one dish antenna on the existing 125-foot tall American Tower Corporation monopole, and one equipment cabinet inside the existing compound at the bottom of the monopole, at 10907 Sunset Hills Road. Map 18-3 ((1)) 7A.

FSA-H98-20-1 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – to amend the previously-approved telecommunications application by permitting relocation of eight existing wall-mounted panel antennae onto two sled mounts placed on the roof of the Fellowship House located at 11450 North Shore Drive. Map 17-2 ((1)) 3.

CSPA C-696 – CAMDEN SUMMIT PARTNERSHIP LP – to amend the previously-approved comprehensive signage plan to include three signs for the residential portion of the Dulles Station at Dulles Corner mixed use development located on 5.49 acres zoned PDC. Map 15-4 ((5)) 7A1, 7A2.

FS-H06-65 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – to co-locate 12 panel antennae and one equipment cabinet on the roof of the existing 74-foot tall office building at 12355 Sunrise Valley Drive. Map 17-3 ((1)) 30.

SE 2006-HM-017 – FIAZA HANNIFFA, MONTESSORI CHILDREN'S CENTER – to permit enlargement of an existing child care center by adding a one-story 2,692 square foot addition and increasing the enrollment up to a maximum of 150 children at the Montessori Children's Center at 2745 Centreville Road on 2.69 acres zoned R-1. Map 25-1 ((1)) 34C, 34D.

SE 2006-HM-022 – MARYMOUNT UNIVERSITY – to permit a university with a maximum daily enrollment of 110 students to operate within a portion of the existing three-story office building at 1861 Wiehle Avenue on 4.06 acres of land zoned I-4. Map 17-4 ((18)) 1A.

2232-H06-14 – FAIRFAX COUNTY PARK AUTHORITY – to create the Lawyers Road Park on 13.7 acres located at 10049 Lawyers Road consisting of a 70-space parking lot, a plaza/pavilion containing one picnic shelter and two picnic tables, a creative play area (containing a playground, ball court, tricycle path and patterned sports surface), a trail loop with a fitness cluster, and one full-sized rectangular athletic field. Map 37-2 ((15)) A.

FS-H06-74 – CLEARWIRE U.S. LLC – to co-locate four panel antennae and four dish antennae on the existing 125-foot tall light pole/monopole, with one equipment cabinet placed within an existing fenced equipment compound at the base of the light pole, located on the grounds of South Lakes High School at 11400 South Lakes Drive. Map 26-2 ((18)) 7.

FS-H06-75 – CLEARWIRE U.S. LLC – to co-locate four panel antennae, four dish antennae, and one equipment cabinet on the roof of the existing 246-foot tall Sheraton hotel building at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.

## 2006 Lee District Land-Use Actions

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*During 2006, the Planning Commission took action on 42 land-use applications located in the Lee District. The Commission accepted withdrawal of six items. Six items were denied and the remaining 30 applications were approved either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.*

### **Withdrawals Accepted**

APR-05-IV-16MV – AREA PLANS REVIEW AMENDMENT – nomination by Hillary Zahm with Cooley Godward to amend the Comprehensive Plan for 13.79 acres, located northwest of the Russell Road/Richmond Highway intersection, by adding an option for residential development at 12016 du/ac. Maps 101-3 ((1)) 15A, 15B; 101-4 ((2)) all parcels; and 101-4 ((4)) 3-5, 8, 11A, 12A, 501-503.

APR-05-IV-20MV – AREA PLANS REVIEW AMENDMENT – nomination by J. Woolridge (on behalf of Trammell Crow) to amend the Comprehensive Plan for 3.65 acres, located north of the Russell Road/Richmond Highway intersection, from retail use up to 0.50 FAR to mixed use up to 2.0 FAR and residential with limited retail uses. Map 101-4 ((1)) 9A.

APR-05-IV-21MV – AREA PLANS REVIEW AMENDMENT – nomination by J. Woolridge (on behalf of Trammell Crow) to amend the Comprehensive Plan for 19.49 acres (NE of the Richmond Highway/Frye Road intersection) from residential use at 8-12 and 16-20 to 22.5 du/ac. Map 101-3 ((1)) 7, 8.

APR-05-IV-8S – AREA PLANS REVIEW AMENDMENT – nomination by Lynne Strobel (on behalf of JCE Inc.) to amend the Comprehensive Plan for 10.29 acres (adjacent to Casperson Road and west of Beulah Street) from 1-2 du/ac to 3-4 du/ac with an option for 5-8 du/ac. Map 91-3 ((1)) 12-15, all of ((5)).

APR-05-IV-1RH – AREA PLANS REVIEW AMENDMENT – nomination by Andrew Ross Levinson (on behalf of Cooley Godward) to amend the Comprehensive Plan for 10.98 acres, northeast of the Steinway Street/Beulah Street intersection, by adding an option for 5-8 du/ac. Map 91-3 ((8)) A, B, 1-4, 5A.

APR-05-IV-23MV – AREA PLANS REVIEW AMENDMENT – nomination by Benjamin Tompkins to amend the Comprehensive Plan for 7.08 acres, located northwest of the Fort Drive/North Kings Highway intersection, from multi-family residential uses to mixed use up to 3.25 FAR. Maps 83-3 ((1)) 87; 83-3 ((2)) (13) 1A, 1B; and 83-3 ((3)) all.

### **Items Denied**

APR-05-IV-22MV – AREA PLANS REVIEW AMENDMENT – nomination by R.C. Fields, Jr. to amend the Comprehensive Plan for 5.44 acres (n.e. of the South Kings Highway/Southgate Drive intersection) by modifying the conditions for the planned residential use at 8-12 du/ac. Map 92-2 ((1)) 16G and 17-21.

APR-05-IV-2RH – AREA PLANS REVIEW AMENDMENT – nomination by Marianne Bowen to amend the Comprehensive Plan for 2.05 acres, located south of the Capital Beltway and west of South Quaker Lane, from public park uses to residential use at 3-4 du/ac. Map 82-2 ((1)) 15, 15A, 16.

## 2006 Lee District Land-Use Actions

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APR-05-IV-4RH – AREA PLANS REVIEW AMENDMENT – nomination by Glenn S. Ovrevik to amend the Comprehensive Plan for 109 acres, located northeast of the Beulah Street/Telegraph Road intersection, from private recreation uses and residential use with an option for commercial recreation to private recreation with an option for residential use at 2-3 du/ac with conditions. Map 100-1 ((1)) 9, 14, 15, 17, 19, 20, 23A, 24, 25.

APR-05-IV-5RH – AREA PLANS REVIEW AMENDMENT – nomination by Wing Cheong Tse to amend the Comprehensive Plan for 1.0 acre, located north of the Piney Run Drive/Old Telegraph Road intersection, from residential use at 1-2 du/ac to 2-3 du/ac. Map 100-1 ((1)) 27.

APR-05-IV-6RH – AREA PLANS REVIEW AMENDMENT – nomination by Donald McKee to amend the Comprehensive Plan for 0.83 acre, located south of the Piney Run Drive/Old Telegraph Road intersection, from residential use at 1-2 du/ac to 2-3 du/ac. Map 100-1 ((3)) 8.

APR-05-IV-1S – AREA PLANS REVIEW AMENDMENT – nomination by Roger Hart to amend the Comprehensive Plan for 7.48 acres, located southwest of Beulah Street/Miller Drive intersection, from residential use at 1-2 du/ac to 3-4 du/ac. Maps 90-4 ((1)) 20 and 91-3 ((1)) 23-25.

### Items Approved

RZ 2005-LE-027 – OLIVET EPISCOPAL CHURCH – to rezone 2.23 acres from R-1, R-2 and C-5 to C-2 to permit a 26-foot tall 8,816 square foot addition to the Mount Olivet Episcopal Church. Map 81-3 ((5)) 13.

SEA 87-L-078 – P.R. RESTAURANT INC. & SM PROPERTIES INC. – to amend the previously-approved application by extending the hours of operation for the existing one-story eating establishment (Portales Restaurant) at 6148 Franconia Road on 1.27 acres zoned C-5 and R-3. Map 81-3 ((4)) 5B1 and part of 5A.

PCA 84-L-020-20 – APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES INC. – to amend the proffers associated with the prior approval of the 10.55 acre PDC zoned portion of the Kingstowne Towne Center by decreasing the size of the previously-approved addition to Building X (Kohl's Department Store) by 9,211 square feet; permitting the addition of a 10,000 square foot free-standing building (Building X-1) for retail sales, an eating establishment, office uses and a bank with drive-in facilities; and establishing a 12-space commuter parking lot. Map 91-2 ((1)) 32C, 32E.

FDPA 84-L-020-02-11 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES INC. – to amend the previously-approved final development plan for the 10.55 acre portion of Kingstowne Towne Center to reflect a 9,211 square foot reduction in the size of the Building X addition (Kohl's Department Store), the addition of a 10,000 square foot free-standing building (Building X-1) for retail sales, an eating establishment, office uses, a bank with drive-in facilities, and a 12-space commuter parking lot. Map 91-2 ((1)) 32C, 32E.

RZ 2005-LE-017 – CHRISTOPHER MANAGEMENT INC. – to rezone 3.0 acres from R-1 to PDH-3 for development of eight single-family detached dwelling units. Map 91-3 ((1)) 66, 67, 68.

## 2006 Lee District Land-Use Actions

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FDP 2005-LE-017 – CHRISTOPHER MANAGEMENT INC. – submission of the final development plan depicting eight single-family detached dwelling units (three existing single family detached dwellings to be removed) with two-car garages on 3.0 acres of land zoned PDH-3. Map 91-3 ((1)) 66, 67, 68.

SE 2005-LE-026 – PREMIER R.E. FUND LLC – to permit conversion of one three-story office building and one two-story commercial building, located at 6120 and 6128 Brandon Avenue on 2.89 acres zoned C-6, CRD, HC and SC, to non-residential condominiums. Map 80-4 ((1)) 1A.

FS-L06-4 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on a 7-foot extension placed on the existing utility power pole (129 feet and 6 inches in height), with three equipment cabinets placed within a screened compound at the base of the pole located at 7550 Thomas Grant Drive. Map 90-4 ((1)) G.

FS-L06-9 – T-MOBILE NORTHEAST LLC – to install nine flush-mounted antennae to the existing screening wall and three equipment cabinets on the roof of the office building located at 5791 Kingstowne Village Parkway. Map 91-2 ((1)) 36C.

RZ 2005-LE-032 – SHARON CHAPEL LLC - to rezone 6.19 acres from R-2 to PDH-3 to permit development of twelve single-family detached dwelling units. Map 82-4 ((1)) 34.

FDP 2005-LE-032 – SHARON CHAPEL LLC - submission of the final development plan for a single-family residential development (Wilton Hill) comprised of eleven new dwelling units and the preservation of one existing dwelling unit, on 6.19 acres zoned PDH-3. Map 82-4 ((1)) 34.

FS-L06-40 – FIBER TOWER CORPORATION – to co-locate two dish antennae on an existing 150-foot tall monopole, with one equipment cabinet placed within an existing equipment compound at the base of the tower, located on the site of the Kingstowne Fire Station at 7936 Telegraph Road. Map 100-1 ((1)) 16.

FS-L06-41 – FIBER TOWER CORPORATION – to co-locate one dish antenna on an existing 480-foot tall guyed tower, with one equipment cabinet placed on the ground inside an existing equipment compound at the base of the tower, which is located at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

RZ 2006-LE-002 – HILLTOP SAND & GRAVEL COMPANY, INC. – to rezone 6.88 acres from C-6 to R-1 to permit conversion of the miniature golf course to a practice area associated with the golf course, retention of the unconstructed clubhouse, and an access road for the Piney Run independent living facility proposed under SE 2005-LE-028. Map 100-1 ((1)) part of 23A.

SE 2005-LE-027 – HILLTOP SAND & GRAVEL COMPANY, INC. – to continue the golf course use previously-approved in 1998 but reduce the land area associated with the golf course activities from 106.19 to 80.8 acres. Map 100-1 ((1)) 17, 23A, and part of 9.

RZ 2006-LE-003 – PINEY RUN DEVELOPMENT LLC – to rezone 35.91 acres from R-1 without proffers to R-1 with proffers on the entire site to enable the replacement of the existing driving range (previously-approved under RZ 1997-LE-041) with an independent living facility. Map 100-1 ((1)) 24, 25, part of 23A.

## 2006 Lee District Land-Use Actions

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SE 2005-LE-028 – PINEY RUN DEVELOPMENT LLC – to permit an independent living facility on 35.91 acres zoned R-1 comprised of two buildings with 376 units for the elderly, including 56 affordable dwelling units, a community center and swimming pool, underground and surface parking, pedestrian facilities, and temporary retention of the first green and the cart path to the second hole of the Hilltop Golf Course until the golf course. Map 100-1 ((1)) 24, 25, and part of 23A.

APR-05-IV-24MV – AREA PLANS REVIEW AMENDMENT - nomination by Richard Neel (on behalf of the Southeast Fairfax Development Corporation) to amend the Comprehensive Plan for 28.45 acres location northeast of the Richmond Highway/Frye Road intersection, from residential at 8-12 and 16-20 du/ac with an option for mixed use up to 0.50 FAR to residential use at 12-16 du/ac with options for residential use at 16-20 du/ac and mixed use up to 0.70 FAR. Map 101-3 ((1)) 5, 7 and 8.

APR-05-IV-2S – AREA PLANS REVIEW AMENDMENT - nomination by James Puryear (on behalf of Kingdom LLC) to amend the Comprehensive Plan for 1.18 acres, located southeast of the Franconia Road/Grovedale Drive intersection, from low intensity office uses to retail and other uses up to 0.30 FAR. Map 81-3 ((5)) 13.

APR-05-IV-3S – AREA PLANS REVIEW AMENDMENT - nomination by Lori Greenlief with McGuire Woods (on behalf of Tavares Concrete Company) to amend the Comprehensive Plan for 3.36 acres, located east of Cinder Bed Road and southwest of the Island Creek subdivision, from industrial up to 0.25 FAR with an option of residential at 2-4 du/ac to residential at 5-8 du/ac with an option for industrial up to 0.25 FAR. Map 99-2 ((1)) 17-19.

APR-05-IV-11S – AREA PLANS REVIEW AMENDMENT - nomination by T. William Dowdy to amend the Comprehensive Plan for 4.43 acres, located west of the Newington Road/Loisdale Road intersection, from retail up to 0.25 FAR to mixed use up to 0.75 for a hotel, office and retail uses. Map 99-1 ((1)) 5A, 6.

APR-05-CW-2ED – AREA PLANS REVIEW AMENDMENT - nomination by DPZ staff amend the Comprehensive Plan by making minor editorial revisions to the character and major objectives of the Franconia/Springfield Metro Station area within the Springfield Planning District.

CSPA 84-L-020 – KINGSTOWNE OFFICE K. LP – to amend the previously-approved signage plan for Building K (located on 2.37 acres zoned PDC) of the Kingstowne Town Center to increase the maximum permitted building-mounted signs for first floor tenants from two to three. Map 91-2 ((1)) 36H.

FS-L06-49 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on the existing 129-foot tall existing utility transmission tower owned by CSX Transportation Company, with two fenced equipment cabinets placed at the base of the tower, which is located at 5850 Tilbury Road. Map 90-4 ((1)) 24.

FS-L06-77 – CLEARWIRE U.S. LLC – to co-locate four panel antennae and four dish antennae on the existing 186-foot tall telecommunications monopole owned by American Tower, with one equipment cabinet placed within a fenced equipment compound at the base of the monopole, which is located on property owned by Mini U Storage at 7711 Loisdale Road. Map 99-2 ((1)) 2A.

## 2006 Lee District Land-Use Actions

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PCA 82-L-087-02 – WILLOW CREEK COMMUNITY ASSOCIATION – to amend the proffers associated with the prior approval of RZ 82-L-087 and PCA 82-L-087-01 by permitting the conversion of a public street to a private street for Bent Willow Drive (a one-block long street located within the 17.86 acre residential developments of Woodfield Estates and Willow Creek) to enable the Willow Creek Community Association to assume ownership, maintenance, and operation of the road. Map 81-4 ((33)) B.

SE 2006-LE-012 – PNC BANK – to permit a 10,280 square foot bank with two drive-through windows on 1.17 acres zoned C-6, CRD, HC & SC and located at 6315 and 6319 Amherst Avenue and 6320 Backlick Road. Map 80-4 ((1)) 9.

FS-L06-71 – T-MOBILE NORTHEAST, LLC – to co-locate nine panel antennae on the existing 350-foot tall guyed telecommunications tower (owned by the Federal Bureau of Investigation) with three equipment cabinets placed within an existing shelter on the ground at the base of the pole which is located at the United States Coast Guard Station at 7323 Telegraph Road. Map 91-4 ((1)) 40.

FS-L06-54 – CLEARWIRE U.S. LLC – to co-locate four panel antennae and four dish antennae on the existing 480-foot tall guyed tower, with one equipment cabinet added to the existing fenced equipment compound at the base of the pole, which is located at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

SEA 95-L-011 – STARCO PROPERTIES VIII LLC – to amend the previously-approved Development Conditions associated with the approval of SE 95-L-011 to delete the vehicle sales, rental and ancillary service establishment use and to increase the percentage (from 75 to 100%) of office use permitted in the existing five-story building located on 3.74 acres zoned C-8, R-2, CRD and HC at 6910 Richmond Highway and 3091 Clayborne Avenue. Map 92-2 ((18)) (6) 1A and ((18)) (7) 8A.

## 2006 Mason District Land-Use Actions

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*The Planning Commission took action on 57 land-use items located in the Mason District during the twelve months of 2006. Ten items were denied and the Commission accepted withdrawal of three proposals. The remaining 44 cases were approved either wholly or in part. More information about the items listed below can be obtained from the Commission Office.*

### **Items Withdrawn**

APR-05-I-2A - AREA PLANS REVIEW AMENDMENT - nomination by Su and Chung Auh to amend the Comprehensive Plan for 0.62 acre, located at the southeast corner of Horseshoe Drive and Hummer Road, from residential 2-3 du/ac to retail up to 0.20 FAR. Map 59-4 ((6)) 20B.

APR-05-I-3A - AREA PLANS REVIEW AMENDMENT - nomination by Dooil Shin to amend the Comprehensive Plan for 1.41 acres, located southeast of the intersection of Horseshoe Drive and Hummer Road, from residential at 2-3 du/ac to retail up to 0.20 FAR. Map 59-4 ((6)) 20C, 20D.

APR-05-I-9A - AREA PLANS REVIEW AMENDMENT - nomination by Andrew Levinson to amend the Comprehensive Plan for 4.31 acres, located east of Annandale Acres and west of Backlick Road, from residential 0.5-1 du/ac to residential at 8-12 du/ac. Map 71-3 ((1)) 16-18.

### **Items Denied**

SE 2005-MA-022 - YUMA COURT LLC - to permit a single family detached house with a two-car garage within the 100-year floodplain and Resource Protection Area associated with the Turkeycock Run Stream Valley on 18,185 square feet of land zoned R-2 and located at 5213 Yuma Court . Map 72-3 ((11)) 81.

FS-M06-29 - T-MOBILE NORTHEAST LLC - to place nine antennae and three equipment cabinets on the roof of the existing 84-foot tall office building located at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

APR-05-I-1A - AREA PLANS REVIEW AMENDMENT - nomination by Koo H. Kim to amend the Comprehensive Plan for 0.84 acre, located northeast of the Canard Street and Edsall Road intersection, from residential at 1-2 du/ac to retail up to .45 FAR. Map 71-4 ((7)) 1, 2.

APR-05-I-4A - AREA PLANS REVIEW AMENDMENT - nomination by Phillip Gallo and Rosemary Gwynn to amend the Comprehensive Plan for 2.01 acres, generally located on Bymeley Lane east of Backlick Road, from residential at 0.5-1 du/ac to residential at 2-3 du/ac. Map 71-3 ((10)) 5, 6.

APR-05-I-19A - AREA PLANS REVIEW AMENDMENT - nomination by Mohamad Ahmadzai to amend the Comprehensive Plan for 0.58 acre, generally located northeast of Edsall Road and Mitchell Street, from residential at 1-2 du/ac to office up to .40 FAR. Map 71-4 ((7)) 24A.

APR-05-I-3L - AREA PLANS REVIEW AMENDMENT - nomination by Michael Kennelly to amend the Comprehensive Plan for 4.07 acres, located west of Cherokee Avenue at Annandale Street, from residential 1-2 du/ac to residential at 3-4 du/ac. Maps 72-1 ((10)) 20, 22 and 72-3 ((7)) 23, 25, 29, 76A, 77.

## 2006 Mason District Land-Use Actions

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APR-05-I-6B - AREA PLANS REVIEW AMENDMENT - nomination by William B. Lawson , Jr. to amend the Comprehensive Plan for 10.04 acres, bounded by Seminary Road, Carlin Springs Road and Leesburg Pike, by adding an option for redevelopment of existing office use up to .70 FAR. Maps 61-2 ((1)) 96-100; ((21)) 1, 3-5, 9, 11A, 16; and 61-4 ((29)) 13.

APR-05-I-2J - AREA PLANS REVIEW AMENDMENT - nomination by Lynne Strobel (on behalf of Albert Riveros) to amend the Comprehensive Plan for 8.58 acres (located south of Arlington Boulevard and north of Spring Terrace, from residential use at 5-8 du/ac to mixed use up to 0.50 FAR. Map 51-3 ((5)) 7B, 8-14, 14A, 15, 16.

APR-05-I-20A - AREA PLANS REVIEW AMENDMENT - nomination by Sheri Hoy with McGuire Woods (on behalf of J. M. Campbell) to amend the Comprehensive Plan for 15.13 acres, located south of Little River Turnpike and east and west of Willow Run Drive, from residential 1-2 du/ac to residential at 8-12 du/ac. Map 71-2 ((1)) 36, 43A; ((10)) 17A; and all of ((13)).

APR-05-I-21A - AREA PLANS REVIEW AMENDMENT - nomination by Mark Anstine to amend the Comprehensive Plan for 8.79 acres, located south of Little River Turnpike and west of Willow Run Drive, from residential 1-2 du/ac to residential at 8-12 du/ac. Map 71-2 ((1)) 36; ((10)) 17A; and ((13)) 1.

### Items Approved

FS M05-39 – OMNIPOINT COMMUNICATIONS – to co-locate nine panel antennae on an existing 150-foot tall simulated evergreen monopole, with placement of three equipment cabinets within an existing screened equipment compound at the base of the treepole which is located on property owned by the Broyhill Crest Recreation Club at 7212 Early Street. Map 60-3 ((24)) 9B.

FDPA 81-M-092-02 – DONALD & JUDITH WEISS – to amend the previously-approved final development plan for the Pinecrest subdivision to reflect a one-story addition.(that would extend into the minimum required rear yard) to an existing two-story single family dwelling located at 4501 Highland Green Court on 5,375 square feet of land zoned PDH-8. Map 72-1 ((26)) (2) 37.

SE 2005-MA-030 – MICHAEL & CLIFFORD HAENE – to permit redevelopment of an existing eating establishment to a quick service food store (German Gourmet specialty grocery store) located at 5838 Columbia Pike on 19,184 square feet of land zoned C-5, HC, SC and CRD. Map 61-2 ((17)) (A) 15, 16.

FS-M04-11 – OMNIPOINT COMMUNICATIONS – to co-locate six panel antennae on a ten-foot tall extension placed inside an existing 56.5-foot tall church bell tower, with three equipment cabinets placed within a bricked equipment compound, which is attached to the Peace Evangelical Lutheran Church located at 6362 Lincolnia Road. Map 72-1 ((1)) 52.

FSA-M00-106-2 – NEXTEL COMMUNICATIONS – to amend the existing telecommunications facility by permitting one additional panel antenna to be mounted on the penthouse of the existing 46.67-foot tall Lee Office Building located at 5881 Leesburg Pike. Map 61-2 ((17)) (C) 6.

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FS-M05-43 – CINGULAR WIRELESS – to co-locate nine antennae on an existing 106-foot tall simulated evergreen tree monopole and to add one equipment cabinet in the existing equipment compound at the base of the treepole, located on property owned by the United Methodist Church at 3439 Sleepy Hollow Road. Map 60-2 ((33)) 1A.

SEA-95-M-077 – WINDOWS CATERING COMPANY – to amend the previously-approved application by allowing the addition of a by-right use to occupy half of the existing one-story building (the other half of which is currently occupied by Aaron Rents/Aaron Sells) at 5720 General Washington Drive on 2.36 acres zoned I-5. Map 80-2 ((15)) 1, 2.

SEA 2004-MA-022 – AMERADA HESS CORPORATION – to amend the previously-approved application for a quick service food store and service station with an accessory fast food component, located at 7100 Little River Turnpike on 35,719 square feet of land zoned C-6, HC, SC and CRD, by including the area of the service drive in the application property. Map 71-1 ((1)) 109.

RZ 2005-MA-030 – CONCORDIA MASON LLC – to rezone 3.73 acres from R-3 to PDH-8 for construction of 19 single family detached dwellings. Maps 61-4 ((1)) 93, 93A and 61-4 ((18)) 11, 12, 13.

FDP 2005-MA-030 – CONCORDIA MASON LLC – submission of the final development plan for 19 single-family detached dwellings with two-car garages on 3.73 acres zoned PDH-8. Maps 61-4 ((1)) 93, 93A and 61-4 ((18)) 11, 12, 13.

FSA-M00-32-2 – NEXTEL COMMUNICATIONS – to amend the previously-approved application by adding one panel antenna to the penthouse of the existing 10-story Woodlake Towers Condominiums located at 3110 S. Manchester Street. Map 51-4 ((13)) (2).

SE 2005-MA-035 – ROCK CREEK 4810 BEAUREGARD LLC – to convert an existing three-story rental office building to non-residential condominiums located on 30,371 square feet of land zoned C-8 and HC at 4810 Beauregard Street. Map 72-4 ((1)) 7.

SE 2005-MA-034 – DANIEL NANNUCCI – to permit a car wash facility in three of the existing service bays located on 1.31 acres zoned C-6 and HC at 6511 Braddock Road. Map 72-1 ((1)) 14A.

RZ 2005-MA-014 – ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS LLC – to rezone 4.54 acres from R-2 to PDH-4 for a residential development (Bannerwood Estates) comprised of 14 detached dwelling units, two of which are existing dwellings. Map 59-2 ((1)) 8, 9, 10, 11.

FSA-M00-106-1 – NEXTEL COMMUNICATIONS – to amend the previously-approved application by permitting four existing flush-mounted antennae to be pole-mounted and placed behind a screen on the roof of the existing five-story office building at 5881 Leesburg Pike. Map 61-2 ((17)) (C) 6.

FDP 2005-MA-014 – ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS LLC – submission of the final development plan for the Bannerwood Estates residential development consisting of a total of 14

## 2006 Mason District Land-Use Actions

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detached dwelling units, each with two-car garages, located on 4.54 acres zoned PDH-4. Map 59-2 ((1)) 8, 9, 10, 11.

FSA-M00-72-1 – NEXTEL COMMUNICATIONS – to amend the previously-approved application by permitting replacement of nine existing panel antennae with six larger antennae on the existing 92-foot tall Dominion Virginia Power electrical transmission tower at 3342 Gallows Road. Map 59-2 ((17)) A.

FS-M06-25 – T-MOBILE NORTHEAST – to place nine panel antennae on the 69.93-foot tall steeple of the existing Lincolnia United Methodist Church, with three fenced equipment cabinets placed on the ground at the base of the steeple, at 6335 Little River Turnpike. Map 72-3 ((1)) 60.

SEA 01-M-017 – ARLINGTON VIRGINIA FEDERAL CREDIT UNION – to amend the Development Conditions associated with the prior approval of SE 01-M-017 to allow demolition of the existing motel (Spring Hill Motor Lodge) and vehicle sales, rental and ancillary service use (Enterprise Rent-a-Car) and permit development of a multi-story financial institution (three stories on the north side and four stories on the south side) with drive-through windows on 1.58 acres zoned C-8, CRD, HC and SC and located at 5666 Columbia Pike. Map 61-2 ((1)) 83, 84, 84A.

APR-05-I-5A – AREA PLANS REVIEW AMENDMENT - nomination by Hillary Zahm to amend the Comprehensive Plan for 1.99 acres (located south of Little River Turnpike, east of Columbia Road and west of Randolph Drive) from retail and other uses by adding an option for office up to 0.4 FAR. Map 71-2 ((10)) 1, 2, 11, 12.

APR-05-I-7A – AREA PLANS REVIEW AMENDMENT - nomination by Martin D. Walsh (on behalf of American Properties LLC) to amend the Comprehensive Plan for 16.71 acres located in Sub-Unit E-4 of the Annandale CBC, north of Little River Turnpike and east of John Marr Drive, from community serving retail up to 0.35 FAR with a retail/office mix up to 0.5 FAR to retail and office up to 1.0 FAR with a mixed use option up to 1.5 FAR. Map 71-1 ((1)) 100, 102A, 102B, 103, 105.

APR-05-I-8A – AREA PLANS REVIEW AMENDMENT - nomination by DPZ staff to amend the Comprehensive Plan for 32.38 acres located in Land Unit B of the Beltway South Industrial Area (north of I-95 and east of Backlick Road) by increasing the retail/office mixed-use in the western portion of the Land Unit from .35 to .45 FAR, decreasing the office use in the eastern portion of the Land Unit from .50 FAR to .35 FAR, and adding an option for mixed-use up to .45 FAR. Map 80-2 ((1)) 22A, 22B, 23, 24, 26.

APR-05-I-10A – AREA PLANS REVIEW AMENDMENT - nomination by Martin D. Walsh (on behalf of Madison Homes Inc.) to amend the Comprehensive Plan for 11.13 acres in Sub-Unit A2 of the Annandale CBC, located north of Little River Turnpike and west of Annandale Road, by revising text to retail/office mixed-use up to 1.5 FAR with an option for mixed-use up to 2.25 FAR. Map 71-1 ((1)) 80; ((4)) 1, 1A, 13, 13A, 13B, 18, 18A, 18B; ((20)) 1A, 1B, 2, 3.

APR-05-I-11A – AREA PLANS REVIEW AMENDMENT - nomination by DPZ staff to amend the Comprehensive Plan for 36.78 acres located in Sub-Units A2, C2 and E1 of the Annandale CBC by adding

## 2006 Mason District Land-Use Actions

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text to increase the flexibility for higher intensity options for all three Sub-Units, deleting the condition that a hotel or cinema should be part of development proposals above 1.0 FAR for Sub-Units A2 and E1, and deleting the condition that a public park or housing for seniors or working singles is necessary to exceed 1.0 FAR in Sub-Unit C2. Map 71-1 ((1)), ((4)) and ((20)), various parcels.

APR-05-I-1B – AREA PLANS REVIEW AMENDMENT - nomination by Joseph Roberts (on behalf of Paretian Engineering Group) to amend the Comprehensive Plan for 1.59 acres in Sub-Unit B4 of the Seven Corners CBC, located south of Arlington Boulevard and east of Olin Drive, by adding an option for office use up to .65 FAR and a second option for office up to 1.0 FAR with conditions. Map 51-4 ((2)) (A) 4-9.

APR-05-I-2B – AREA PLANS REVIEW AMENDMENT - nomination by John Thillmann to amend the Comprehensive Plan for 1.34 acres in Sub-Unit D2 of the Baileys Crossroads CBC, located south of Columbia Pike/Leesburg Pike interchange, from retail or office at .35 FAR to mixed-use (residential, office and retail) up to 2.0 FAR. Map 61-2 ((1)) 112.

APR-05-I-9B – AREA PLANS REVIEW AMENDMENT - nomination by Mark Looney to amend the Comprehensive Plan for 7.25 acres in Sub-Unit C3 of the Baileys Crossroads CBC, located northwest of the Carlin Springs Road/Leesburg Pike intersection, by adding an option for residential/retail mixed-use up to 1.85 FAR. Maps 61-2 ((22)) all parcels and 62-1 ((1)) 11, 12.

APR-05-I-10B – AREA PLANS REVIEW AMENDMENT - nomination by Heather Hines to amend the Comprehensive Plan for 7.02 acres in Sub-Unit D1 of the Baileys Crossroads CBC, located southeast of the Moncure Avenue/Columbia Pike intersection, by adding an option for mixed-use up to 2.0 FAR with logical consolidation and a second option for mixed-use up to 3.0 FAR with consolidation of five acres. Maps 61-2 ((1)) 112, 113, 113A, 113C, 114; ((19)) 5A, 11A; ((45)) B; and 61-4 ((30)) 15, 17.

APR-05-I-12B – AREA PLANS REVIEW AMENDMENT - nomination by Lars Issa to amend the Comprehensive Plan for 4.46 acres in Sub-Unit B4 of the Sevens Corners CBC, located south of Arlington Boulevard and east and west of Olin Drive, by adding conditions to the existing current text for office up to .25 FAR and removing the option for office up to .35 FAR. Map 51-4 various parcels.

APR-05-I-13B – AREA PLANS REVIEW AMENDMENT - nomination by Martin D. Walsh (on behalf of Second Clemente LLC) to amend the Comprehensive Plan for 2.17 acres, located south of the Arlington County boundary and east of S. Fourteenth Street, from residential 2-3 du/ac to residential up to 1.6 FAR (40-50 du/ac). Map 62-3 ((6)) 6-9, 10A, 11A, 12, 13A, 14A.

APR-05-I-11L – AREA PLANS REVIEW AMENDMENT - nomination by Lisa Chiblow (on behalf of Eastwood Properties) to amend the Comprehensive Plan for 3.12 acres, located southwest of the Lincoln Road/North Chambliss Street intersection, from 5-8 du/ac to 12-16 du/ac. Map 72-2 ((1)) 35, 36, 38.

APR-05-I-1J – AREA PLANS REVIEW AMENDMENT - nomination by Antonio Calabrese (on behalf of Bill Page Honda) to amend the Comprehensive Plan for 9.69 acres, located southwest of the Arlington Boulevard/Annandale Road intersection, from community serving retail uses up to .35 FAR to retail uses

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up to 0.5 FAR with an option for residential/retail mixed-use up to 1.0 FAR.. Map 50-4 ((1)) 6, 7; ((17)) A, G, H, H1, L.

FS-M06-37 – FIBER TOWER CORPORATION – to place five dish antennae and one equipment cabinet on the roof of the existing six-floor apartment building located at 3407 Moray Lane. Map 61-2 ((1)) 70.

FS-M06-38 – FIBER TOWER CORPORATION – to mount two dish antennae on the penthouse façade and one equipment cabinet on the roof of the existing office building (58 feet 8 inches in height) at 2946 Sleepy Hollow Road. Map 51-3 ((1)) 9B.

FS-M06-39 – FIBER TOWER CORPORATION - to co-locate one dish antenna on the existing 130-foot tall telecommunications monopole, with one equipment cabinet placed on the ground near the base of the pole, which is located on property owned by the Baileys Crossroads Volunteer Fire Department at 3601 Firehouse Lane. Map 61-4 ((1)) 20A.

SEA 01-M-036 - PINECREST SCHOOL, INC. – to amend the Development Conditions associated with the prior approval of SE 01-M-036 to permit the addition of a 6th grade level class and extending the hours of operation by 1.5 hours to end at 6:30 pm rather than 5:00 pm, for the existing private Pinecrest School located on 1.34 acres zoned R-4 at 7209 Quiet Cove. Map 60-3 ((14)) 2B.

FS-M06-48 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – to co-locate twelve flush-mounted panel antennae and one equipment cabinet on the façade and roof of the existing 57-foot tall Sunset Manor apartment building at 3407 Moray Lane. Map 61-2 ((1)) 70.

SE 2006-MA-016 – PNC BANK – to construct a free-standing one-story drive-in bank with three drive-through lanes on the site of an existing service station and car wash (both of which will be demolished) on 38,342 square feet of land zoned C-6 at 6950 Braddock Road. Map 71-4 ((1)) 28A.

SE 2006-MA-014 – BB&T OF VIRGINIA, INC. – to replace an existing one-story 2,116 square foot bank having two drive-through lanes with a larger 4,000 square foot one-story bank having three drive-through windows on 1.078 acres zoned C-2, CRD, HC and SC at 5871 Leesburg Pike. Map 61-2 ((17)) (C) 1.

FSA-M06-29 – T- MOBILE - to amend the previously denied application for placement of nine panel antennae (three sled-mounted and six flush-mounted) to the penthouse wall of the existing office building by consolidating the screening walls for the proposed antennae and three rooftop equipment cabinets on the 84-foot tall building at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

FS-M06-81 – FIBERTOWER CORPORATION – to co-locate two dish antennae on the western penthouse wall of the existing 142.17 foot tall Lakeside Plaza Condominium building, with one equipment cabinet placed on the roof the building at 3800 Powell Lane. Map 61-4 ((35)) C6.

FS-M06-76 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on the existing 194-foot tall telecommunications monopole (owned by Global Signal), with one equipment

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cabinet placed on the ground within the existing fenced compound at the base of the monopole at 6800 Versar Center. Map 80-2 ((1)) 22B.

CSP 2003-MA-030 – JEFFERSON AT SULLIVAN PLACE, LP – submission of the comprehensive signage plan for the new mixed use development (comprised of multi-family residential uses and support retail uses) at 5550 Bloomfield Drive on 11.95 acres zoned PRM. Map 81-1 ((1)) part of 7H.

FS-M06-73 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on the existing 150-foot tall telecommunications monopole, with one equipment cabinet placed within the existing fenced compound at the base of the monopole, at 6621 Columbia Pike. Map 60-4 ((1)) 28.

## 2006 Mount Vernon District Land-Use Actions

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*During 2006, the Planning Commission took action on 49 land-use applications located in the Mount Vernon District. The Commission denied four items and accepted withdrawal of eight items. The remaining 37 applications were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.*

### **Withdrawals Accepted**

APR-05-IV-3LP – AREA PLANS REVIEW AMENDMENT - nomination by J. Wooldridge (on behalf of Trammell Crow) to amend the Comprehensive Plan for 1.43 acres, located north of Richmond Highway and west of Belvoir Court, from residential use at 5-8 and 12-16 du/ac to mixed use up to 2.5 FAR. Map 109-1 ((1)) 37, 39, 41, 42.

APR-05-IV-10MV - AREA PLANS REVIEW AMENDMENT - nomination by J. Wooldridge (on behalf of Trammell Crow) to amend the Comprehensive Plan for 8.55 acres, located in Sub-unit A2 of the Woodlawn CBC, north of Richmond Highway and east of Sacramento Drive, from retail up to .35 FAR with an option for office/retail up to .50 FAR to mixed use up to 1.0 FAR. Map 109-2 ((1)) 24.

APR-05-IV-12MV - AREA PLANS REVIEW AMENDMENT - nomination by J. Wooldridge (on behalf of Trammell Crow) to amend the Comprehensive Plan for 5.47 acres, located west of Skyview Drive and north of Richmond Highway, from residential use at 16-20 du/ac to residential at 40-50 du/ac. Map 101-3 ((1)) 38.

APR-05-IV-13MV - AREA PLANS REVIEW AMENDMENT - nomination by J. Wooldridge (on behalf of Trammell Crow) to amend the Comprehensive Plan for 13.86 acres located in Sub-unit A1 of the Woodlawn CBC, north of Richmond Highway, east of Woodlawn Court and west of Engleside Street, from retail up to .35 FAR with an option of office and mixed uses up to .50 FAR to mixed use at 1.0 FAR. Map 101-3 ((1)) 71.

APR-05-IV-14MV - AREA PLANS REVIEW AMENDMENT - nomination by J. Wooldridge (on behalf of Trammell Crow) to amend the Comprehensive Plan for 6.97 acres located in Land Unit A2 of the Woodlawn CBC, north of Richmond Highway and west of Sacramento Drive, from retail use up to .35 FAR to mixed use up to 1.0 FAR. Map 109-2 ((1)) 21B, 21C.

APR-05-IV-2LP – AREA PLANS REVIEW AMENDMENT - nomination by Keith Martin (on behalf of Mason Neck LP and Rainwater Concrete Co.) to amend the Comprehensive Plan for 159.13 acres (west of Old Colchester Road, south of Gunston Road, and east of Richmond Highway) by adding options for residential use at 2 du/ac and public park with residential use at 5-8 du/ac. Map 113-2 ((1)) 21-33, 36, 37A, 42, 42B, 57-59, 73, 76.

APR-05-IV-6MV - AREA PLANS REVIEW AMENDMENT – nomination by Sheri Hoy with McGuire Woods (on behalf of Walnut Street Development) to amend the Comprehensive Plan for 0.50 acre located in Land Unit I of the Huntington Transit Station Area from residential at 16-20 du/ac to residential at 140-160 du/ac. Map 83-1 ((1)) 32.

## 2006 Mount Vernon District Land-Use Actions

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APR-05-IV-3MV – AREA PLANS REVIEW AMENDMENT - nomination by Ken Sachs to amend the Comprehensive Plan for 0.88 acres (located in Land Unit E of the Hybla Valley/Gum Springs CBC on the east side of Richmond Highway and south of Fordson Road) from residential 5-8 du/ac with an option for 16-20 du/ac, office up to .35 FAR and retail up to .25 FAR to retail up to .50 FAR and office up to .75 FAR. Map 102-1 ((1)) 79A, 79B.

### **Items Denied**

APR-05-III-2P – AREA PLANS REVIEW AMENDMENT - nomination by Lisa Chiblow with McGuire Woods (on behalf of Christopher Land LLC) to amend the Comprehensive Plan to 13.16 acres located south of Pohick Road and west of Giles Street from residential use at 1-2 du/ac to residential use at 3-4 du/ac. Map 98-1 ((1)) 58, 60-66 and ((3)) 14-18.

APR-05-III-14P – AREA PLANS REVIEW AMENDMENT - nomination by Errol Bergsagel (on behalf of the Mount Vernon Council of Citizens Associations) to amend the Comprehensive Plan by deleting the recommendation that a traffic study be performed prior to widening Hooes Road to four lanes.

APR-05-III-15MV – AREA PLANS REVIEW AMENDMENT - nomination by Nahid Amiri to amend the Comprehensive Plan for 0.2 acres (located east of Richmond Highway and south of Schooley Drive) from residential use at 2-3 du/ac to office up to .35 FAR. Map 93-1 ((16)) 15.

APR-05-III-25MV – AREA PLANS REVIEW AMENDMENT - nomination by Errol Bergsagel (on behalf of the Mount Vernon Council of Citizens Associations) to amend the Comprehensive Plan by designating the two-lane Old Mill Road as a Historic Byway.

### **Items Approved**

SE 2005-MV-025 - ENTERPRISE RENT-A-CAR – to permit a vehicle rental establishment on 1.16 acres of land zoned I-5 and located at 7500 Fullerton Road. Map 99-1 ((7)) 2A.

FS-V05-40 – OMNIPOINT COMMUNICATIONS – to co-locate nine antennae on a seven-foot extension to an existing 115-foot tall Dominion Power utility transmission pole, with three screened equipment cabinets placed at the base of the pole, which is located at 8268T Burning Forest Court. Map 98-3 ((2)) H.

SE 2005-MV-024 - PROSPECT DEVELOPMENT CO. INC. –to permit construction of a single-family detached dwelling on 12,542 square feet of land zoned R-3 and located within a floodplain at 6414 Boulevard View. Map 83-4 ((2)) (43) 27.

FS-MV06-6 – FAIRFAX COUNTY OFFICE OF PUBLIC AFFAIRS – to permit installation of a Highway Advisory Radio (HAR) system, each consisting of a 30- to 35-foot tall wood utility pole, a whip antenna, and equipment box, to enable communication of emergency broadcasts to the southeastern portion of the County, at three sites (George Mason Regional Library, Walt Whitman School, and Lorton Community Library). Maps 71-2 ((7)) 1; 101-4 ((1)) 5A; and 107-4 ((1)) 34.

## 2006 Mount Vernon District Land-Use Actions

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S05-IV-LP4 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 18 acres in the Lower Potomac Planning District currently planned for mixed-use at 0.5 FAR, public facilities, and private open space, by considering medical office use as a Healthplex. Map 107-4 ((1)) 74, 75A, 77 – 82.

S05-IV-LP2 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for the Laurel Hill Community Planning Sector, comprised of 3,200 acres utilized by the Vulcan Quarry, the Fairfax Water Occoquan Water Treatment Facility, and formerly by the D.C. Department of Corrections, by considering the Laurel Hill Adaptive Reuse Citizens Task Force recommendations for a mixed use development to include education, office and research uses; retail use; residential uses, including magnet and market rate housing; and adaptive use/redevelopment of historic buildings in the Reformatory and Penitentiary Area. Maps 98-3, 98-4, 106-3, 106-4, 107-1, 107-2, 107-3, 112-2 and 113-1.

RZ 2005-MV-029 – INOVA HEALTH CARE SERVICES – to rezone 14.55 acres from R-1 (2.53 acres) and C-8 (12.02 acres) to C-3 to permit a five-story parking structure and a five-story medical office building (Inova Lorton Healthplex) containing physician offices, a 24-hour emergency room, and outpatient surgical facilities. Map 107-4 ((1)) 75A, 77-82.

PCA C-403-02 – WASHINGTON SQUARE HOMES ASSOCIATION – to amend the proffers associated with the prior approval of PCA C-403-01 and PCA C-403 to allow an existing tennis court and multi-purpose sports court, built in violation of the proffers and development plan without obtaining approval of a proffered condition amendment application, to remain on open space zoned R-8 and owned by the Washington Square Homes Association. Map 108-1 ((8)) part of A.

RZ 2005-MV-001 – BROOKFIELD RIDGE ROAD LLC - to rezone 11.04 acres from R-1 to PDH-2 for a single family residential development of 20 units (reduced from the original proposal of 22 units) with two alternative proposals for stormwater management (rehearing from 2005). Map 89-4 ((1)) 56, 57A, 69.

FDP 2005-MV-001 – BROOKFIELD RIDGE ROAD LLC – submission of the final development depicting a residential development comprised of 20 single family detached units with two car garages and also including provision for stormwater management on the 11.04 acre site zoned PDH-2. Map 56, 57A, 69.

FS-V06-16 – FIBER TOWER CORPORATION – to co-locate five dish antennae on the existing 199-foot American Tower Corporation telecommunications lattice tower, with one screened equipment cabinet placed on the ground (following removal of the existing Metricom equipment cabinet) at the base of the tower which is located at 10112 Furnace Road. Map 113-1 ((1)) 1.

2232-V06-2 – T-MOBILE NORTHEAST LLC - to install three antennae inside a cylindrical cap mounted above the top of an existing 35-foot tall Dominion Virginia Power utility distribution pole, with three equipment cabinets also mounted to the pole, which is located within Virginia Department of Transportation right-of-way at the intersection of Fort Hunt Road and Paul Spring Road. Map 93-4.

RZ 2003-MV-036 – ROUBIN ASSOCIATES LLC & MARY ANNE PEARSON SANKO REVOCABLE TRUST – to rezone 6.39 acres from R-1 to I-4 or I-5 to permit development of industrial uses (Note: The

## 2006 Mount Vernon District Land-Use Actions

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Commission recommended approval of the I-4 District since that classification does not permit outdoor storage.) Map 99-1 ((1)) 5E.

2232-V05-22 – OMNIPOINT COMMUNICATIONS - to replace an existing 55.23-foot tall athletic field light pole with a 69-foot tall monopole bearing three flush-mounted antennae and to place three fenced equipment cabinets on the ground outside the left field fence of the baseball field at Mount Vernon High School located at 8515 Old Mount Vernon Road. Map 101-4 ((10)) (1) 16.

FS-V06-23 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on a 126-foot tall Fort Worth mount placed inside the existing 116-foot tall electrical transmission tower, with three screened equipment cabinets on the ground at the base of the tower located at 8905 Ox Road. Map 106-2 ((1)) 7.

SEA 82-V-012-5 – INOVA HEALTH CARE SERVICES – to amend the development conditions associated with the prior approval of SE 82-V-012 to permit two one-story building additions (to expand the diagnostic radiology imaging services department, enhance the emergency department, improve patient privacy and comfort, and provide a separate entrance for outpatients), two new parking areas, and relocation of the existing volleyball court on a 26.37 acre portion of Mount Vernon Hospital site which is zoned C-3 and located at 2501 Parker Lane. Map 102-1 ((1)) part of 4.

APR-05-IV-4LP - AREA PLANS REVIEW AMENDMENT – nomination by Errol Bergsagel (on behalf of the Mount Vernon Council of Citizens Associations) to amend the Comprehensive Plan for the Lower Potomac Planning District by adding text to allow for interparcel access along Richmond Highway as needed.

APR-05-IV-35MV - AREA PLANS REVIEW AMENDMENT – nomination by Errol Bergsagel (on behalf of the Mount Vernon Council of Citizens Associations) to amend the Comprehensive Plan by adding the Route 1 Corridor transportation goals contained in the Lower Potomac Planning District to the Mount Vernon Planning District.

APR-05-IV-5MV - AREA PLANS REVIEW AMENDMENT - nomination by Lisa Chiblow with McGuire Woods (on behalf of Christopher Land LLC) to amend the Comprehensive Plan for 9.4 acres, located north of Maury Place and west of Central Avenue, from residential 2-3 du/ac to residential 5-8 du/ac. Map 101-4 ((6)) 8, 8B, 8C, 8D, 9A, 9B, 9C, 9D.

APR-05-IV-7MV - AREA PLANS REVIEW AMENDMENT – nomination by Arthur Reeves to amend the Comprehensive Plan for 1.54 acres located in Sub-unit B2 of the Woodlawn CBC, south of Richmond Highway, north of Cedar Road and west of Cooper Road, from retail up to .35 FAR with an option for .50 FAR to office up to .77 FAR. Map 110-1 ((15)) (C) 1-3.

APR-05-IV-8MV - AREA PLANS REVIEW AMENDMENT – nomination by Marianne Gardner with the Department of Planning & Zoning to amend the Comprehensive Plan for the areas adjacent to George Washington (GW) Parkway by adding text to restrict non-residential uses along the GW Parkway.

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APR-05-IV-34MV - AREA PLANS REVIEW AMENDMENT - nomination by Errol Bergsagel (on behalf of the Mount Vernon Council of Citizens Associations) to amend the Comprehensive Plan for the area at the intersection of Old Mount Vernon Road and Mount Vernon Highway by adding text to improve the intersection alignment so that traffic turns at a right angle from Old Mount Vernon Road onto Mount Vernon Highway.

APR-05-CW-1ED - AREA PLANS REVIEW AMENDMENT – nomination by Deborah Albert with the Department of Planning & Zoning to amend the Comprehensive Plan for the LP2 Community Planning Sector by making editorial revisions, updating tax map numbers, and adding sub-unit maps.

PCA 2006-MV-005 – PACE-BOSWELL ASSOCIATES LLC – to establish proffers and impose development restrictions on the 2.01 acre site zoned R-2, C-8, HC and CRD, to ensure that the R-2 portion (0.52 acres) remains as landscaped open space and that the C-8 portion (1.49 acres) is limited to development of a drive-through pharmacy, retail, office, public use, business, personal and repair service establishments, financial institutions or veterinary hospital. Map 102-1 ((7)) (4) 26, 28, 30.

SE 2006-MV-001 – PACE-BOSWELL ASSOCIATES LLC – to permit a 14,550 square foot drive-through pharmacy (Walgreens) on 1.49 acres zoned C-8, CRD and HC at 7629 and 7635 Richmond Highway. Map 102-1 ((7)) (4) 26, 28.

SE 2006-MV-013 – PACE-BOSWELL ASSOCIATES LLC – to permit a driveway on 0.04 acres zoned R-2 to be used for the drive-through pharmacy proposed under SE 2006-MV-001. Map 102-1 ((7)) (4) 30.

FS-V06-44 – FIBER TOWER CORPORATION – co-locate two dish antennae on an existing 150-foot tall lattice tower, with one equipment cabinet placed on the ground within an existing equipment compound at the base of the tower, located at 9128 Belvoir Court.

FDP 2005-MV-001 – BROOKFIELD RIDGE ROAD, LLC – submission of the final development plan for the residential development of 20 single family detached dwelling units, to include provision of stormwater management, on 11.04 acres zoned PDH-2, Map 89-4 ((1)) 56, 57A, 69.

FS-V06-43 – FIBER TOWER CORPORATION – to co-locate one dish antenna on the existing 150-foot tall monopole with one equipment cabinet placed within an existing equipment compound on the ground at the base of the tower, located at 8303 Backlick Road. Map 99-3 ((1)) 38.

FS-V06-52 – T-MOBILE NORTHEAST LLC – to place three panel antennae inside an existing 91-foot tall steeple on the Mount Vernon Methodist Church, with three equipment cabinets placed on the ground within an 8-foot tall board-on-board enclosure, located at 2006 Belle View Blvd. Map 93-1 ((25)) (4) 14.

PCA 1999-MV-025-02 – BANK OF AMERICA – to amend the proffers associated with the prior approval of RZ 1999-MV-025 to permit the addition of a drive-in bank on a 1.34 acre portion of the Lorton Station Shopping Center zoned C-6. Map 107-4 ((23)) part of E4.

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SEA 99-V-020-02 – BANK OF AMERICA – to amend the development conditions associated with the prior approval of SE 99-V-020 to permit the addition of a drive-in bank on a 1.34 acre portion of the Lorton Station Shopping Center zoned C-6. Map 107-4 ((23)) part of E4.

PCA 2000-MV-051 – NVR, INC. – amend the proffers associated with the prior approval of RZ 2000-MV-051 to permit an alternative architectural design (four individually connected four-story buildings with two of the four buildings having roofs with dormer windows in lieu of a three-story building with no dormers) for eight townhouse units within the Skyview Park residential development zoned PDH-16 and HC. Map 101-3 ((34)) B.

FS-V06-62 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 98-foot tall simulated evergreen tree monopole (owned by American Tower Corporation), with one equipment cabinet placed on the ground at the base of the pole, located on property owned by Mount Vernon Ladies Association of the Union at 3200 Mount Vernon Memorial Highway. Map 110-2 ((1)) 12.

S06-IV-LP1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for Sub-unit E4, located at the intersection of Lorton Road and Richmond Highway, by revising the current language (that auto-oriented is not appropriate) to add an option for drive-through uses up to .15 FAR under certain conditions. Map 108-3 ((1)) 2, 3 and ((2)) 2, 5, 6.

SEA-80-L-061 – FURNACE ASSOCIATES, INC. – to amend the previously-approved development conditions for Overlook Ridge (formerly known as the Lorton Debris Landfill) to permit an increase in maximum height from 290 to 412 feet above sea level, increase the land area from 249.36 to 250.15 acres, and to permit a park on the closed portions of the landfill. Map 113-1 ((1)) 7, 8, and part of 5; 113-3 ((1)) 1, 2, 4. (Formerly Lee District).

2232A-V01-27-1 – SPRINT-NEXTEL – to amend the previously-approved application by replacing six existing antennae with nine new antennae on the existing 120-foot tall monopole, moving two equipment cabinets and installing one new cabinet within the existing screened equipment compound at the base of the pole which is located at 7361 Lockport Place. Map 108-1 ((1)) 1H.

## 2006 Providence District Land-Use Actions

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*In 2006, the Planning Commission took action on 29 land-use applications located in the Providence District, all of which were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.*

### **Items Approved**

PCA 1998-PR-027 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to amend the proffers previously-approved for Hearthstone Village, a residential development comprised of 58 dwellings on 18.93 acres zoned PDH-4, by permitting construction of a one-story 17,000 square foot public library (Oakton Library) with 122 parking spaces on 2.96 acres zoned PDH-4. Map 47-2 ((54)) B.

FDPA 1998-PR-027 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to amend the previously-approved final development plan for the Hearthstone Village residential development, comprised of 58 dwellings on 18.93 acres zoned PDH-4, by reflecting the layout of a one-story 17,000 square foot public library (Oakton Library) with 122 parking spaces. Map 47-2 ((54)) B.

RZ 2005-PR-023 – REVEREND ANDREW PATAKI, BISHOP OF EPARCHY CATHOLIC CHURCH OF PASSAIC, NEW JERSEY – to rezone 5.88 acres from R-1 and R-2 to R-2 to enable an existing church (Epiphany of Our Lord) with child care center to remove two single-family dwellings and construct a new church building with a two-story church sanctuary, seven classrooms, and a library at 3410, 3420 and 3424 Woodburn Road. Map 59-1 ((1)) 21 and 59-1 ((7)) 1, 2.

SEA 85-P-093 - REVEREND ANDREW PATAKI, BISHOP OF EPARCHY CATHOLIC CHURCH OF PASSAIC, NEW JERSEY – to permit a previously-approved child care center with an enrollment of up to 140 children to remain within an existing church (Epiphany of Our Lord) located on 5.88 acres proposed to be rezoned to R-2. Map 59-1 ((1)) 21 and 59-1 ((7)) 1, 2.

RZ 2003-PR-022 – PULTE HOME CORPORATION – to rezone 56.03 acres from R-1 and HC to PRM (23.25 acres), PDH-16 (17.10 acres), PDH-12 (15.68 acres), and HC for a transit-oriented, mixed-use development near the Vienna Metro Station to include office buildings with ground floor retail, multi-family residential units including scattered affordable dwelling units and elderly housing units, townhouse units, and a community use building. Maps 48-1 ((1)) 90B, 91, 91A, ((6)) 5, 6, 7B, 8A, 9-13, 33-37; 48-2 ((24)) 38B, 39-42; 48-3 ((1)) 55; ((5)) 1A, 1B, 2-4, 14-22; 48-4 ((7)) 23-32, 43-54, 56-60, 61A, 62-69.

FDP 2003-PR-022 – PULTE HOME CORPORATION – submission of the final development plan for the Metro West mixed-use development on 56.03 acres zoned PRM, PDH-16 and PDH-12 comprised of office buildings with ground floor retail; multi-family residential units including scattered affordable dwelling units and elderly housing units; townhouse units; a community use building; open space areas; a circular park; and two pocket parks. Maps 48-1 ((1)) 90B, 91, 91A, ((6)) 5, 6, 7B, 8A, 9-13, 33-37; 48-2 ((24)) 38B, 39-42; 48-3 ((1)) 55; ((5)) 1A, 1B, 2-4, 14-22; and 48-4 ((7)) 23-32, 43-54, 56-60, 61A, 62-69.

SEA 82-P-032-05 – PULTE HOME CORP. – to amend the application previously-approved for a regional rail transit facility in a floodplain and a bus ticket facility at the Vienna Metro Station by deleting 3.75

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acres at 2900 Nutley Street and zoned R-1 and PDH-20 (currently used as a small parking lot and buffer between the Metro station and the former Fairlee neighborhood) from the application property in order to incorporate that acreage into the PRM portion of the Metro West development and for improvements to Saintsbury Drive. Map 48-1 ((1)) 90A, 90B; 48-2 ((1)) 1; and 48-3 ((4)) 28.

FDPA C-108-3 – ARLINGTON COUNTY OFFICE OF EMERGENCY MANAGEMENT – to amend the previously-approved final development plan to permit the addition of antennae on the rooftop of the twelve-story BB&T bank building at 6400 Arlington Boulevard on 2.40 acres zoned PDC, HC, SC and CRD. Map 51-3 ((1)) 1B.

FS-P05-26 – ARLINGTON COUNTY OFFICE OF EMERGENCY MANAGEMENT – to co-locate seven antennae (five whip antennae and two microwave dish antennae) on the rooftop parapet wall of the existing BB&T office building, with one equipment cabinet placed inside the existing equipment shelter on the 9th floor of the building at 6400 Arlington Boulevard. Map 51-3 ((1)) 1B.

FDPA 78-P-130-8 – 3120 FAIRVIEW LLC – to amend the previously-approved final development plan to reflect deletion of the approved but unbuilt addition to the existing marketing center/office in Fairview Park and continued use of the existing temporary marketing center/office until such time as Office Building C and its associated three-story parking garage has been constructed. Map 49-4 ((1)) 72.

FDPA 79-C-148-02 – JAY & ANNETTE SOURMANY – to amend the previously-approved final development plan for the Oak Marr Courts subdivision by permitting a second story addition to the existing single-family dwelling located at 10507 Miller Road on 36,750 square feet of land zoned PDH-4. Map 47-2 ((28)) (1A) 4.

SE 2005-PR-009 – SUNRISE ASSISTED LIVING L.P. - to construct an independent living facility for elderly residents (to be known as Oakton Condominiums for Life) comprised of 120 new condominium dwelling units with retention of the existing single-family detached dwelling unit on 16.27 acres zoned R-2 at 10300 and 10322 Blake Lane. Map 47-2 ((1)) 66, 67A, 70A.

SEA 00-P-014 – ROBERT ETRIS FOR CITY OF FALLS CHURCH, PUBLIC UTILITIES DIVISION – to amend the Development Conditions associated with the prior approval of SE 00-P-014 (for construction of an elevated 610-foot tall 2.2 million gallon water storage tank located on 14,697 square feet of land zoned C-8, HC and SC) by amending development condition 7, at the request of the U.S. Army Corps of Engineers (COE), to not require replanting of trees (that were removed during construction of the tower) in the temporary easement on adjacent property owned by the COE. Map 29-3 ((1)) 78B.

RZ 2005-PR-040 – WATERMARK TWO LLC – to rezone 24,203 square feet of land from R-1 to PDH-4 for development of two single-family detached dwelling units. Map 48-2 ((7)) (34) 13.

FDP 2005-PR-040 – WATERMARK TWO LLC – submission of the final development plan for two single-family detached residences with attached three-car garages (to become part of the existing Briarwood Trace residential development) on 23,203 square feet of land zoned PDH-4. Map 48-2 ((7)) (34) 13.

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APR-04-II-2V – AREA PLANS REVIEW AMENDMENT - nomination by Linda Byrne to amend the Comprehensive Plan by adding language stating that Hunter Mill Road has been designated as a Virginia Byway and that it has been determined to be eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places as well as adding language for the use of conservation easements to protect these resources.

APR-04-II-6V – AREA PLANS REVIEW AMENDMENT - nomination Bill Crammer (on behalf of the Land Use & Transportation Committee of the Hunter Mill Defense League) to amend the Comprehensive Plan by adding language stating that Hunter Mill Road has been designated as a Virginia Byway and that it has been determined to be eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places as well as adding language for the use of conservation easements to protect these resources.

PCA 2004-PR-024 – WILLIAM D. GIERRY – to amend the proffers associated with the prior approval of RZ 2004-PR-024 to permit site modifications to include changing proffer 9 from two-car front-loading garages to three-car side-loading garages, changing proffer 10 from pervious driveways to asphalt driveways; changing the minimum rear setback from 155 to 110 feet, providing an additional BMP facility, and reconfiguring the tree save area on the 1.3 acre site zoned R-3. Map 39-1 ((9)) 39.

SE 2006-PR-008 – SONIC DEVELOPMENT LLC – to redevelop the subject property (1.0 acre zoned I-5 and HC) by replacing the existing vehicle repair use and two buildings with a new outdoor vehicle display area, customer parking area, and indoor vehicle preparation area for the existing BMW of Fairfax vehicle sales establishment at 2924 Prosperity Avenue and 8427 Lee Highway. Map 49-3 ((1)) 41A, 42.

FS-P06-50 – NATIONAL CAPITAL REGION INTEROPERABILITY PROGRAM – to co-locate two parabolic dish antennae and three equipment cabinets (as part of the regional communications infrastructure funded by the U.S. Department of Homeland Security) on the roof of the 200-foot tall Massey Building at 4100 Chain Bridge Road. Map 57-4 ((1)) 14.

FS-P06-47 – SPRINT-NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC INC. – to place twelve panel antennae on the penthouse of the office building at 1951 Kidwell Drive, with one equipment cabinet placed on a steel platform on the roof. Map 39-2 ((1)) 12.

RZ 2005-PR-039 – DUNN LORING METRO LLC – to rezone 14.06 acres from I-4 and R-1 to PRM to create a transit-oriented, mixed-use development consisting of residential uses, retail uses, and a WMATA parking structure. Map 49-1 ((1)) 27A and 49-2 ((1)) 13A, 15A.

FDP 2005-PR-039 – DUNN LORING METRO LLC – submission of the final development plan depicting a mixed-use development consisting of a 2,000 space WMATA parking structure, retail uses, and between 550 and 720 multi-family dwelling units on 14.06 acres zoned PRM.

RZ-2004-PR-044 – TYSONS CORNER HOLDINGS LLC & TYSONS CORNER PROPERTY HOLDINGS LLC – to rezone 78.65 acres from C-4 (4.9 acres) and C-7 (73.75 acres) to PDC for redevelopment of the

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Tysons Corner Center as a transit- oriented, mixed-use development by adding new uses along the periphery of the existing mall in four phases to accommodate the addition of four office buildings, four high-rise residential buildings, a hotel, and retail commercial uses to be oriented toward the future Metrorail Station to be located at the Chain Bridge Road/Tysons Boulevard intersection. Maps 29-4 ((1)) 35A, 35C and 39-2 ((1)) 2, 4, 5.

PCA 88-P-030 – DUNN LORING METRO LLC – to amend the proffers associated with the prior approval of RZ 88-P-030 to permit reconfiguration of the surface parking lot on 1.32 acres zoned PDC. Map 49-1 ((13)) 17A, 18A.

FDPA 88-P-030 – DUNN LORING METRO LLC – to amend the previously-approved final development plan to depict the reconfigured surface parking lot on 1.32 acres zoned PDC. Map 49-1 ((13)) 17A, 18A.

FSA-P01-33-1 – SPRINT – TOGETHER WITH NEXTEL – to amend the previously-approved application by permitting the relocation of two antennae and the addition of two antennae to the penthouse roof of the existing six-story Homewood Suites building at 8130 Porter Road. Map 49-4 ((1)) 49F.

PCA 2002-PR-008-02 – THE CHRISTOPHER COMPANIES – to amend the proffers associated with the previous approval of RZ 2002-PR-008 for a 1.385 acre portion of the 23.66 acre Briarwood Trace residential development zoned PDH-5 by permitting a minimum five-foot setback (rather than the required 15-foot setback) between the deck and rear lot lines for lots 12 through 16 and lots 19 through 23 and by replacing an existing dwelling unit on lot 47 with a new single-family detached dwelling unit. Map 48-2 ((32)) 12-16, 19-23, 47.

FDPA 2002-PR-008-02 – THE CHRISTOPHER COMPANIES - to amend the previously-approved final development plan for the Briarwood Trace development to reflect a minimum five-foot setback (rather than the required 15-foot setback) between the deck and rear lot lines for lots 12 through 16 and lots 19 through 23 and replacement of the existing dwelling unit on lot 47 with a new single-family detached dwelling unit. Map 48-2 ((32)) 12-16, 19-23, 47.

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*During 2006, the Planning Commission took action on 44 land-use applications located in the Springfield District. The Commission accepted withdrawal of one item. Three applications were denied and the remaining items were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.*

### **Withdrawal Accepted**

APR-05-III-4FC – AREA PLANS REVIEW AMENDMENT - nomination by John Thillmann (on behalf of Landmark Property Development) to amend the Comprehensive Plan for 17.05 acres, located in Land Unit VI of the Fairfax Center Area, south of Lee Highway between Forest Hill Drive and Shirley Gate Road, from residential use at 3 du/ac and office use up to .25 FAR at the Overlay Level by adding options for residential use at 5-8 du/ac and mixed use up to .40 FAR. Map 56-2 ((1)) 54, 55, 57-59 and ((4)) 1, 2, 4, 6.

### **Items Denied**

SE 2003-SP-035 – ROBERT, RONALD & LETA DEANGELIS & GEORGE HINNANT – to approve a plant nursery and uses in a floodplain to resolve outstanding Zoning Ordinance violations and legitimize previous expansion of Burke Nursery on 21.84 acres zoned R-1 and R-2 and located at 9401 Burke Road; and, submission of 8450-WRPA-001-2, under the Chesapeake Bay Preservation Ordinance, to restore and mitigate the impact of previously unauthorized disturbances and impervious surfaces within a Resource Protection Area. Map 78-4 ((1)) 17A, 17B, 17C.

APR-05-III-2BR – AREA PLANS REVIEW AMENDMENT - nomination by J. Peter Winfield to amend the Comprehensive Plan for 5 acres (located west of the Fairfax County Parkway, south of Caissan Road, and northeast of Willow Springs Estates) from residential use at .1-.2 du/ac to mixed use up to .60 FAR. Map 55-4 ((1)) 24H.

APR-05-III-2FC – AREA PLANS REVIEW AMENDMENT - nomination by J. Peter Winfield to amend the Comprehensive Plan for 8.01 acres in Land Unit T of the Fairfax Center Area (located at the southeast corner of the Fairfax County Parkway and Lee Highway) from residential use at 1 du/ac (Baseline), 1.5 du/ac (Intermediate) and 2 du/ac (Overlay) to residential use at 16-20 du/ac. Map 56-3 ((1)) 6A.

### **Items Approved**

FS-S05-38 – OMNIPOINT COMMUNICATIONS – to co-locate nine antennae on the existing 299-foot tall Cox Communications lattice tower, with three equipment cabinets placed within the existing building at the base of the tower which is located on the Fairfax County West Ox Complex at 4608 West Ox Road. Map 56-1 ((1)) 2.

S04-III-FC2 - COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 25.28 acres located in portions of Sub-units Q5 and Q9 of the Fairfax Center Area, currently planned for office mixed-use development at 0.4 FAR at the overlay level, by considering mixed-use development including high density residential, office, and retail use up to 1.4 FAR. Map 56-2 ((1)) 37, 37A, 39, 72A, part of parcel 40.

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FS-S06-1 – OMNIPOINT COMMUNICATIONS – to co-locate nine flush-mounted antennae and three screened equipment cabinets on the roof of the existing 91.5 foot tall Crown Ridge office building which is located at 4035 Ridge Top Road. Map 56-2 ((1)) 36.

FS-S06-3 – T-MOBILE – to co-locate nine antennae on a seven-foot extension placed on an existing 139-foot tall utility power pole, with three screened equipment cabinets placed at the base of a pole located on property owned by the St. Andrews Episcopal Church at 6509 Sydenstricker Road. Map 88-2 ((1)) 5.

FS-S06-10 – FAIRFAX COUNTY PARK AUTHORITY – to expand the South Run District Park by adding 7000 square feet, to provide additional program/classroom space and a larger exercise equipment room, to the existing RECenter building and adding 65 paved surface parking spaces to the 182-acre site which is located at 7550 Reservation Drive. Map 88-3 ((1)) 4.

PCA 83-P-107-4 – LINCOLN PROPERTY COMPANY SOUTHWEST INC. – to amend the previously-approved proffers for the 22.8 acre Fairfax Towne Center development to permit replacement of two approved but not yet constructed eleven-story office buildings with a five-story multi-family residential building with ground floor retail to be located in the western portion of the property which is zoned PDC, HC and WS. Map 46-3 ((1)) 24A.

FDPA 83-P-107-3 - LINCOLN PROPERTY COMPANY SOUTHWEST INC. – to amend the previously-approved final development plan for the 22.8 acre Fairfax Towne Center development by replacing two approved but not yet constructed eleven-story office buildings with a five-story multi-family residential building for 169 units with underground parking and ground floor retail uses to be located in the western portion of the property which is zoned PDC, HC and WS. Map 46-3 ((1)) 24A.

FS-S06-15 – CINGULAR WIRELESS – to co-locate nine antennae on a 16-foot extension placed on an existing 104-foot tall Dominion Power transmission pole, with an enclosed equipment cabinet on the ground at the base of the pole, located at the Occoquan Substation at 8906 Ox Road. Map 106-2 ((1)) 47A.

FSA-S01-4-1 – NEXTEL COMMUNICATIONS – to modify the previously-approved telecommunications facility at the Mott Community Center by permitting relocation (from 90 to 120 feet) of 12 existing antennae placed on the existing 175-foot tall monopole at 12111 Braddock Road. Map 67-1 ((1)) 35.

FS-S06-19 – FIBER TOWER CORPORATION – to co-locate one dish antenna on the existing 154-foot Crown Castle telecommunications monopole, with one equipment cabinet placed on the ground inside the existing equipment compound, which is located at 6401 Little Ox Road. Map 77-3 ((1)) 30.

FS-S06-22 – CINGULAR WIRELESS – to permit the addition of nine antennae mounted on an 11.5-foot extension to the existing 130-foot tall electric power transmission pole, with one equipment cabinet placed on the ground at the base of the pole, located at 12895 Clifton Creek Drive. Map 75-3 ((1)) 10.

FS-S06-21 – FIBER TOWER CORPORATION – to co-locate four dish antennae on the existing 305-foot tall Media General Cable/Cox Communications telecommunications lattice tower, with one additional

## 2006 Springfield District Land-Use Actions

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equipment cabinet placed inside the fenced equipment shelter at the base of the tower, which is located at 4618 West Ox Road. Map 56-1 ((1)) 2D.

SE 2005-SP-033 – WEST VILLAGE INC. & NEW CINGULAR WIRELESS PCS – to permit a 120-foot tall “light pole” with twelve antennae, capacity for a minimum of three carriers, and a fenced equipment shelter at the base of the pole which is located on a portion of the 2.59 acre site which is zoned R-2 (owned by Village West) and developed with a swimming pool, pool house, pavilion, and parking spaces at 7008 Elkton Drive. Map 89-4 ((5)) A.

2232-S05-12 - WEST VILLAGE INC. & NEW CINGULAR WIRELESS PCS – to permit a 120-foot tall telecommunications “light pole” with twelve antennae, capacity for a minimum of three carriers, and a fenced equipment shelter at the base of the pole located on a portion of the 2.59 acre site zoned R-2 (owned by Village West) and contains a swimming pool, pool house, pavilion, and parking spaces at 7008 Elkton Drive. Map 89-4 ((5)) A.

RZ 2005-SP-019 – MIDLAND ROAD LLC – to rezone 18.01 acres (located in Sub-unit Q9 of the Fairfax Center Area) from I-5 to PRM to permit a mixed use development to include multi-family residential, office, retail, and an option for a hotel. Map 56-2 ((1)) 37.

FDP 2005-SP-019 – MIDLAND ROAD LLC – submission of the final development plan for the mixed use Ridgewood development comprised of a maximum of 500 multi-family residential units (240 units in Building 3 and 224 units in Building 2.2), 16 stacked townhouse units with underground parking (Building 2.1), an office building with street level retail (Building 1), and a structure for office uses on top of street retail with an option for a 136-room hotel (Building 4) on 18.01 acres zoned PRM. Map 56-2 ((1)) 37.

AR 89-S-005-02 – WILLIAM G. MURRAY, TRUSTEE FOR JONES JASPER – to renew the Jasper Local Agricultural and Forestal District for a third eight-year term (originally established in 1989 for the preservation of land for agricultural and forest conservation uses) on 80.84 acres (a 15.7 acre reduction from the original size of the district) located on the west side of Wolf Run Shoals Road, south of its intersection with Chapel Road. Map 86-2 ((1)) 20Z, 21Z.

AR 89-S-004-02 - EUGENE & VIRGINIA FOSTER – to renew the Foster Local Agricultural and Forestal District for a third eight-year term (originally established in 1989 for the preservation of land for agricultural and forest conservation uses as well as the cultivation of Christmas trees) on 25.51 acres located at 13401 Twin Lakes Drive. Map 66-3 ((1)) 3Z, 4Z, 5Z, 6Z, 21Z.

AR 89-S-003-02 – THOMAS & MADELEINE REED – to renew the Reed Local Agricultural and Forestal District for a third eight-year term (first established in 1989 for the preservation of land for agricultural and forest conservation uses) on 43 acres at 12801 Popes Head Road. Map 66-4 ((1)) 11Z, 17Z, 18Z.

FS-S06-18 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to permit demolition of the existing 7,300 square foot Girls Probation House and construction of a new 11,022 square foot facility on 1.78 acres located at 12720 Lee Highway. Map 55-4 ((1)) 10.

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FS-S06-34 – FIBER TOWER CORPORATION – to co-locate two dish antennae on the existing 495-foot tall guyed telecommunications tower, with one equipment cabinet placed on the ground at the base of the tower, which is located at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

APR-05-III-1BR – AREA PLANS REVIEW AMENDMENT - nomination by Kim Jin Man to amend the Comprehensive Plan for 1.0 acre (located west of Union Mill Road and southwest of Centreville High School) from residential use at .5-1 du/ac to residential 2-3 du/ac. Map 66-1 ((1)) 8.

APR-05-III-1P – AREA PLANS REVIEW AMENDMENT - nomination by DPZ staff to amend the Comprehensive Plan for 1.27 acres (south of Silverbrook Road, east of Oak Chase Circle and west of the Virginia Power easement) by adding text that neighborhood retail/office should have a density no greater than the adjacent parcels and that automobile-oriented uses are not appropriate. Map 97-4 ((1)) 16.

CSPA 83-P-107 – LINCOLN PROPERTY COMPANY SOUTHWEST INC. – to amend the previously-approved Comprehensive Sign Plan for a portion of the Fairfax Towne Center development by adding signage for the recently-approved five-story multi-use building (with ground floor retail and upper level residential uses) located on 22.79 acres zoned PDC, HC and WS. Map 46-3 ((1)) 24A.

RZ 2006-SP-011 – HABITAT FOR HUMANITY OF NORTHERN VIRGINIA INC. – to rezone 0.51 acres from R-1 to R-20 to permit construction of a three-story multi-family building containing nine affordable dwelling units. Map 56-2 ((3)) 2.

APR-05-III-1FC – AREA PLANS REVIEW AMENDMENT - nomination by Francis A. McDermott to amend the Comprehensive Plan for 32.2 acres (within the Fairfax Corner development in Land Unit P2 of the Fairfax Center Area) by adding an option at the Overlay Level for mixed use including office, hotel, retail and restaurant, up to 1.0 FAR. Map 56-1 ((1)) 47G1, 47H-47L, 47P, 47Q, 47R, 47A, 47T.

APR-05-III-3FC – AREA PLANS REVIEW AMENDMENT - nomination by Francis A. McDermott to amend the Comprehensive Plan for 128.68 acres (located in Land Units G, H1, H2 and I3 of the Fair Lakes development) by adding an option at the Overlay Level for mixed use including residential, retail, hotel and office uses up to an average of .60 FAR. Maps 45-4 and 55-2, various parcels.

FS-S06-46 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC – to co-locate twelve panel antennae on the existing 250-foot tall lattice tower, with one fenced equipment cabinet placed on the ground at the base of the tower, which is located at 11209 Fairfax Station Road. Map 77-1 ((1)) 1.

FS-S06-53 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on an 11-foot pole extension mounted on the existing 112-foot tall utility power pole, with three fenced equipment cabinets placed on the ground at the base of the pole, which is located at 13122 Moore Road. Map 55-3 ((1)) 38.

FS-S06-55 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on the existing 120-foot tall monopole, with three fenced equipment cabinets placed on the ground at the base of the monopole, which is located at 7008 Elkton Drive. Map 89-4 ((5)) 5A.

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FS-S06-58 – MOBILE MEDIA NATIONAL LLC – to co-locate one whip antenna and one dish antenna on the existing 150-foot tall telecommunications monopole, with one equipment cabinet placed in the existing fenced equipment cabinet at the base of the monopole, which is located at 6401 Ox Road. Map 77-3 ((1)) part of 30B.

FDPA 82-P-069-5-2 – RCV REAL ESTATE LC – to amend the previously-approved final development plan for Land Bay VI-B of Fair Lakes by changing the unit type from 32 multi-family units in one four-story building to 13 townhouse units on 20.9 acres zoned PDC and WS. Map 56-1 ((8)) 2.

AR 89-S-002-02 – MA PROPERTIES – to renew the Ma Local Agricultural and Forestal District, first established in 1989, for an additional eight year term for 68.1 acres zoned R-C and WS and consisting of 66 acres of undisturbed forest. Maps 74-2 ((1)) 14Z and 75-1 ((1)) 11Z.

SE 2006-SP-011 – VIRGINIA ELECTRIC & POWER COMPANY AND JIMMY H. GHADBAN – to delete an unused 1.35 acre portion from a 3.81 acre parcel developed with an electric substation to permit the transfer the 1.35 acres to Jimmy Ghadban for inclusion in a by-right subdivision consisting of 14 single family dwelling units. Map 106-1 ((1)) part of 23A and 106-2 ((1)) part of 47A.

SE 2006-SP-010 – CHEVY CHASE BANK FSB – to permit a freestanding bank with two drive-through lanes on 1.48 acres zoned C-8 and located at 11611 and 11617 Lee Highway. Map 56-2 ((1)) 63, 63A.

FS-S06-66 – T-MOBILE NORTHEAST LLC – to co-locate nine panel antennae on the existing 116-foot tall Dominion Virginia Power utility transmission tower, with two fenced equipment cabinets placed on the ground at the base of the tower, which is located at 12829 Chestnut Street. Map 85-2 ((1)) 2.

FS-S06-68 – T-MOBILE NORTHEAST LLC – to co-locate nine panel antennae on an existing 105-foot tall Dominion Virginia Power utility transmission pole, with three enclosed equipment cabinets placed on the ground at the base of the pole, located at Meadow Field Drive. Map 46-3 ((20)) B.

PCA 93-Y-044 – FL PROMENADE OUTPARCEL LC – to amend the formerly approved proffers to permit a drive-in bank with two drive-through lanes in lieu of the eating establishment (Tia's) no longer in operation on a 2.09 acre portion of the 18.3 acre Fair Lakes Promenade shopping center zoned PDC and WS. Map 56-1 ((18)) 3, parts of 1 and 2. (Formerly Sully District)

FDPA 93-Y-044 – FL PROMENADE OUTPARCEL LC – to amend the former final development plan for the Fair Lakes Promenade shopping center to reflect a bank with two drive-through lanes in lieu of an eating establishment on a 2.09 acre portion of the 18.3 acre site zoned PDC and WS. Map 56-1 ((18)) 3, parts of 1 and 2. (Formerly Sully District)

FS-S06-82 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on the top of the existing 135-foot tall utility transmission tower, with three equipment cabinets placed in a screened equipment compound at the base of the tower, located at 11704 Amkin Drive. Map 86-4 ((8)) 18.

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*During 2006, the Planning Commission took action on 52 land-use applications located in the Sully District. One item was denied and the remaining 51 items were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.*

### **Item Denied**

ASPHALT TRAIL WAIVER - MULFORD ENTERPRISES INC. – to waive the requirement for an asphalt trail along the frontage of lot 23 in connection with application SEA 2003-SU-001 to permit the addition of a caretaker's residence, the addition of lot 23, the addition of a playground area, the addition of Saturday hours, and the addition of a riding academy/boarding stable to the existing Mulford School located at 15109 Lee Highway on 14.41 acres zoned R-C and WS. Map 64-2 ((3)) 22, 23.

### **Items Approved**

RZ 2005-SU-026 – SULLY NORTH INVESTMENTS, LC – to rezone 13.54 acres from R-1, I-3 and WS to I-5 and WS for office uses to accommodate the proposed high security Dulles Discovery North development (on a total of 55.37 acres) to consist of three office buildings, six guardhouses, two parking garages, a materials inspection facility, and access control center. Map 34-2 ((1)) parts of parcels 33 & 34.

SE 2005-SU-023 – SULLY NORTH INVESTMENTS, LC – to permit an increase in building height, from 75 feet to a maximum of 150 feet, for two of the three office buildings proposed to be located in Dulles Discovery North on 27.27 acres zoned I-5 and WS. Map 34-2 ((1)) 34.

PCA 85-S-061-04 – COPT PARKSTONE LLC – to amend the proffers and Generalized Development Plan to reflect only one four-story office building on parcel 37A, rather than the two previously-approved, on a 14.77 acre portion (Washington Tech Park 3) of the office park known as Westfields International Corporate Center at Dulles. Map 43-4 ((6)) 37A and part of 27.

SE 2005-SU-007 – KOREAN CENTRAL PRESBYTERIAN CHURCH – to permit the phased development of a place of worship with 2500 seats, a nursery school for 100 students, and a private school of general education for 100 students (grades K-2) on 80.22 acres zoned R-C and WS and located at 15451, 15403 and 15315 Lee Highway and at 15308 Compton Road. Maps 64-1 ((1)) 8, 9, 25, 26, 27; 64- ((3)) 16; 64-2 ((3)) 18; and 64-2 ((5)) 1, 2, 3.

SEA 2003-SU-001 – MULFORD ENTERPRISES INC. – to amend the previously-approved application for a nursery school (Mulford School) to permit the addition of a caretaker's residence, the addition of lot 23, the addition of a playground area, the addition of Saturday hours, and the addition of a riding academy/boarding stable on the 14.41 acre site which is located at 15109 Lee Highway zoned R-C and WS. Map 64-2 ((3)) 22, 23.

PCA 2000-SU-032-2 – INOVA HEALTH CARE SERVICES – to amend the previously-approved Generalized Development Plan and proffers for Fair Oaks Hospital (located at 3500, 3600, 3650, 3676, 3700 and 3760 Joseph Siewick Drive and 3801 and 3807 Rugby Road on 61.82 acres zoned C-3) by (1)

## 2006 Sully District Land-Use Actions

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relocating the not yet constructed medical office building from the north to the west side of the hospital, (2) adding a four-story hospital addition to the north side of the hospital, (3) adding a two-story addition to the west side of the hospital to accommodate expansion of the kitchen and dining area; (4) shifting the not yet constructed five-level parking garage north to accommodate 30 more spaces; and (5) continued use of four temporary trailers for hospital administrative purposes. Maps 45-2 ((1)) 25L, 41A and 45-2 ((2)) 40A, 40B, 41-50, 51A1, 51B1.

SEA 84-C-076-08 – INOVA HEALTH CARE SERVICES – to amend the previously-approved Generalized Development Plan and special exception for Fair Oaks Hospital (located on Joseph Siewick Drive and Rugby Road on 61.82 acres zoned C-3) by (a) relocating the not yet constructed medical office building from the north to the west side of the hospital, (b) adding a four-story hospital addition to the north side of the hospital, (c) adding a two-story addition to the west side of the hospital to accommodate expansion of the kitchen and dining area; (d) shifting the not yet constructed five-level parking garage north to accommodate 30 more spaces; and (e) continuing use of four temporary trailers for hospital administrative purposes. Maps 45-2 ((1)) 25L, 41A and 45-2 ((2)) 40A, 40B, 41-50, 51A1, 51B1.

RZ 2004-SU-029 – NVP, INC. (previously Stanley Martin Homebuilding, LLC) – to rezone 3.68 acres from R-1 to R-3 for nine single family detached residential units. Map 54-4 ((1)) 23 and 54-4 ((4)) 3A.

FS-Y06-5 – FAIRFAX WATER – to install approximately 1200 feet of 24-inch water main along Centreville Road, from Metrotech Drive to Lightfoot Street. Map 34-4.

S03-III-DS1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for Land Unit D-4 of the Dulles Suburban Center, comprised of 157 acres located on the east side of Route 28 across from Dulles International Airport and the Air & Space Museum, currently planned for non-residential mixed use, by adding an alternative for age-restricted housing, assisted living facilities, and nursing facilities with low intensity retail and office use. Map 34-2 ((1)) 1A, 2, 3A, 6, 7, 8, 10A, 27, 35.

SE 2006-SU-002 – NAVY FEDERAL CREDIT UNION – to permit two drive-through windows at the existing Navy Federal Credit Union which is located in the four-story Fort Hill Office Building on 3.29 acres of land zoned C-7 and located at 5900 Centreville Road. Map 54-4 ((1)) 72.

APR 04-III-6DS – AREA PLANS REVIEW AMENDMENT – nomination by Benjamin Tompkins, on behalf of LPC Commercial Services, to amend the Comprehensive Plan for 161.24 acres located in Land Unit D-3 of the Dulles Suburban Center by adding an option for a mixed use town center development to include residential (45%), office (50%), and support retail (5%) uses at 1.0 FAR, including construction of four athletic fields and a north-south roadway from Wall Road to EDS Drive. Map 24-4 ((1)) part of 6B, 6C, 6D2, 6D3, 6D4, 6F.

FS-Y06-11 – T-MOBILE – to co-locate nine antennae on a 10-foot extension on the top of an existing 96.5-foot tall Dominion Power transmission pole with three equipment cabinets placed on the ground within the existing equipment compound at the base of the pole which is located at 3799 Lees Corner Road. Map 35-3 ((1)) 9.

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FS-Y06-17 – NEXTEL COMMUNICATIONS – to co-locate twelve antennae on an existing 140-foot tall Washington Gas Light Company public utility lattice tower, with a screened equipment cabinet placed on the ground at the base of the tower, which is located at 14510 Mount Olive Road. Map 65-1 ((1)) 21.

PCA 87-S-061 – ERIC SOHN & HAE-RI KIM – to amend the proffers associated with the prior approval of RZ 87-S-061 to permit two one-story warehouses (19,600 and 15,200 square feet) in lieu of single unbuilt 32,875 square foot warehouse on 2.0 acres zoned I-5, WS and AN. Map 43-2 ((1)) 5.

APR-04-III-1FC – AREA PLANS REVIEW AMENDMENT – nomination by David A. Ross, on behalf of Atlantic Realty Companies, to amend the Comprehensive Plan for 35.43 acres located in Land Unit A-5 of the Fairfax Center Suburban Center, at the northwest corner of the intersection of Route 50 and Fair Ridge Drive, by modifying the planned overlay level of development to include office, retail, public facilities and institutional uses (church) at .25 FAR. Map 46-3 ((1)) 15A, 15B.

S05-III-FC1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for Sub-unit A6 (comprised of 302,138 square feet of land located on Fair Ridge Drive) within the Fairfax Center Area by adding language to allow senior assisted-living units and independent living units (resulting in up to 200 units of elderly housing) as well as medical offices at an intensity up to 1.2 FAR. Map 46-3 ((1)) 14C.

FSA-Y01-64-2 – NEXTEL COMMUNICATIONS – to amend the previously-approved telecommunications facility by permitting replacement of nine existing panel antennae with six larger antennae mounted on the existing 101.5-foot tall Dominion Virginia Power electrical transmission pole which is located at 3901 Fair Ridge Drive. Map 46-3 ((1)) 15A.

APR-04-II-2F – AREA PLANS REVIEW AMENDMENT – nomination by Judy Beattie to amend the Comprehensive Plan by adding language stating that Hunter Mill Road has been designated as a Virginia Byway and that it has been determined to be eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places as well as adding language for the use of conservation easements to protect these resources.

FSA-Y99-29-1 – NEXTEL COMMUNICATIONS – to expand the existing screened telecommunications equipment compound and install a diesel generator within the compound which is located at the base of the existing 108-foot tall monopole at 2750 Towerview Road. Map 24-2 ((1)) 12C.

FS-Y06-12 – T-MOBILE NORTHEAST- to place nine flush-mounted antennae and three screened equipment cabinets on the rooftop penthouse of the existing office building located at 14280 Park Meadow Drive. Map 44-3 ((6)) 14C.

2232-Y06-8 – T-MOBILE NORTHEAST LLC – to co-locate three flush-mounted antennae on top of the existing 53-foot tall utility pole (owned by Northern Virginia Electric Cooperative), with three equipment cabinets placed ten feet above ground at the base of the pole, which is located in VDOT right-of-way near 14710 Braddock Road. Map 54-1.

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2232-Y06-9 – T-MOBILE NORTHEAST LLC – to co-locate three flush-mounted antennae on the top of an existing 53-foot tall Northern Virginia Electric Cooperative utility pole, located n.w. of 14502 Braddock Road, with three equipment cabinets four feet above ground at the base of the pole. Map 54-1 ((17)) (6) I.

2232-Y06-11 – FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY – to construct 30 units of magnet housing (for persons in programs providing professional training to enable advancement to a career) and a one-story related training facility on 1.66 acres located at 12114 and 12116 Lee Jackson Memorial Highway. Map 46-3 ((1)) 9, 9A.

FS-Y06-28 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on an existing utility transmission tower, with three fenced equipment cabinets placed on the ground under the tower, which is located within a utility easement on property owned by the Virginia Run Community Association and located at 15180T Wetherburn Drive. Map 53-4 ((8)) H.

FS-Y06-32 – FIBER TOWER – to co-locate three dish antennae to the existing 190-foot tall monopole, with one equipment cabinet placed inside the existing equipment compound at the base of the monopole, which is located at 2750 Towerview Road. Map 24-2 ((1)) 12C.

2232-Y06-6 – COLONIAL PIPELINE COMPANY – to construct a new petroleum product distribution station (take-off facility) and new transmission pipeline (2.34 miles in length) to deliver jet fuel to Washington Dulles International Airport to meet the Airport's current and future demands. Portions of tax maps 24-2, 24-4, 25-3.

SE 2006-SU-006 – COLONIAL PIPELINE COMPANY – to permit construction of an above-ground petroleum product distribution station (take-off facility) and underground transmission pipeline to deliver petroleum to Washington Dulles International Airport Map 25-3 ((4)) part of B1 and ((10)) part of C.

FS-Y06-27 – T-MOBILE NORTHEAST LLC – to co-locate nine antennae on a 7-foot extension placed on an existing 102-foot tall Dominion Power utility transmission pole, with three equipment cabinets located within an existing fenced equipment compound on the ground at the base of the pole, which is located at 6002 Pleasant Valley Road. Map 53-1 ((5)) A2.

FS-Y06-30 – FIBER TOWER CORPORATION – to co-locate one dish antenna on the existing 100-foot tall monopole, with one equipment cabinet placed in the existing compound, located on the site of the Chantilly Fire Station at 14005 Vernon Street. Map 34-4 ((6)) 60, 61, 62.

FS-Y06-33 – FIBER TOWER CORPORATION – to co-locate two dish antennae on the existing 190-foot tall monopole, with one equipment cabinet placed within the existing compound at the base of the pole, which is located in the Bull Run Regional Park at 7400T Ordway Drive. Map 73-2 ((1)) 3.

FS-Y06-26 – T-MOBILE NORTHEAST LLC – to co-locate nine panel antennae and three equipment cabinets on the roof of the existing 64-foot tall Hampton Inn Hotel located at 4050 Westfax Drive. Map 34-3 ((9)) 1.

## 2006 Sully District Land-Use Actions

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PCA 2003-SU-040 – WMH LLC – to amend the proffers associated with the prior approval of RZ 2003-SU-040 by expanding the permitted uses on the commercial development located on 3.0 acres zoned C-6, WS and AN and located within the Westfields development in order to permit community uses (such as a learning center and a garment cleaning service). Map 44-3 ((6)) 21A2.

PCA 83-C-021 – ATLANTIC REALTY COMPANIES, INC. – to amend the proffers associated with the prior approval of RZ 83-C-021 to permit replacement of a previously-approved office development with a mixed use center including retail, office, church and child care uses on 35.39 acres zoned PDC and located in Sub-Unit A-5 of the Fairfax Center Area, HC and WS. Map 46-3 ((1)) 15A, 15B.

FDPA 83-C-021 – ATLANTIC REALTY COMPANIES, INC. – to amend the previously-approved final development plan to reflect a mixed use center including retail, office, church and child care uses, in lieu of the previously-approved office development on 35.39 acres zoned PDC and located in Sub-Unit A-5 of the Fairfax Center Area, HC and WS. Map 46-3 ((1)) 15A, 15B.

SE 2005-SU-031 – UNICORP NATIONAL DEVELOPMENTS INC. – to permit a 5,528 square foot drive-in bank with three customer service stations and a 14,550 square foot drive-through pharmacy (Walgreens) with two customer service windows on 3.67 acres in The Shops at Centreville shopping center zoned C-8, HC, SC and WSPD at 13928 Lee Highway. Map 54-4 ((1)) 47A, 50, 55, 56, 57.

FDPA 78-C-118-16 – PNC BANK – to amend the previously-approved final development plan for the Franklin Farm mixed use development by replacing an existing retail sales establishment with a drive-in bank located in the Franklin Farm shopping center at 13354 Franklin Farm Road. Map 35-1 ((4)) (22) 2B.

PCA 2000-SU-033 – RITA POWELL & MARK JOHNSON - to amend the proffers associated with the prior approval of RZ 2000-SU-033 by permitting expansion of the existing veterinary hospital, outdoor kennels (known as Dulles Gateway Kennels) and related uses to include caretaker quarters and an animal crematory on 5.3 acres zoned I-5, WS and AN at 4500 Upper Cub Run Drive. Map 33-4 ((1)) 9A.

SE 2006-SU-015 – RITA POWELL & MARK JOHNSON – to permit outdoor kennels (previously-approved under SPA 94-Y-059) at the Dulles Gateway Kennels located on 5.3 acres zoned I-5, WS and AN at 4500 Upper Cub Run Drive. Map 33-3 ((1)) 9A,

FS-Y06-59 – MOBILE MEDIA NATIONAL LLC – to co-locate one whip antenna and one dish antenna on the existing 195-foot tall monopole (with one equipment cabinet added to the existing fenced compound at the base of the monopole) located in Bull Run Regional Park at 7400T Ordway Road. Map 73-2 ((1)) 3.

FS-Y06-60 – FIBER TOWER CORPORATION – to co-locate two dish antennae on the existing 145-foot tall monopole, and one equipment cabinet in the existing compound at the base of the monopole, which is located in VDOT right-of-way at 5714 Sully Road. Map 54-4.

FSA-Y06-30-1 – FIBER TOWER – to amend the previously-approved telecommunications application by replacing one 13-inch in diameter dish antenna with two antennae with diameters of 2 and 3 feet to be

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attached to the existing 100-foot tall monopole located at 14005 Vernon Street on the site of the Chantilly Fire Station. Map 34-4 ((6)) 60, 61, 62.

FS-Y06-61 – CLEARWIRE US LLC – to co-locate four flush-mounted panel antennae, four dish antennae, and one equipment cabinet on the roof of the 64-foot tall Hampton Inn hotel located at 4050 Westfax Drive. Map 34-3 ((9)) 1.

FS-Y06-69 – APC REALTY & EQUIPMENT COMPANY LLC/SPRINT – to co-locate 12 flush-mounted panel antennae on the rooftop penthouse walls and four screened equipment cabinets on the roof of the existing building located at 14280 Park Meadow Drive. Map 44-3 ((6)) 14C.

PCA 75-2-016-3 – LPC COMMERCIAL SERVICES INC. – to amend the proffers associated with the prior approval of RZ 75-2-016 to remove 66.88 acres from the original 572.9 acres, a portion of which was rezoned to the I-L (now I-5) District, in order to seek rezoning to the PRM District under RZ 2006-SU-007. Map 24-4 ((1)) 6C and part of 6B.

RZ 2006-SU-007 – LPC COMMERCIAL SERVICES INC. – to rezone 66.88 acres from I-5 to PRM for a mixed use development comprised of multi-family residential units, offices and retail uses. Map 24-4 ((1)) 6C and part of 6B.

FDP 2006-SU-007 – LPC COMMERCIAL SERVICES INC. – submission of the final development plan for mixed use development comprised of multi-family residential units, office and retail uses on 66.88 acres zoned PRM. Map 24-4 ((1)) 6C and part of 6B.

FS-Y06-85 – MOBILE MEDIA NATIONAL LLC – to co-locate one whip antenna on the existing 108-foot tall monopole with one satellite receiving dish, one GPS antenna and one equipment cabinet placed on the ground at the base of the monopole, which is located at 2750 Towerview Road. Map 24-2 ((1)) 12C.

RZ 2006-SU-021 – NCL XXX, LLC – to rezone 23,291 square feet of land from R-1 and WS to PDH-5 and WS to permit development of two single family homes on a previously unconsolidated lot to become part of the residential development approved under RZ 2004-SU-015. Map 34-4 ((3)) 5.

FDP 2006-SU-021 - NCL XXX, LLC – submission of the final development plan for two single family detached residences on 23,291 square feet of land zoned PDH-5 and WS. Map 34-4 ((3)) 5.

S06-III-UP1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 74.5 acres in Land Unit D-1 of the Dulles Suburban Center (located east of Route 28 and south of Frying Pan Road) by adding permitting office, hotel, residential (half of which would be designated for senior housing), and support retail uses up to .40 FAR. Map 24-2 ((1)) 1, 2, 3, 4 and 10.

## 2006 Countywide Land-Use Actions

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*During 2006, the Planning Commission took action on 25 countywide land-use applications. The Commission recommended that the Board reauthorize and readvertise one item for rehearing. The remaining proposals were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.*

### **Reauthorization Recommended**

CODE AMENDMENT – to amend Article 10 (Accessory Uses), Article 12 (Signs), and Article 20 (Definitions) of the Zoning Ordinance by (1) adding definitions to differentiate between portable storage container uses (containers on residentially zoned and developed lots, containers on non-residentially developed lots, and roll-off debris containers) and (2) providing conditions for their appropriate use.

### **Items Approved**

CODE AMENDMENTS – to amend the Zoning Ordinance by enhancing the photographic submission requirements for special permit and special exception applications to require photographs of the application property and abutting properties that show existing structures, terrain and vegetation as viewed from all lot lines and street lines of the application property in order to facilitate review of these applications by staff, the Board of Zoning Appeals, the Planning Commission, and the Board of Supervisors.

CODE AMENDMENTS – to amend the Affordable Dwelling Unit Program provisions contained in the Zoning Ordinance to address price control terms and applicability, the availability of bonus density in the PRM District, the opportunity for buy-out of the ADU Program for multiple family rental developments after ten years in the Program, conversion of rental units to for-sale units, and the addition of an exclusive right for the Redevelopment & Housing Authority to purchase and resell pre-owned affordable dwelling units.

CODE AMENDMENTS – to amend the Public Facilities Manual concerning drainage divides and stormwater outfall to (1) clarify requirements pertaining to drainage divides and permit the administrative approval of diversions of surface drainage in circumstances where there is a public benefit and no adverse impact; (2) revise the requirements for demonstrating the adequacy of stormwater outfalls from a development site, clarify the required extent of downstream review to achieve a more uniform and expansive review of downstream systems, and provide for options that would allow demonstration of no adverse impact and proportional improvement of outfalls; and (3) to amend the Subdivision Ordinance and the Zoning Ordinance by expanding public notification requirements for subdivision plats, subdivision plans, and site plans.

CODE AMENDMENTS – to amend the Zoning Ordinance and Public Facilities Manual to (1) indicate that service drives are not required along Virginia Byways, the Dulles International Airport Access Highway, and interstate highways, (2) clarify that the Board of Supervisors may waive service drive requirements in conjunction with approval of a proffered condition, development plan or special exception; (3) indicate that primary highways include streets with route numbers greater than 7000 as well as those below 600;

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(4) remove the requirement for streetlights along adopted Virginia Byways except at road intersections, commercial entrances, and to address safety issues; and (5) add the Planned Residential Mixed Use District under the section on planned development streetlight requirements.

CODE AMENDMENTS – to amend the Public Facilities Manual to (1) clarify the pavement design requirements for pipestem driveways including California Bearing Ratio (CBR) tests; (2) clarify that approval of the Director of DPWES must be obtained for alternate equivalent pavement sections and special designs prior to construction; (3) revise bituminous concrete types to current VDOT standards; and (4) clarify where density testing is required on the subgrade of streets.

2006 ZONING ORDINANCE AMENDMENT WORK PROGRAM – DEPARTMENT OF PLANNING & ZONING – submission by the Zoning Administration Division of the 2006 Zoning Ordinance Amendment Work Program consisting of a prioritized list of 122 pending proposed amendments to the Zoning Ordinance as follows: 21 proposed amendments identified as Priority 1 items; 92 proposed amendments reflected as Priority 2 items, three proposed amendments being staffed by other departments (two by the Department of Public Works and Environmental Services and one by the Department of Transportation), and six items requiring input from assisting task forces.

CAPITAL IMPROVEMENT PROGRAM – submission of the Capital Improvement Program for FY 2007-FY 2011, with Future Fiscal Years to 2016, in order to plan for immediate (within one year), near term (within two to three years), long term (within four to five years), and future (anticipated but not scheduled) projects involving land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services in the following seven functional areas: (1) public schools, to include new construction, renovation and building additions; (2) parks; (3) community improvements to include affordable housing development, community development, revitalization, stormwater management, and other neighborhood improvement initiatives such as lighting of residential areas, County facilities, and major thoroughfares; (4) public safety and court facilities, to include fire and rescue, police, animal services, Jennings Judicial Center, Girls' Probation House, Less Secure Shelter II, and the Historic Courthouse facility; (5) government facilities to include libraries, facilities management and renewal, and human services; (6) utility services to include solid waste, sanitary sewer facilities, and water supply facilities; and (7) transportation and pedestrian initiatives.

CODE AMENDMENTS – to amend the Public Facilities Manual and the Zoning Ordinance to (1) state that service drives are not required along Virginia Byways, the Dulles Toll Road, or interstate highways; (2) clarify who may waive the service drive requirements; (3) indicate that primary highways include street with route numbers below 600 as well as those greater than 7000; (4) remove the requirements for streetlights along adopted Virginia Byways except at road intersections, commercial entrances, and to address safety issues; and (5) add the PRM district to the list of planned developments subject to the streetlight requirements.

CODE AMENDMENTS – to amend Sections 8, 9, 10 and 11 of the Zoning Ordinance to (1) permit certain existing structures or off-street parking spaces that do not meet minimum setback requirements to remain in conjunction with a rezoning, special exception or special permit for another use on the lot; (2) to permit

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the Board of Zoning Appeals to reduce the ten-foot setback requirement between off-street parking spaces and the front lot line and the ten-foot wide peripheral parking lot landscaping requirement in conjunction with special permit approval for another use; and (3) to allow the Board of Supervisors to consider requests to increase fence, wall, gate and/or gate post heights in conjunction with rezoning or special exception review for another use, and to allow the Board of Zoning Appeals to consider requests to increase fence, wall, gate and/or gate post heights in conjunction with special permit review for another use.

S01-CW-17CP – TRANSPORTATION POLICY PLAN AMENDMENTS – to amend the transportation section of the Policy Plan of the Comprehensive Plan by updating the text to reflect current travel demand forecasts including modifications to the transportation objectives and policies.

CODE AMENDMENT – to amend Article 2 (General Regulations), Article 8 (Special Permits), Article 18 (Administration, Amendments, Violations and Penalties), and Article 20 (Interpretations and Definitions) of the Zoning Ordinance to establish a new special permit category that would allow the Board of Zoning Appeals to approve a special permit for the reduction by up to 50% of certain yard requirements in specific circumstances.

CODE AMENDMENT – to amend Article 2 (General Regulations), Article 3 (Residential District Regulations), Article 6 (Planned Development District Regulations), Article 7 (Overlay and Commercial Revitalization District Regulations), Article 8 (Special Permits), Article 9 (Special Permits), Article 10 (Accessory Uses), Article 12 (Signs), Article 16 (Development Plans), Article 18 (Administration, Amendments, Violations and Penalties), Article 20 (Interpretations and Definitions), and Appendix 7 (Commercial Revitalization) of the Zoning Ordinance to correct inconsistencies and editorial errors resulting from the adoption of previous amendments to the Zoning Ordinance or County Code.

CODE AMENDMENT – to amend the Zoning Ordinance by adding a requirement for zoning map amendments, final development plans, and applications for special exceptions or special permits that written notice be provided by the hearing body to the commander of a military base, military installation or military airport, or the owner of a public use airport at least ten days in advance of the hearing, when the application property, or part thereof, is located within 3000 feet of a military base, military installation, military airport (excluding armories operated by the Virginia National Guard), or licensed public use airport.

CODE AMENDMENT – to revise the Zoning Ordinance (to conform with amended Section 15.2-852 of the *Code of Virginia*) pertaining to the affidavit submission requirements to reflect that affidavits for Board's Own Motion rezoning applications are no longer required for applications that involve more than ten parcels under different ownership.

CODE AMENDMENT – to amend the Chesapeake Bay Preservation Ordinance (Chapter 118 of the Fairfax County Code) and the Public Facilities Manual by addressing issues related to the reclassification of streams from perennial to intermittent, including but not limited to: revising the definition of a water body with perennial flow, adding a requirement for public notification concerning submission of a study to reclassify a stream from perennial to intermittent, establishing submission requirements for studies to

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reclassify streams from perennial to intermittent, and observation requirements for the determination of the absence of stream flow.

CODE AMENDMENT – to revise the Zoning Ordinance to increase the civil penalty for any one zoning violation from \$100 to \$250 for the first violation and from \$250 to \$500 for subsequent violations arising from the same set of operative facts.

CODE AMENDMENT – to amend the Chesapeake Bay Preservation Ordinance by revising the Resource Protection Area boundaries on the adopted map of the Chesapeake Bay Preservation Areas as follows: the perennial stream designation and associated RPA along a stream segment east and parallel to Pathfinder Lane on Map 30-2; the perennial stream designation and associated RPA along a stream segment north of and parallel to Overbrook Street (also known as Crimmins Lane) on Map 41-1; and four stream segments on Telegraph Road (Map 91-4).

CODE AMENDMENTS – to amend the Zoning Ordinance, Public Facilities Manual and Subdivision Ordinance by renumbering/updating plates, adjusting an inspection fee for consistency, and improving the bonding and inspection requirements for land development projects by (1) extending the timing for pre-construction conferences, (2) codifying the requirement for a certification by a surveyor that subdivision monuments have been installed, (3) requiring a notification and replacement agreement when a developer's surety falls below the minimum rating standard, (4) eliminating the processing fee for the replacement agreement when a surety falls below the minimum rating standard, and (5) implementing stricter bond requirements for land development projects.

CODE AMENDMENT – to amend the Zoning Ordinance by establishing a new special permit to allow the Board of Zoning Appeals to increase the height of a fence and/or wall in a front yard, subject to conditions that minimize the impact of such increases on nearby properties; to allow certain decorative or support features to exceed the maximum fence height; and to provide an administrative increase in fence and/or wall height for existing structures in certain limited circumstances.

CODE AMENDMENT – to amend the Zoning Ordinance (pursuant to legislation adopted by the 2006 Virginia General Assembly) to clarify who, in condominium developments, may file applications for a special permit, special exception, rezoning, development plan, variance, sign permit, building permit, and non-residential/residential use permit as well as who, in condominium developments, may submit a site plan or sign proffered conditions.

CODE AMENDMENT – to amend the Zoning Ordinance to increase the minimum parking rates for single-family detached units from the current rate of 2.0 spaces up to 4.0 spaces per dwelling unit, for single-family attached units from the current rate of 2.3 spaces up to 3.2 spaces per unit, and for multiple family dwelling units from the current rate of 1.6 spaces up to 1.8 spaces per unit.

CODE AMENDMENT – to amend the Zoning Ordinance to add a Phase I archaeological survey submission requirement for certain rezoning, development plan, special permit, special exception and variance applications located in or near a Historic Overlay District.

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CODE AMENDMENT – to amend the Zoning Ordinance to establish a new special permit (with accompanying application fees) that would allow the Board of Zoning Appeals to approve additions to an existing single-family detached dwelling that extends into a minimum required yard by more than 50% and/or is closer than five feet to a lot line, subject to certain conditions.

CODE AMENDMENT – to amend the Zoning Ordinance, Subdivision Ordinance, and Public Facilities Manual to prevent the creation of irregularly shaped lots by establishing a shape factor limitation for single-family residential lots and revising the definition of an outlot to include lots that do not meet the shape factor limitations.

## Acknowledgements

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