

# April 2013

Click on the desired [View Agenda](#) or [Speakers List](#) for detailed information. Click on the application number on the agenda to access the staff report. The Speakers List is available at 3:30 p.m. on the day of the meeting.

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Planning Commission Meetings are held in the Board Auditorium of the Government Center at:  
 12000 Government Center Parkway, Fairfax, VA 22035  
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, April 3, 2013

Posted: 3/5/13  
Revised: 4/4/13

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">RZ 2011-PR-010/</a>	Cityline Partners LLC	S. Lin	<b>APPROVAL REC</b>
<a href="#">RZ 2011-PR-011/</a>	Cityline Partners, LLC		
<a href="#">FDP 2011-PR-011/</a>	Garfield 1575 Anderson Road, LLC		(P/H from 3/21/13)
<a href="#">FDP 2011-PR-011-02/</a>	Cityline Partners, LLC		(from 2/13/13)
<a href="#">PCA 92-P-001-10/</a>	Cityline Partners, LLC		(from 11/14/12)
<a href="#">PCA 92-P-001-09/</a> (Providence)	Cityline Partners, LLC		
<a href="#">Z.O. Amendment</a> (Hart)	DPZ fee increase	R. Coyle	<b>APPROVAL REC</b> P/H from 3/27/13 (from 3/6/13)
<a href="#">Fairfax Forward</a> (Countywide)	Fairfax Forward Work Program (Proposes a new schedule to review The Comprehensive Plan through a Comprehensive Plan Amendment Work Program)	M. Van Dam	<b>APPROVAL REC</b> (P/H from 3/27/13) (from 3/6/13)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">RZ/FDP 2011-PR-018</a> (Providence)	Christopher Land, L. L. C. (N. side of Courthouse Rd., just e. of Sutton Road intersection) (From R-1 to PDH-3 for eight single-family detached homes and existing private club)	W. Mayland	<b>D/O TO 4/18/13</b> (from 2/21/13) (from 12/6/12)
<a href="#">2232-B12-9</a> (Braddock)	Fairfax County Park Authority (5315 Guinea Road, Burke) (For Monticello Park-local serving park with off-leash dog park)	R. Lambert	<b>APPROVED</b>

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PRC- B-846-03 (Hunter Mill)	JBG/RIC, L.L.C. (11800 & 11842 Sunrise Valley Drive, Reston) (Reston Heights mixed use (grocery, neighborhood residential & commercial office tower)	N. Rogers	<b>P/H to 5/9/13</b> (from 4/4/13) (from 2/28/13)
2232-V12-10 (Mount Vernon)	Cellco Partnership d/b/a Verizon d/b/a Verizon Wireless (7685 Pohick Road) (For 110' monopole w/15 antennas and associated equipment.)	L. O'Donnell	<b>P/H to 5/2/13</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, APRIL 3, 2013**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2011-PR-010 – CITYLINE PARTNERS, LLC** – Appl. to rezone from C-3 and HC to PTC and HC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 3.53 and a waiver #6835-WPFM-005-1 to permit the location of underground stormwater management facilities in a residential area. Located on E. and W. sides of Old Meadow Rd. near its intersection with Dolley Madison Blvd. on approx. 6.93 ac. of land. Comp. Plan Rec: Transit Station/Mixed Use. Tax Map 29-4 ((6)) 101A and 102. (Concurrent with FDP 2011-PR-011, RZ 2011-PR-011, PCA 92-P-001-09, FDP 2011-PR-011-02, and PCA 92-P-001-10.)  
**PROVIDENCE DISTRICT. APPROVAL REC**

**RZ 2011-PR-011 – CITYLINE PARTNERS, LLC** – Appl. to rezone from C-3 and HC to PTC and HC to permit mixed use development with an overall FAR of 4.57 and a waiver #6835-WPFM-005-1 to permit the location of underground stormwater management facilities in a residential area. Located on the S. side of Dolley Madison Blvd. between Scotts Run Park and ramp from Dulles Airport Access Rd. to Dolley Madison Blvd. on approx. 23.54 ac. of land. Comp. Plan Rec: Transit Station/Mixed Use and Office. Tax Map 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C and portions of Route 123 and Colshire Drive public right-of-way to be vacated and/or abandoned. (Concurrent with FDP 2011-PR-011, RZ 2011-PR-010, PCA 92-P-001-09, FDP 2011-PR-011-02, and PCA 92-P-001-10.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Route 123 and Colshire Drive to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)  
**PROVIDENCE DISTRICT. APPROVAL REC**

**FDP 2011-PR-011 – GARFIELD 1575 ANDERSON ROAD, LLC** – Appl. to approve the final development plan for RZ 2011-PR-011 to permit residential development. Located in the S.E. quadrant of the intersection of Dolley Madison Blvd. and Anderson Rd. on approx. 2.57 ac. of land zoned PTC and HC. Tax Map 30-3 ((1)) 6A. (Concurrent with RZ 2011-PR-011, RZ 2011-PR-010, PCA 92-P-001-09, FDP 2011-PR-011-02, and PCA 92-P-001-10.)  
**PROVIDENCE DISTRICT. APPROVED**

**FDP 2011-PR-011-02 – CITYLINE PARTNERS, LLC** – Appl. to approve a final development plan for RZ 2011-PR-011 to permit commercial development. Located on the E. side of Colshire Dr. approx. 600 ft. S. of the intersection of Dolley Madison Blvd. on approx. 2.94 ac. of land zoned PTC and HC. Tax Map 30-3 ((28)) 4C. (Concurrent with FDP 2011-PR-011, RZ 2011-PR-011, RZ 2011-PR-010, PCA 92-P-001-09, and PCA 92-P-001-10.)  
**PROVIDENCE DISTRICT. APPROVED**

**PCA 92-P-001-10** – **CITYLINE PARTNERS, LLC** – Appl. to amend the proffers for RZ 92-P-001 previously-approved for office development to permit public use and associated modifications to proffers and site design with an overall FAR of 0.65. Located at 1766 Old Meadow Ln., McLean, Virginia 22102, on approx. 4.22 ac. of land zoned C-3 and HC. Comp. Plan Rec: Residential/Mixed Use. Tax Map 29-4 ((6)) C and 96A. (Concurrent with FDP 2011-PR-011, FDP 2011-PR-011-02, RZ 2011-PR-011, RZ 2011-PR-010, and PCA 92-P-001-09.) **PROVIDENCE DISTRICT. APPROVAL REC**

**PCA 92-P-001-09** – **CITYLINE PARTNERS, LLC** – Appl. to amend the proffers for RZ 92-P-001 previously-approved for office development to permit a reduction in land area and associated modifications to proffers and site design with an overall FAR of 0.65. Located on the S. side of Dolley Madison Blvd. between the Capital Beltway (I-495) and the ramp from the Dulles Airport Access Rd. on approx. 29.42 ac. of land zoned C-3 and HC. Comp. Plan Rec: Transit Station/Mixed Use and Office. Tax Map 29-4 (((6)) 101A and 102; 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C. (Concurrent with FDP 2011-PR-011, FDP 2011-PR-011-02, RZ 2011-PR-011, RZ 2011-PR-010, and PCA 92-P-001-10.) **PROVIDENCE DISTRICT. APPROVAL REC**

**ZONING ORDINANCE AMENDMENT (DEPARTMENT OF PLANNING AND ZONING FEE INCREASE)**

– To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Pursuant to authority granted by *Virginia Code* Section 15.2-2286(A)(6), the Amendment proposes to modify the filing fee for a Special Permit for a riding and boarding stable from the current \$16,375 to a fee of \$8,180 [*NOTE: advertised to allow the Board to consider and approve any fee within the range of \$8,180 to \$16,375.*] The Amendment also proposes to modify the filing fee for a special permit for a modification on the limitations on the keeping of animals from the current \$910 to a fee of \$435 [*NOTE: advertised to allow the Board to consider and approve any fee within the range of \$435 to \$910.*]. Also, the Amendment would modify the variance for maximum fence height in residential districts and the special permit for an increase in fence and/or wall height in any front yard on a single family dwelling lot from the existing fee of \$910 to a lesser amount of not less than \$435; modify the variance for maximum fence height in all other districts and the special permit for an increase in fence and/or wall height in any front yard on all other uses from the existing fee of \$8,180 to a lesser amount of not less than \$435; modify amendments to a previously approved proffered condition and/or development plan, final development plan, conceptual development plan, Planned Residential Community (PRC) plan, or concurrent conceptual/final development plan for an increase in fence and/or wall height on a single family dwelling lot from the existing fee of \$910 to a lesser amount of not less than \$435; and modify the amendments to a previously-approved proffered condition and/or development plan, final development plan, conceptual development plan, PRC plan, or concurrent conceptual/final development plan for an increase in fence and/or wall height on all other uses from the existing fee of \$8,180 to a lesser amount of not less than \$435 [*NOTE: advertised to allow the Board to consider and approve any fee within the range of \$435 to \$8180 for any of these fence and/or wall applications.*] The Amendment establishes a new fee for a PRC plan filed concurrently with a special permit and/or special exception of \$16,375 plus \$435 per acre and a new fee for an amendment to a previously-approved and currently valid special permit that is limited to a change in permittee of \$500 or

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, April 3, 2013**

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one-half of the prevailing fee, whichever is less. In addition, the Amendment clarifies that combinations of two or more special permits and/or variances are subject to only one fee (the highest of individual application fees); clarifies that the Zoning Administrator will determine if a substantial change to a pending application warrants the submission of a fee; and restates and restructures the fees associated with extensions and amendments to previously approved and pending applications. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL REC**

**FAIRFAX FORWARD** – To consider proposed revisions to procedures regarding the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Fairfax Forward proposes a new schedule to review the Comprehensive Plan through a Comprehensive Plan Amendment Work Program. The Work Program will track ongoing Plan amendments and will establish a set of planning studies anticipated to begin over the next three years (2013-2015). Fairfax Forward also proposes a new method to conduct planning studies that increases public participation and seeks more effective outcomes. Copies of the staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> two weeks prior to the public hearing. **COUNTYWIDE. APPROVAL REC**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-B12-9** – **FAIRFAX COUNTY PARK AUTHORITY (MONTICELLO PARK)** – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the public use of Monticello Park. The park's master plan envisions the ultimate development will serve the surrounding community with a new off-leash dog area, playground, multi-use area, skate activity area, and loop trail with expanded parking. Monticello Park is located at 5315 Guinea Road, Burke, Virginia 22015, Tax Map 69-3 ((6)) E, Area III. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, 22035. **BRADDOCK DISTRICT. APPROVED**

**RZ/FDP 2011-PR-018** – **CHRISTOPHER LAND, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with a density of 2.86 du/ac with an FAR of 0.07 and private club and senior care center as secondary uses and approval of the conceptual and final development plans. Located on the N. side of Courthouse Rd. approx. 500 ft. E. of the intersection with Sutton Rd. on approx. 5.72 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 48-1 ((1)) 62 and 64. **PROVIDENCE DISTRICT. D/O TO 4/18/13**

Posted: 4/3/13  
Revised: 4/3/13

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, APRIL 3, 2013**

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**DECISIONS ONLY:**

RZ 2011-PR-010 – CITYLINE PARTNERS LLC – **REC APPROVAL**  
FDP 2011-PR-011-02 – CITYLINE PARTNERS LLC – **APPROVED**  
PCA 92-P-001-09 – CITYLINE PARTNERS LLC – **REC APPROVAL**  
PCA 92-P-001-10 – CITYLINE PARTNERS LLC – **REC APPROVAL**  
RZ 2011-PR-011 – CITYLINE PARTNERS LLC – **REC APPROVAL**  
FDP 2011-PR-011 – GARFIELD 1575 ANDERSON ROAD, LLC – **APPROVED**  
(P/H on 3/21/13)

ZONING ORDINANCE AMENDMENT – ZONING APPLICATION FEE SCHEDULE  
(Commissioner Hart) (P/H on 3/27/13) – **REC APPROVAL**

FAIRFAX FORWARD WORK PROGRAM (Commissioner Lawrence) – **REC APPROVAL**  
(P/H on 3/27/13)

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2232-B12-9 – FAIRFAX COUNTY PARK AUTHORITY – **APPROVED**

- |                                                                                                       |                                                                                     |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1. Erin Mays, Representing<br>Braddock Dogs Association<br>12020 Glen Alden Road<br>Fairfax, VA 22030 | 3. Tony Velucci, Representing<br>Fairfax County Park Authority<br>Braddock District |
| 2. Jeffery Root<br>4788 Tapestry Drive<br>Fairfax, VA 22032                                           |                                                                                     |

RZ/FDP 2011-PR-018 – CHRISTOPHER LAND, LLC – **D/O TO 4/18**

- |                                                                   |                                                                                                  |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 1. Andrew Gorey<br>2622 Lemontree Lane<br>Vienna, VA 22181        | 6. Gregory Gurski<br>2711 Snowberry Court<br>Vienna, VA 22181                                    |
| 2. Kazuhiro Okochi<br>9617 Whitecedar Court<br>Vienna, VA 22181   | 7. Heather Glynn<br>9618 Whitecedar Court<br>Vienna, VA 22181                                    |
| 3. Annemarie Harthun<br>9615 Whitecedar Court<br>Vienna, VA 22181 | 8. Carl Thomas, Representing<br>Loyal Order of Moose<br>9616 Courthouse Road<br>Vienna, VA 22183 |
| 4. Matthew Harthun<br>9615 Whitecedar Court<br>Vienna, VA 22181   | 9. Gregory Moulton<br>9611 Whitecedar Court<br>Vienna, VA 22181                                  |
| 5. Michael Fooks<br>9607 Whitecedar Court<br>Vienna, VA 22181     |                                                                                                  |

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**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, APRIL 3, 2013**

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RZ/FDP 2011-PR-018 – CHRISTOPHER LAND, LLC (Staff: William Mayland) (*cont'd*)  
– **D/O TO 4/18**

10. Brett Wilson  
9613 Whitecedar Court  
Vienna, VA 22181
  
11. Philip Latasa, Representing  
Friends of Accotink Creek  
5584 Cavalier Woods Lane  
Clifton, VA 20124

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, April 4, 2013**

Posted: 3/5/13  
 Revised: 4/5/13

KEY  
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 D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">Z.O. Amendment</a> (Hart)	Home Child Care Facilities	C. Belgin	<b>APPROVAL REC</b> (P/H from 3/20/13) (from 1/16/13)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">PFM Amendment</a> (Hart)	Tysons Urban Center	J. Leavitt	<b>APPROVAL REC</b>
<a href="#">Code Amendments</a> (Sargeant)	<a href="#">Editorial to PFM, Site and Subdivision Ordinances</a>	J. Leavitt	<b>APPROVAL REC</b>
<a href="#">Z.O Amendment</a> (Sargeant)	Civil Penalties	M. Congleton	<b>APPROVAL REC</b>
<a href="#">SEA 2006-MA-031</a> (Mason)	The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia (St. Michael's Catholic Church) (4601 Ravensworth Road) (For nursery school and child care)	J. Gourney	<b>APPROVAL REC</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2012-DR-016/ PCA-C-696-09/ PCA-C-698-03 (Dranesville)	Dulles Rock Hill Partners L.P. and Nugget Joint Venture, LC	W. O'Donnell	<b>P/H to Indef.</b>
PRC B-846-03 (Hunter Mill)	JBG/RIC, L.L.C (11800 & 11842 Sunrise Valley Drive, Reston) (Reston Heights mixed use (grocery, neighborhood residential & commercial office tower)	N. Rogers	<b>P/H to 4/3/13)</b> (from 4/4/13) (from 2/28/13)
CSPA-C-052-02 (Mason)	CESC Skyline LLC (5275 Leesburg Pike) (To amend directional and identification signs for former DISA bldg..)	M. Lynskey	<b>P/H to 5/9/13</b>
RZ/FDP 2012-BR-020 (Braddock)	Eastwood Properties, Inc. (E. side of Ox Road, just north of Adare Drive intersection) (From R-2 to PDH-3 for 14 single-family dwelling units)	B. Krasner	<b>P/H to 7/10/13</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, APRIL 4, 2013**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to receive a presentation by Department of Public Works and Environmental Services staff on proposed changes to stormwater regulations.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEM SCHEDULED FOR DECISION ONLY**

**ZONING ORDINANCE AMENDMENT (HOME CHILD CARE FACILITIES)** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

- (1) Increase the maximum number of children allowed to be cared for in a home child care facility by special permit from ten to twelve;
- (2) Revise the additional standards for home child care facility special permits contained in Sect. 8-305 to (a) require the home child care facility limitations for by-right uses contained in Par. 6 of Sect. 10-103 be met, except for the numbers of children and non-resident employees; (b) require the Board of Zoning Appeals (BZA) to review access to the site; and (c) allow the BZA to consider the availability of on-street parking and /or alternative drop-off and pick-up areas located in proximity to the site;
- (3) Allow home child care facilities that have more than seven children in a single-family detached dwelling and five children in all other dwelling types to be allowed in any P-District with special permit approval by the BZA; and
- (4) Pursuant to authority granted by Sections 15.2-107 and 15.2-2286 (A) (6) of the *Code of Virginia*, reduce the current special permit application fee of \$1,100 for home child care facilities to as low as \$435.

Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL REC**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTY CODE AND PUBLIC FACILITIES MANUAL AMENDMENTS (EDITORIAL CHANGES TO THE FIRE REGULATIONS, MANHOLE PLATE REFERENCES AND VERTICAL DATUM REQUIREMENTS)**

– To consider proposed revisions to the Public Facilities Manual (PFM) and The Code of the County of Fairfax, Virginia, (County Code) as follows: The proposed Amendments update the Fire Marshal provisions of the PFM to align with the County and Statewide Fire Prevention Codes. The Fire Marshal Amendment includes clarifying that the procedures set forth in Section 9-0202.2I are for modification of the fire protection requirements of the PFM and requiring that requests for a modification or a waiver be submitted to the Fairfax County Fire Marshal; updating the Fire Department access provisions set forth in Section 9-0202.2J and related notes in Tables 7.6 and 7.7 (Parking Geometrics) as to fire lane width, turn around area on dead-end fire apparatus access roads, the capability of parking garages to support 80,000-pound vehicles, and the stall width of parallel parking spaces; and amending Plate #6-9 to incorporate the parking, curb designation, and signage requirements for fire lanes. The proposed Amendments update PFM Plates #3-10, #4-10, and #5-10 to reflect the correct ASTM [American Society for Testing and Materials] specification number for joints for concrete pipes and manholes using rubber gaskets. The proposed Amendments include revisions to PFM Section 2-0107 (Topography), Section 17-106 (Required Information on Plans) of the Zoning Ordinance, and Section 101-2-5 (Final Subdivision Plat Preparation) of the Subdivision Ordinance to strike out the reference to USGS [United States Geological Survey], and replace it with NGVD [National Geodetic Vertical Datum] 1929, the intended datum. In addition, the Amendment adds text allowing the use of GPS static data and requiring coordinates to be stated in VCS, North Zone, U.S. Survey Foot units, with NGVD 1929 vertical datum, if using GPS Static, or Virtual Reference System for deriving horizontal and/or vertical control. Copies of the full text may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. **COUNTYWIDE. APPROVAL REC**

**PUBLIC FACILITIES MANUAL AMENDMENT (TYSONS CORNER URBAN CENTER)**

– To consider proposed revisions to the Public Facilities Manual (PFM) as follows: The proposed Amendment revises the PFM to allow the use of urban design guidelines and standards in the Tysons Corner Urban Center, as designated in the adopted Comprehensive Plan, including but not limited to streets lights, landscaping, utilities, drainage, and stormwater management, which may differ from the requirements set forth in the current PFM based upon the unique characteristics of the urban environment. Under the proposed Amendment, alternatives may be listed on the site or subdivision plan for consideration by the Director of the Department of Public Works and Environmental Services in circumstances where strict application of the PFM standard cannot be met for a particular site and where new or creative urban designs are proposed. Alternatives, when approved by the Director, shall be subject to criteria as approved by the Board including, but not limited to the following: 1) Alternatives shall be in substantial conformance with the development plans and associated proffers and conditions; or approved Special Exception or approved Special Permit Plat; 2) Alternatives shall

be consistent with any specific urban design guidelines and streetscape plans for the area; 3) Full details and supporting data shall be provided on the plan including design computations, material specifications, technical details, structural calculations, procedures for installation, inspection and/or testing, and procedures for operation and maintenance; 4) A detailed description shall be provided of the applicable provisions of the PFM and why they cannot be met; 5) Any decision to approve an alternative shall take into consideration possible impacts on public safety, the environment, aesthetics, and the burden placed on prospective owners for maintenance of any facility; 6) Reasonable and appropriate conditions may be imposed as deemed appropriate by the Director; 7) Any alternative shall comply with specific requirements set forth in the United States Code, *Virginia Code*, and County Code, and all other applicable regulations, resolutions, and policies, as well as specific standards of VDOT and requirements of other reviewing agencies, such as the water utilities, from which variances may not be granted at the local level; and 8) Notwithstanding the foregoing, where a PFM provision requires Board of Supervisors' approval of a waiver or modification of its terms, the Director shall have no authority to approve an alternative absent Board approval. In addition, the proposed Amendment specifies that urban design guidelines and standards may be considered by the Director within by-right development proposals lying within the Tysons Corner Urban Center subject to the same criteria and based on a specific request by the developer. Copies of the full text may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

**COUNTYWIDE. APPROVAL REC**

**ZONING ORDINANCE AMENDMENT (CIVIL PENALTIES)** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Revise Part 9 of Article 18 of the Zoning Ordinance to allow all zoning violations to be remedied by a uniform schedule of civil penalties, except for the posting of signs on public property or in the public rights-of-way, in lieu of the specified violations currently listed under Par. 1 of Sect. 18-903 and to enable the Zoning Administrator to seek the issuance of an inspection warrant as an enforcement tool for Zoning Ordinance violations. Copies of the full text may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text is also available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL REC**

**SEA 2006-MA-031 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. MICHAEL CATHOLIC SCHOOL AND CHURCH)** – Appl. under Sect. 3-404 of the Zoning Ordinance to amend SE 2006-MA-031 previously approved for a place of worship and private school of general education and congregational living facility to permit nursery school and child care with a total maximum enrollment of 70 children and associated modifications to site design and development conditions. Located at 4601 Ravensworth Rd., Annandale, Virginia 22003, on approx. 45.24 ac. of land zoned R-4. Tax Map 71-1 ((9)) 7A. **MASON DISTRICT. APPROVAL REC**

Posted: 4/4/2013  
Revised: 4/5/13

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, APRIL 4, 2013**

**DECISION ONLY:**

ZONING ORDINANCE AMENDMENT (HOME CHILD CARE FACILITIES) – **APPROVAL RECOMMENDED**  
(P/H on 3/20/13)

**CONSENT AGENDA ITEM: CONCUR**

FSA-V06-1 – Sprint, 2501 Parkers Lane (Inova Mount Vernon Hospital)

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PUBLIC FACILITIES MANUAL AMENDMENT (TYSONS CORNER) – **APPROVAL RECOMMENDED**

AMENDMENTS TO THE PUBLIC FACILITIES MANUAL AND CHAPTERS 101 (SUBDIVISION ORDINANCE) AND 112 (ZONING ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA REGARDING EDITORIAL CHANGES TO THE FIRE REGULATIONS, MANHOLE PLATE REFERENCES AND VERTICAL DATUM REQUIREMENTS – **APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (CIVIL PENALTIES) – **APPROVAL RECOMMENDED**

SEA 2006-MA-031 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. MICHAEL’S CATHOLIC SCHOOL AND CHURCH) – **APPROVAL REC**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, April 17, 2013**

*Posted: 3/5/13  
Revised: 3/12/13*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

# MEETING CANCELLED

**(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)**

## ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ /FDP 2011-PR-017 <i>(Providence)</i>	LCOR/Comons LLC <i>(S. side of Chain Bridge Rd./both sides of Anderson Rd.) (From R-20 &amp; C-6 to PTC)</i>	B. Katai	<b>P/H to 5/1/13</b> <i>(from 10/18/12)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, April 18, 2013**

Posted: 3/5/13  
 Revised: 4/19/13

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<a href="#"><u>Plan Amendment</u></a> (Countywide)	S12-CW-2CP Telecommunications Policy Amendment Plan Update	C. Caperton	<b>APPROVAL REC</b> (P/H from 3/27/13)
<a href="#"><u>RZ/FDP 2011-PR-018</u></a> (Providence)	Christopher Land, L. L. C. (N. side of Courthouse Rd., just e. of Sutton Road intersection) (From R-1 to PDH-3 for eight single-family detached homes and existing private club)	W. Mayland	<b>D/O TO 4/25/13</b> (P/H from 4/3/13) (from 2/21/13 (from 12/6/12)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<a href="#"><u>Plan Amendment</u></a> (de la Fe)	S11-CW-3CP Parks Plan Update (Part 1)	A. Bentley	<b>D/O TO 4/25/13</b>
<a href="#"><u>PCA-C-108/</u></a> <a href="#"><u>FDPA-C-108-04/</u></a> <a href="#"><u>SE 2012-PR-005</u></a> (Providence)	Arlington Boulevard Development, L.L.C. (N. side of Arlington Blvd. at South Street) (For mixed-use development with multi-family and Townhomes units	B. Krasner	<b>APPROVAL REC</b> (from 1/10/13) (from 10/17/12)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
<a href="#"><u>RZ/FDP 2012-MV-008</u></a> (Mount Vernon)	The Alexander Company, Inc. (W.side of Silverbrook Rd @White Spruce Way; N. & E. of Laurel Hill Park) (From R-C to PDH-8 and PDC for Laurel Hill Adaptive Reuse Area)	W. Mayland	<b>P/H to 9/12/13</b> (from 1/24/13) (from 11/8/12) (from 10/17/12)
<a href="#"><u>RZ/FDP 2012-MA-022</u></a> (Mason)	CG Peace Valley LLC (3236 Peace Valley Lane) (From R-3 to PDH-4 for seven sf homes)	W. O'Donnell	<b>P/H to 4/25/13</b>
<a href="#"><u>CSPA-C-052-02</u></a> (Mason)	CESC Skyline LLC (5275 Leesburg Pike) (To amend directional and identification signs for former DISA bldg.)	M. Lynskey	<b>P/H to 5/2/13</b> (from 5/9/13) (from 4/4/13)
<a href="#"><u>SE 2012-SU-015/</u></a> <a href="#"><u>2232-Y12-5</u></a> (Sully)	VEPCO d/b/a Dominion Virginia Power (1460 Compton Road) (Expansion of existing electric utility substation)	J. Gourney	<b>P/H to 4/25/13</b> (from 1/17/13) (from 1/10/13) (from 1/6/12)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, APRIL 17, 2013**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, APRIL 17, 2013**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, APRIL 18, 2013**

- 7:00 p.m.** The Schools Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion on agenda items with the Facilities Planning Advisory Council from the Fairfax County Public Schools.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEM SCHEDULED FOR DECISION ONLY**

**S12-CW-2CP – COMPREHENSIVE PLAN AMENDMENT (MOBILE AND LAND-BASED SERVICES POLICY PLAN UPDATE)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerns changes to the Policy Plan to revise the mobile and land based telecommunication provisions and review processes as recommended by the Planning Commission’s Telecommunication Committee. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/amendments/s12-cw-2cp.pdf>. **COUNTYWIDE. APPROVAL REC**

**RZ/FDP 2011-PR-018 – CHRISTOPHER LAND, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with a density of 2.86 du/ac with an FAR of 0.07 and private club and senior care center as secondary uses and approval of the conceptual and final development plans. Located on the N. side of Courthouse Rd. approx. 500 ft. E. of the intersection with Sutton Rd. on approx. 5.72 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 48-1 ((1)) 62 and 64. **PROVIDENCE DISTRICT. D/O TO 4/25/13**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PARKS PLAN UPDATE PART 1)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment will consider updating information in the Parks and Recreation section of the Policy Plan element

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, April 18, 2013**

**Page 2**

of the 2011 edition of the Comprehensive Plan for Fairfax County, as subsequently amended. Proposed revisions include: (1) incorporation of urban parks guidance into policies, appendices, and glossary definitions; (2) addition of the Urban Parks framework as a new appendix; (3) revisions to the Park Classification System appendix to better incorporate urban parks, reflect the diversification of park and recreation facilities provided within the County, and more accurately describe resource-based parks, as parks within which recreation elements may be located, as is compatible with resource management goals; (4) updates to both Fairfax County Park Authority's and Northern Virginia Regional Park Authority's acquisition criteria to reflect current policies. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/amendments/s11-cw-3cp.pdf>. **COUNTYWIDE. D/O TO 4/25/13**

**PCA C-108 AND FDPA C-108-04 – ARLINGTON BOULEVARD DEVELOPMENT, LLC**

– Appls. to amend the proffers, conceptual, and final development plans for RZ C-108 previously approved for office development to permit 174 multi-family units, 14 single family attached units, and retail uses with modifications to site design at an overall floor area ratio (FAR) of 2.02 with Affordable Dwelling Units and Workforce Dwelling Units bonuses. Located on the N. side of Arlington Blvd. approx. 500 ft. E. of its intersection with South St. on approx. 2.58 ac. of land zoned PDC, CRD, HC, and SC. Comp. Plan Rec: Mixed Use. Tax Map 51-3 ((1)) 1D. (Concurrent with SE 2012-PR-005.) **PROVIDENCE DISTRICT. APPROVAL REC**

**SE 2012-PR-005 – ARLINGTON BOULEVARD DEVELOPMENT, LLC** – Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit a fast-food restaurant and waivers and modifications in the CRD. Located on the N. side of Arlington Blvd., approx. 500 ft. E. of its intersection with South St. on approx. 2.58 ac. of land zoned PDC, CRD, HC, and SC. Tax Map 51-3 ((1)) 1D. (Concurrent with PCA C-108 and FDPA-C-108-04.) **PROVIDENCE DISTRICT. APPROVAL REC**

Posted: 4/18/13  
Revised: 4/18/13

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, APRIL 18, 2013**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISION ONLY:**

S12-CW-2CP – COMPREHENSIVE PLAN AMENDMENT (TELECOMMUNICATIONS POLICY PLAN UPDATE) (Commissioner Murphy) (P/H on 3/27/13) – **REC APPROVAL**

**DEFERRAL:**

RZ/FDP 2011-PR-018 – CHRISTOPHER LAND, LLC – **D/O TO 4/25/13**  
(P/H on 4/3/13)

**CONSENT AGENDA ITEM: CONCUR**

FSA-H97-6-1 – Sprint, 2300 Dulles Corner Boulevard

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S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PARKS PLAN UPDATE PART 1)  
(Commissioner de la Fe) – **D/O TO 4/25/13**

1. Elizabeth Baker, Planner  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

PCA C-108 – ARLINGTON BOULEVARD DEVELOPMENT, LLC – **REC APPROVAL**

FDPA C-108-04 – ARLINGTON BOULEVARD DEVELOPMENT, LLC – **APPROVED**

SE 2012-PR-005 – ARLINGTON BOULEVARD DEVELOPMENT, LLC – **REC APPROVAL**  
(Providence District)

1. Gregory Hernandez  
6412 South Street  
Falls Church, VA 22042
2. Roger Wilson  
2840 Cleave Drive  
Falls Church, VA 22042
3. Albert Riveros  
6443 Arlington Boulevard  
Falls Church, VA 22042
4. David Giger  
6432 South Street  
Falls Church, VA 22042
5. Gurmukh Mehta  
6434 South Street  
Falls Church, VA 22042
6. Bruce Allison  
2842 Brook Drive  
Falls Church, VA 22042

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, April 25, 2013**

Posted: 3/5/13  
 Revised: 4/26/13

**KEY**  
 P/H – Public Hearing  
 D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<a href="#"><u>RZ/FDP 2011-PR-018</u></a> (Providence)	Christopher Land, L. L. C. (N. side of Courthouse Rd., just e. of Sutton Road intersection) (From R-1 to PDH-3 for eight single-family detached homes and existing private club)	W. Mayland	<b>APPROVAL REC</b> (D/O from 4/18/13) (P/H from 4/3/13) (from 2/21/13) (from 12/6/12)
<a href="#"><u>Plan Amendment</u></a> (de la Fe)	S11-CW-3CP Parks Plan Update (Part 1)	A. Bentley	<b>D/O TO 5/2/13</b> (P/H from 4/18/13)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<a href="#"><u>SE 2012-PR-012</u></a> (Providence)	TD Bank, National Association (7230 Arlington Blvd., Falls Church) (For drive-in financial institution)	M. Lynskey	<b>D/O TO 5/2/13</b> (from 2/28/13) (from 1/10/13) (from 12/6/12)
<a href="#"><u>RPA Map Amendment</u></a> (Dranesville)	Resource Protection Area Map	J. Stonefield	<b>APPROVAL REC</b>
<a href="#"><u>2232-Y13-1</u></a> (Sully)	Milestone Communications Inc. and Verizon Wireless (5500 Sully Park Drive) (To construct a 115 foot tree pole (monopine) facility)	D. Pemberton	<b>D/O TO 5/1/13</b>
<a href="#"><u>RZ/FDP 2012-MA-022</u></a> (Mason)	CG Peace Valley LLC (3236 Peace Valley Lane) (From R-3 to PDH-4 for seven sf homes)	W. O'Donnell	<b>D/O TO 5/2/13</b> (from 4/18/13)
<a href="#"><u>SE 2012-SU-015/</u></a> <a href="#"><u>2232-Y12-5</u></a> (Sully)	VEPCO d/b/a Dominion Virginia Power (1460 Compton Road) (Expansion of existing electric utility substation)	J. Gourney	<b>APPROVAL REC APPROVED</b> (from 4/18/13) (from 1/17/13) (from 1/6/12)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SEA 93-M-047/ 2232-M08-26 (Mason)	New Cingular Wireless PCS, LLC/ Parklawn Recreation Association/ Swim Club (6011 Crater Place) (Install up to 12 panel antennas and ground equipment near the base)	R. Horner J. Bell	<b>P/H to 6/13/13</b> (from 2/28/13) (from 1/10/13) (from 12/6/12) (from 10/4/12)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, APRIL 24, 2013**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, APRIL 24, 2013**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, APRIL 25, 2013**

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the Zoning Ordinance Amendment Work Program for 2013.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ/FDP 2011-PR-018 – CHRISTOPHER LAND, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with a density of 2.86 du/ac with an FAR of 0.07 and private club and senior care center as secondary uses and approval of the conceptual and final development plans. Located on the N. side of Courthouse Rd. approx. 500 ft. E. of the intersection with Sutton Rd. on approx. 5.72 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 48-1 ((1)) 62 and 64. **PROVIDENCE DISTRICT. APPROVAL REC**

**S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PARKS PLAN UPDATE PART 1)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment will consider updating information in the Parks and Recreation section of the Policy Plan element of the 2011 edition of the Comprehensive Plan for Fairfax County, as subsequently amended. Proposed revisions include: (1) incorporation of urban parks guidance into policies, appendices, and glossary definitions; (2) addition of the Urban Parks framework as a new appendix; (3) revisions to the Park Classification System appendix to better incorporate urban parks, reflect the diversification of park and recreation facilities provided within the County, and more accurately describe resource-based parks, as parks within which recreation elements may be located, as is compatible with resource management goals; (4) updates to both Fairfax County Park Authority's and Northern Virginia Regional Park Authority's acquisition criteria to reflect current policies. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/amendments/s11-cw-3cp.pdf>. **COUNTYWIDE.**  
**D/O TO 5/2/13**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RESOURCE PROTECTION AREA (RPA) MAP AMENDMENT** – To consider amendments to the Chesapeake Bay Preservation Areas Map (amendments), Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code), and adoption of the proposed Board Policy for the Treatment of Approved and Pending Plans of Development (Board Policy). The amendments revise the Resource Protection Area (RPA) boundaries and depiction of perennial streams on the adopted Chesapeake Bay Preservation Areas Map, map 30-2. The amendments will add a new perennial stream segment and associated RPA west of and generally parallel to Buchanan Street and south of Dolley Madison Boulevard, and two new stream segments and associated RPAs west of Darnell Drive, east of Kurtz Road, and north of Julia Avenue. The map depicts the general locations of RPA boundaries for planning purposes, and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. The proposed Board Policy will mitigate the impact of the amendments on by-right development by providing that plans of development will not be subject to the exceptions review process so long as such plans have been approved or are pending approval, as long as due diligence is exercised as of the effective date of the amendments, and do not fully comply with the County Code because of encroachments resulting from the amendments. Copies of the amendments to the Chesapeake Bay Preservation Areas Map and the proposed Board Policy are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, or by visiting [http://www.fairfaxcounty.gov/dpwes/publications/pfm/chesbaymaps/staff\\_report\\_rpa30\\_2.pdf](http://www.fairfaxcounty.gov/dpwes/publications/pfm/chesbaymaps/staff_report_rpa30_2.pdf). **DRANESVILLE DISTRICT. APPROVAL REC**

**RZ/FDP 2012-MA-022** – **CG PEACE VALLEY LLC** – Appls. to rezone from R-3 and HC to PDH-4 and HC to permit residential development with an overall density of 3.71 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located at 3236 Peace Valley Lane, Falls Church, on the W. side of Peace Valley Lane, approx. 500 ft. S. of its intersection with Leesburg Pike on approx. 1.89 ac. of land. Comp. Plan Rec: 3 to 4 du/ac. Tax Map 61-1 ((1)) 7. **MASON DISTRICT. D/O TO 5/2/13**

**SE 2012-PR-012** - **TD BANK, NATIONAL ASSOCIATION** – Appl. under Sect. 4-504 of the Zoning Ordinance to permit a drive-in financial institution. Located at 7230 Arlington Blvd., Falls Church, on approx. 27,491 sq. ft. of land zoned C-5. Tax Map 50-3 ((5)) (5) 501. **PROVIDENCE DISTRICT. D/O TO 5/2/13**

**2232-Y13-1** – **MILESTONE COMMUNICATIONS, INC. AND VERIZON WIRELESS** – Appl. to construct a 115-foot tree pole “monopine” facility located at 5500 Sully Park Dr., Centreville. Tax Map: 54-1 ((1)) 23A. Area III. Copies of the application may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **SULLY DISTRICT. D/O TO 5/1/13**

**2232-Y12-5 – VIRGINIA ELECTRIC AND POWER COMPANY d/b/a DOMINION**

**VIRGINIA POWER** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the expansion of an existing electric utility substation. Located at 14600 Compton Road, Centreville, 20121, on approx. 43,212 sq. ft. of land zoned R-1 and WS. Tax Map 65-3 ((1)) 35. (Concurrent with SE 2012-SU-015.) **SULLY DISTRICT. APPROVED**

**SE 2012-SU-015 – VIRGINIA ELECTRIC AND POWER COMPANY d/b/a DOMINION**

**VIRGINIA POWER** – Appl. under Sect. 3-104 of the Zoning Ordinance to permit the expansion of an existing electric utility substation. Located at 14600 Compton Road, Centreville, 20121, on approx. 43,212 sq. ft. of land zoned R-1 and WS. Tax Map 65-3 ((1)) 35. (Concurrent with 2232-Y12-5.) **SULLY DISTRICT. APPROVAL REC**

Posted: 4/25/2013  
Revised: 4/26/13

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, APRIL 25, 2013**

**DECISIONS ONLY:**

RZ 2011-PR-018 – CHRISTOPHER LAND, LLC (P/H on 4/03/13) **APPROVAL REC.**  
FDP 2011-PR-018 – CHRISTOPHER LAND, LLC (P/H on 4/03/13) **APPROVED**

**DEFERRAL:**

S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PHASE ONE: PARKS AND RECREATION SECTION OF THE POLICY PLAN) (P/H on 4/18/13) (Commissioner Migliaccio) **DEFER D/O TO 5/2/13**

**ADMINISTRATIVE ITEM:**

Proposed 2013 Zoning Ordinance Amendment Work Program – **APPROVAL RECOMMENDED**

**CONSENT AGENDA ITEM: CONCUR**

FS-V13-10 – Verizon Wireless, 7956 Twist Lane (Fullerton Industrial Park)

**FEATURES SHOWN: CONCUR**

FS-P12-35 – NextNav, LLC – 1800 Tysons Boulevard (Deadline: 5/12/13)  
2232A-V00-36-1 – DPWES, 8101 Cinder Bed Road (Fairfax Connector Bus Maintenance Facility)  
(Deadline: 5/10/13)  
FS-D13-1 – Comprehensive Wireless LLC, 9916 Georgetown Pike (Great Falls Volunteer Fire Department) (Deadline: 5/28/13)

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2232-Y12-5 – VIRGINIA ELECTRIC POWER COMPANY (VEPCO) d/b/a DOMINION VIRGINIA POWER  
**APPROVED**

SE 2012-SU-015 – VEPCO **APPROVAL RECOMMENDED**

NO SPEAKERS

RESOURCE PROTECTION AREA MAP AMENDMENT (Dranesville District) **ADOPTION REC.**

NO SPEAKERS

RZ 2012-MA-022 – CG PEACE VALLEY, LLC **DEFER D/O TO 5/2/13**

FDP 2012-MA-022 – CG PEACE VALLEY, LLC **DEFER D/O TO 5/2/13**

- |                                                                                                                       |                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1. Patrick Hoar<br>6200 Colmac Drive<br>Falls Church, VA 22044                                                        | 3. Steve Tran<br>6195 Vine Forest Court<br>Falls Church, VA 22044                             |
| 2. David Gillett, Representing<br>Vinewood Homeowners Association<br>6198 Vine Forest Court<br>Falls Church, VA 22044 | 4. Oliver McDaniel, Elder<br>Church of Christ<br>6149 Leesburg Pike<br>Falls Church, VA 22041 |

*Continued On Next Page*

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, April 25, 2013**

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RZ 2012-MA-022 – CG PEACE VALLEY, LLC **DEFER D/O TO 5/2/13**  
FDP 2012-MA-022 – CG PEACE VALLEY, LLC (*Continued*) **DEFER D/O TO 5/2/13**

- |                                                                                                                   |                                                                  |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 5. Carol Turner, President<br>Ravenwood Park Citizens Association<br>3223 Sargent Drive<br>Falls Church, VA 22044 | 7. Kathleen McDermott<br>4936 Sunset Lane<br>Annandale, VA 22003 |
| 6. Deborah Smith<br>3127 Juniper Lane<br>Falls Church, VA 22044                                                   |                                                                  |

2232-Y13-1 – MILESTONE COMMUNICATIONS, INC. AND VERIZON WIRELESS **DEFER D/O TO 5/1/13**

- |                                                                                                                           |                                                                        |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 1. Matt Burger, Representing<br>Bryarton Homeowners Association, Inc.<br>6157 Early Autumn Drive<br>Centreville, VA 20120 | 2. Kimberly Currin<br>6157 Early Autumn Drive<br>Centreville, VA 20120 |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|

SE 2012-PR-012 – TD BANK, NATIONAL ASSOCIATION **DEFER D/O TO 5/2/13**

- |                                                                            |                                                                                                           |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1. Charlotte Lombardi<br>3015 Graham Road<br>Falls Church, VA 22042        | 6. Lars Sandvik<br>P.O. Box 2501<br>Fairfax, VA 22031                                                     |
| 2. Nancy Keens<br>4015 Majestic Lane, Apt. B<br>Fairfax, VA 22033          | 7. Brian Fitzgerald<br>6720 Jefferson Avenue<br>Falls Church, VA 22042                                    |
| 3. Frank Sokolove<br>28 Kennedy Street<br>Alexandria, VA 22305             | 8. Susanne English<br>2904 Adams Place<br>Falls Church, VA 22042                                          |
| 4. Aman Khan, Co-owner<br>7481 Admiral Nelson Drive<br>Warrenton, VA 20186 | 9. Ata Khan, Owner and Manager<br>Graham Road Exxon<br>7230 Arlington Boulevard<br>Falls Church, VA 22042 |
| 5. Asad Khan<br>516 South Fillmore Street<br>Arlington, VA 222304          |                                                                                                           |