

# December 2012

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.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	30	1
2	3	4	5 <i><a href="#">View Agenda</a></i> <i><a href="#">Speaker's List</a></i>	6 No PC Meeting	7	8
9	10	11	12 No PC Meeting	13 No PC Meeting	14	15
16	17	18	19 No PC Meeting	20 No PC Meeting	21	22
23	24 <i>County Holiday</i>	25 <i>Merry Christmas</i>	26 No PC Meeting	27 No PC Meeting	28	29
30	31 <i>New Year's Eve</i> 	1	2	3	4	5

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, December 5, 2012

Posted: 11/13/12  
Revised: 12/6/12

**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="#">FDPA 82-P-069-09-09</a> (Springfield)	The Shops at Fair Lakes L.P. (E. & W. sides of Shoppes Lane; n. of Fairfax County Parkway and s. of Fair Lakes Parkway) (For pharmacy w/drive-thru)	W. O'Donnell	<b>APPROVED</b> (P/H from 11/29/12)
<a href="#">RZ 2012-MV-004</a> (Mount Vernon)	8921 Properties, LLC (East side of Telegraph Rd., just south of its Intersection with Lockport Place) (From R-1 to I-5 to bring storage yard and contractors offices and shops into conformance with the	N. Rogers	<b>D/O TO 1/10/13</b> (P/H from 11/29/12) (from 10/17/12) (from 7/26/12)
<a href="#">RZ 2012-DR-017</a> (Dranesville)	Christopher & Karen Barth (7250 Idylwood Road, Falls Church) (From R-2 to R-3) Zoning Ordinance)	M. Brady	<b>APPROVAL REC</b> (P/H from 11/29/12) (from 11/15/12)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">RZ/FDP 2012-BR-003</a> (Braddock)	Tariq H. Khan (E.side of Shirley Gate Rd.@Park Dr.) (From R-1 to PDH-2 for 3 single-family lots)	B. Krasner	<b>P/H CONT. TO 1/24/13</b> (from 11/1/12)
<a href="#">SE 2012-HM-009</a> (Hunter Mill)	InSite Real Estate Investment Properties, L.L.C. (NW intersection of Centreville & West Ox Roads) (For preschool/daycare-The Gardner School)	S. Williams	<b>D/O TO 1/10/13</b> (from 10/17/12) (from 9/13/12)
<a href="#">RZ/FDP 2012-SU-010</a> (Sully)	Northern Virginia Health Investors, LLC (W. side of Centreville Road and n. of McLearen Rd) (From I-5 to PRM for two buildings: one for Independent/assisted living facility and one for medical care facility)	B. Krasner	<b>D/O TO 1/10/13</b> (from 11/8/12)
<a href="#">CSP 2003-PR-022</a> (Providence)	Pulte Home Corporation (N. of Lee Highway; w. of Nutley Street; s. of Saintsbury Dr.) (Signage plan for Metro West Development)	W. Mayland	<b>APPROVED</b> (from 12/6/12)

-continued-

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, December 5, 2012**

*Posted: 11/13/12  
Revised: 12/6/12*

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

**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>
SE 2012-SU-002 (Sully)	Nadeem P. Malik (3027 Ashburton Avenue) <i>(To subdivide one lot into two lots)</i>	R. Horner	<b>P/H to 1/24/13</b> <i>(from 10/11/12)</i> <i>(from 9/13/12)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, DECEMBER 5, 2012**

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion on the proposed revision to amend the Comprehensive Plan review process known as “Fairfax Forward.”
- 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**

**FDPA 82-P-069-09-09** – **THE SHOPS AT FAIR LAKES, LP** – Appl. to amend the ninth final development plan for RZ 82-P-069 to permit the addition of a pharmacy with a drive-through, modifications to the service station to include a quick service food store, and associated changes to development conditions with an increase in FAR from 0.36 to 0.39. Located on the E. and W. sides of Shoppes La. N. of Fairfax County Pkwy. and S. of Fair Lakes Pkwy. on approx. 8.46 ac. of land zoned PDC and WS. Tax Map 55-2 ((5)) A1 B, C, and D2 pt.

**SPRINGFIELD DISTRICT. APPROVED**

**RZ 2012-MV-004** – **8921 PROPERTIES, LLC** – Appl. to rezone from R-1 to I-4 to permit a contractor’s office and shop with an overall Floor Area Ratio (FAR) of 0.07. Located on the E. side of Telegraph Rd. approx. 300 ft. S. of its intersection with Lockport Pl. on approx. 42,367 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 108-1 ((1)) 10.

**MOUNT VERNON DISTRICT. DEFER D/O TO 1/10/13**

**RZ 2012-DR-017** – **CHRISTOPHER AND KAREN BARTH** – Appl. to rezone from R-2 and HC to R-3 and HC to permit residential development at a density of 2.15 dwelling units per acre (du/ac). Located in the N.W. quadrant of Idylwood Rd. and Redd Rd. on approx. 40,591 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 40-3 ((1)) 82. **DRANESVILLE DISTRICT.**

**APPROVAL REC**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2012-BR-003 AND FDP 2012-BR-003** – **TARIQ KHAN** – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with a density of 1.58 du/ac, a waiver of minimum district size, and approval of the conceptual and final development plans. Located on the E. side of Shirley Gate Rd. approx.. 500 ft. N. of its intersection with Park Dr. on approx. 1.9 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 56-4 ((6)) 1. **BRADDOCK DISTRICT.**

**P/H CONTINUED TO 1/24/13**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, December 5, 2012**

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**SE 2012-HM-009** – **INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC** – Appl. under Sects. 3-104 and 4-504 of the Zoning Ordinance to permit child care center and nursery school with a total enrollment of 206 children. Located in the N.W. quadrant of the intersection of Centreville Rd. and West Ox Rd. on approx. 1.52 ac. of land zoned C-5, R-1, and SC. Tax Map 25-1 ((1)) 18F. **HUNTER MILL DISTRICT. DEFER D/O TO 1/10/13**

**CSP 2003-PR-022** – **PULTE HOME CORPORATION** – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2003-PR-022. Located N. of Lee Hwy., W. of Nutley St., S. of Saintsbury Dr. on approx. 50.14 ac. of land zoned PDH-12, PRM, PDH-16, and HC. Tax Map 48-2 ((24)) B1; 48-3 ((49)) 2B, 2C1, 2C2, 2C3, 2E, 2F, 2G, 2H; 48-3 ((50)) 35, 36, 119-174; 48-4 ((28)) A, 1-34, 37-118, and 175-218. **PROVIDENCE DISTRICT. APPROVED**

**RZ 2012-SU-010 AND FDP 2012-SU-010** – **NORTHERN VIRGINIA HEALTH INVESTORS, LLC** – Appls. to rezone from I-5 to PRM to permit a primary use of age-restricted multi-family residential (100 units of independent living) and secondary uses of a medical care facility (60 units of assisted living) and a medical care facility (166-bed skilled nursing facility) with a total FAR of 0.67 on 8.46 acres; approval of the conceptual and final development plans; and a waiver #009329-WBMP-001-1 to permit the location of underground storm water management facilities in a residential area. Located on the W. side of Centreville Rd. approx. 150 ft. N. of its intersection with McLearen Rd. on a total of 8.46 ac. of land Comp. Plan Rec: Office or Optional Uses. Tax Map 24-4 ((1)) 11B. **SULLY DISTRICT. DEFER D/O TO 1/10/13**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, DECEMBER 6, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, DECEMBER 6, 2012.**

Posted: 12/5/12  
Revised: 12/6/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, DECEMBER 5, 2012**

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

**DECISIONS ONLY:**

RZ 2012-DR-017 – CHRISTOPHER AND KAREN BARTH (P/H on 11/29/12) – **REC APPROVAL**

RZ 2012-MV-004 – 8921 PROPERTIES, LLC (P/H on 11/29/12) – **D/O TO 1/10/13**

FDPA 82-P-069-09-09 – THE SHOPS AT FAIR LAKES LP (Springfield District) – **APPROVED**  
(P/H on 11/29/12)

**ADMINISTRATIVE REVIEW ITEMS: ACCEPTED**

Green Building Comprehensive Plan Policy Review Hearing Authorization

MRP Tysons, LLC Elevations and Renderings (Providence District)

**CONSENT AGENDA ITEM: CONCUR**

FSA-33-1 – Sprint, 3211 Jermantown Road (Four Flint Hill Limited Partnership – Rooftop co-location)

**FEATURES SHOWN: CONCUR**

FS-P12-24 – Cricket Communications, 3300 Gallows Road (Fairfax Hospital water tank) (Deadline: 2/3/13)

2232-B12-8 – Eleven Oaks LLC, 10515 School Street (Sanitary sewer pump station) (Deadline: 2/17/13)

FS-V12-21 – Astro Systems, Inc., 7956 Twist Lane (Monopole co-location) (Deadline: 2/25/13)

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RZ/FDP 2012-BR-003 – TARIQ KHAN – CONTINUE P/H TO 1/24/13

- |  |  |
|--|--|
| 1. Greg Altieri<br>4401 Shirley Gate Road<br>Fairfax, VA 22030 | 3. Shirley Thompson<br>4339 Shirley Gate Road<br>Fairfax, VA 22030 |
| 2. Gaurav Chikara<br>11319 Bulova Lane<br>Fairfax, VA 22030    | 4. Tarun Lall<br>11325 Bulova Lane<br>Fairfax, VA 22030            |

CSP 2003-PR-022 – PULTE HOME CORPORATION – APPROVED

1. Lincoln Rhoads  
3013 Winter Pine Court  
Fairfax, VA 22031

RZ/FDP 2012-SU-010 – NORTHERN VIRGINIA HEALTH INVESTORS, LLC – D/O TO 1/10/13

1. Marlene Blum, Chair  
Health Care Advisory Board (HCAB)  
2417 Lockett Avenue  
Vienna, VA 22180

*Continued on next page*

SE 2012-HM-009 – INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC – D/O TO 1/10/13

1. Thomas Gilmore  
2746 Copper Creek Road  
Herndon, VA 20171
2. Robert Sturm, Representing  
Copper Crossing  
2705 Copper Creek Road  
Herndon, VA 20171
3. John Stevens  
13505 Copper Ridge Drive  
Herndon, VA 20171
4. Chad Thompson, Representing  
Copper Crossing South Residents Association  
2752 Copper Creek Road  
Herndon, VA 20171
5. Robert Humphrey  
2646 West Ox Road  
Herndon, VA 20171
6. Thomas Quackenbush  
2641 West Ox Road  
Herndon, VA 20171
7. Johan Duba  
13509 Copper Ridge Drive  
Herndon, VA 20171
8. David Tiss  
2728 Copper Creek Road  
Herndon VA, 20171

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, December 6, 2012

Posted: 11/13/12  
Revised: 11/13/12

**KEY**  
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# MEETING CANCELLED

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
CSP 2003-PR-022 (Providence)	Pulte Home Corporation (N. of Lee Highway; w. of Nutley Street; s. of Saintsbury Dr.) (Signage plan for Metro West Development)	W. Mayland	<b>P/H to 12/5/12</b>
SEA 93-M-047/ 2232-M08-26 (Mason)	New Cingular Wireless PCS, LLC & Parklawn Recreation Association, Inc. (6011 Crater Place) (Install up to 12 panel antennas and ground equipment near the base)	R. Horner J. Bell	<b>P/H to 1/10/13</b> (from 10/4/12)
SE 2012-PR-012 (Providence)	TD Bank, National Association (7230 Arlington Blvd., Falls Church) (For drive-in financial institution)	M. Lynskey	<b>P/H to 1/10/13</b>
SE 2012-SU-015 (Sully)	VEPCO d/b/a Dominion Virginia Power (1460 Compton Road) (Expansion of existing electric utility substation)	J. Gourney	<b>P/H to 1/10/13</b>
RZ/FDP 2011-PR-018 (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>P/H to 2/21/13</b> (from 10/11/12) (from indef.) (from 11/10/11)