

February 2006

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 Planning Commission Meeting <i>View Agenda</i> <u>View Speakers List*</u>	2 Planning Commission Meeting CANCELLED <i>View Agenda</i>	3	4
5	6	7	8 Planning Commission Meeting <i>View Agenda</i> <i>View Speakers List*</i>	9 Planning Commission Meeting CANCELLED <i>View Agenda</i>	10	11
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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, February 1, 2006

Posted: 9/15/05
Revised: 2/2/06

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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>
2232-B05-23 (was 2232-B05-21) (BRADDOCK)	Cingular Wireless & T-Mobile (4700 Medford Drive)	L. Hush	Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Code Amendment (Comm. Wilson) (COUNTYWIDE)	Department of Public Works and Environmental Services - Service drive and street light requirements	J. Cronauer	Recommend Approval
Code Amendment (COUNTYWIDE)	Department of Public Works and Environmental Services – Pavement Design requirements for pipestem Driveways, density testing, etc.	J. Cronauer	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
RZ 2005-LE-021 & FDP 2005-LE-021 (LEE)	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	P/H to 3/29/06 (P/H from 12/8/05)
PCA 1998-PR-027 FDPA 1998-PR-027 (PROVIDENCE)	Fairfax County Board of Supervisors	J. Papp	P/H to 2/22/06 (P/H from 2/2/06)
RZ 2004-SU-029 (SULLY)	NVP, Inc.	T. Swagler	D/O to 2/16/06 (P/H held on 1/18/06)
SE 2005-LE-026 (LEE)	Premier RE Fund I, LLC (6120, 6122-6134 Brandon Avenue)	C. Lewis	P/H to 2/22/06

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 1, 2006
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Posted: 1/19/06

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

- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to discuss amendments to the Residential Parking Ordinance.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

2232-B05-23 - NEW CINGULAR WIRELESS, OMNIPOINT COMMUNICATIONS, AND MILESTONE COMMUNICATIONS - Appl. to construct a 110' replacement light pole/monopole with 6 flush-mounted antennas and related equipment at Annandale High School, 4700 Medford Drive, Annandale. Tax Map 71-1 ((1)) 68. Area I. 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. **BRADDOCK DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTY CODE AMENDMENTS (STREETLIGHT AND SERVICE DRIVE REQUIREMENTS) - Amendments to Chapter 7 of the Fairfax County Public Facilities Manual (PFM) and Articles 17 and 20 of Chapter 112 (Zoning Ordinance) of the Code of the County of Fairfax, Virginia. Pursuant to the authority granted by *Virginia Code* Section 15.2-2241 (LNMB Supp. 2005), the amendments include PFM revisions and revisions to the Zoning Ordinance. The amendments indicate that service drives are not required along Virginia byways, the Dulles International Airport Access Highway, and interstate highways. The proposed amendments also clarify that the Board of Supervisors or the Director of the Department of Public Works and Environmental Services may waive the service drive requirements when the provisions of Par. 2D of Sect.17-201 of the Zoning Ordinance are met. The proposed amendments also update the definition of a primary highway to include route numbers greater than 7000 as well as route numbers less than 600. The proposed PFM amendments also remove the requirements for streetlights along adopted Virginia byways except at road intersections and commercial entrances and to address safety issues. The proposed PFM amendments also include an editorial change, which adds Planned Residential Mixed Use (PRM) district under the planned development streetlight requirements. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE.**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 1, 2006
Page 2 of 2

Posted: 1/19/06

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

COUNTY CODE AMENDMENTS (PAVEMENT DESIGN REQUIREMENTS FOR PIPESTEMS, DENSITY TESTING AND TIMING OF DIRECTOR APPROVALS ON ALTERNATE PAVEMENT SECTIONS) - Amendments to Chapters 4 and 7 of the Fairfax County Public Facilities Manual (PFM). Pursuant to the authority granted by *Virginia Code* Section 15.2-2241, the amendments include PFM revisions. The amendments clarify the pavement design requirements for pipestem driveways, including California Bearing Ratio (CBR) tests and compaction. The amendments also clarify that the approval of the Director must occur prior to construction for alternate equivalent pavement sections and special designs. The amendments revise plate references to bituminous concrete types to current Virginia Department of Transportation specifications and standards and clarify where density testing is required on the subgrade of streets. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE.**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, FEBRUARY 2, 2006.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, February 1, 2006

Posted: 2/1/06
Finalized: 2/2/06

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

DECISION ONLY:

2232-B05-23 - NEW CINGULAR WIRELESS, OMNIPOINT COMMUNICATIONS, AND
MILESTONE COMMUNICATIONS (Annandale High School) (P/H on 1/26/06)

DEFERRALS:

RZ 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS - P/H to 3/29/06
FDP 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS - " "

SE 2005-LE-026 - PREMIER RE FUND I LLC - P/H to 2/22/06

PCA 1998-PR-027 - FAIRFAX COUNTY BOARD OF SUPERVISORS - P/H to 2/22/06
FDPA 1998-PR-027 - FAIRFAX COUNTY BOARD OF SUPERVISORS - " "

RZ 2004-SU-029 - NVP, INC. (P/H on 1/18/06) - D/O to 2/16/06

PUBLIC FACILITIES MANUAL AND ZONING ORDINANCE AMENDMENTS (STREETLIGHT
AND SERVICE DRIVE REQUIREMENTS) (Wilson)

NO SPEAKERS

PUBLIC FACILITIES MANUAL AMENDMENTS (PAVEMENT DESIGN REQUIREMENTS FOR
PIPESTEM DRIVEWAYS, DENSITY TESTING AND TIMING OF DIRECTOR APPROVALS
ON ALTERNATE PAVEMENT SECTIONS AND SPECIAL DESIGNS) (Alcorn)

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 2, 2006

Posted: 8/30/05
Revised: 1/13/06

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

Note: This meeting has been CANCELLED.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
ST 04-III-BR1 (SULLY)	Centreville Historic District (Sully)	C. Fuhrman-Schultz	Deferred Indefinitely
SE 2004-PR-005 & RZ 2004-PR-005 (PROVIDENCE)	Way of Faith Christian Training Ctr Inc.	S. Williams	Moved to 3/2/06 (P/H from 9/29/05)
S05-IV-LP2 OTPA (MOUNT VERNON)	Laurel Hill Reformatory/Penitentiary Site Lower Potomac Planning District	C. Fuhrman-Schultz	Moved to 3/29/06 (P/H from 2/2/06)
APR 04-III-1FC (SULLY)	Virginia Power Site	M. Vandam	Moved to 3/15/06
RZ 2005-PR-023 & SEA 85-P-093 (PROVIDENCE)	The Most Revered Andrew Pataki, Bishop of the Eparchy Catholic Church of Passaic, New Jersey	S. Varga	Moved to 3/2/05 (P/H from 12/1/05)
PCA 1998-PR-027 & FDPA 1998-PR-027 (PROVIDENCE)	Fairfax County Board of Supervisors	J. Papp	Moved to 2/1/06
Code Amendment (Comm. Wilson) (COUNTYWIDE)	Department of Public Works and Environmental Services - Service drive and street light requirements	J. Cronauer	Moved to 2/1/06
Code Amendment (COUNTYWIDE)	Department of Public Works and Environmental Services – Pavement Design requirements for pipestem Driveways, density testing, etc.	J. Cronauer	Moved to 2/1/06

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 8, 2006**

Posted: 11/7/05
Revised: 2/9/06

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-022, FDP 2003-PR-022 & SEA 82-P-032-5 (PROVIDENCE)	Pulte Home Corporation (Fairlee)	C. Lewis	D/O to 3/15/06 <i>(P/H from 4/26/04)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
ST 04-III-BR1 (SULLY)	Centreville Historic District (Sully)	C. Fuhrman- Schultz	Deferred Indefinitely

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 8, 2006**

Posted: 1/23/06
Finalized: 2/9/06

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

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2003-PR-022/FDP 2003-PR-022 - PULTE HOME CORPORATION - Appls. to rezone from R-1 and HC to PRM, PDH-12, PDH-16, and HC to permit mixed use development with an overall density of 39.45 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and a waiver to permit underground detention in a residential area. Located N. of Lee Hwy. approx. 1,650 ft. W. of Nutley St., S. of Saintsbury Dr., and E. of Blake Lane Park on approx. 56.03 ac. of land. Comp. Plan Rec: 4-5 du/ac with an option for mixed use development. Tax Map 48-1 ((1)) 90B, (formerly known as 48-1 ((1)) 90 pt., 91B pt., 48-1 ((6)) 7A, 8B pt., and 48-2 ((24)) 38A pt.); 48-1 ((1)) 91 and 91A; 48-1 ((6)) 5, 6, 7B, 8A, 9-13, 33-37; 48-2 ((24)) 38B, 39-42; 48-3 ((1)) 55; 48-3 ((5)) 1A, 1B, 2-4, 14-22; 48-4 ((7)) 23-32, 43-54, 56-60, 61A, 62-69, and existing Fairlee Dr. (Rt. 1040), and Maple Dr. (Rt. 1041) public right-of-way to be vacated and/or abandoned. (Concurrent with SEA 82-P-032-5.) (Approval of this application may enable the vacation and/or abandonment of the public rights-of-way for Fairlee Dr. and Maple Dr. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)

PROVIDENCE DISTRICT. DECISION ONLY TO 3/15/06

SEA 82-P-032-05 - PULTE HOME CORPORATION - Appl. under Sects. 3-104, 6-105, 6-405, and 9-401 of the Zoning Ordinance to amend SE 82-P-032 previously approved for WMATA facilities to permit a reduction in land area and associated site modifications. Located at 2900 Nutley St. on approx. 29.84 ac. of land zoned R-1 and PDH-20. Tax Map 48-1 ((1)) 90A and 90B (formerly known as 48-1 ((1)) 90, 91B, 96, 97, and 100A; 48-1 ((6)) 7A and 8B; 48-2 ((1)) 4 and 4A; 48-2 ((24)) 38A; 48-2 ((1)) 1 and 48-3 ((4)) 28. (Concurrent with RZ/FDP 2003-PR-022.) **PROVIDENCE DISTRICT. DECISION ONLY TO 3/15/06**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, FEBRUARY 9, 2006.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, February 8, 2006

Posted: 2/8/06
Finalized: 2/9/06

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

RZ 2003-PR-022 - PULTE HOME CORPORATION (Fairlee)
FDP 2003-PR-022 - PULTE HOME CORPORATION " "
SEA 82-P-032-05 - PULTE HOME CORPORATION " "
(PROVIDENCE)

- | | |
|--|--|
| 1. Mark Tipton
3018 Hickory Grove Court
Fairfax, VA 22031 | 9. Laurie Genevro Cole
127 Center Street South
Vienna, VA 22180 |
| 2. Richard J. Bochner
Virginia Center Phase II HOA
9402 Colonnade Drve
Vienna, VA 22181 | 10. Mayor Jane Seeman
Town of Vienna
127 Center Street South
Vienna, VA 22180 |
| 3. Deborah Reyher
Oakdale Park Civic Association
Friends of Accotink
Wedderburn Neighbors
8628 Redwood Drive
Vienna, VA 22180 | 11. Stephen Cerny
2011 Approach Lane
Reston, VA 20191 |
| 4. Cate Jenkins
Blakeview Homeowners Association
3029 Mission Square Drive
Fairfax, VA 22031 | 12. Tom Robertson
Northern Virginia Building
Industry Association
14160 Newbrook Drive
Chantilly, VA 20151 |
| 5. Joan Quill, President
Stone Hurst Homeowners Association
3179 Linden Wood Lane
Fairfax, VA 22031 | 13. Paul B Johnson
12744 Lavender Keep Circle
Fairfax, VA 22033 |
| 6. Douglas Stewart
Sierra Club
10822 Maple Street
Fairfax, VA 22030 | 14. Cheryl Cort
Washington Regional Network for Livable
Communities
4000 Albemarle Street NW, Suite 305
Washington, D.C. 20016 |
| 7. Deborah Smith
Country Creek Sec 7 HOA
9569 Lagersfield Circle
Vienna, VA 22181 | 15. Linda Ferri
Mosby Woods Elementary School PTA
9824 Five Oaks Road
Fairfax, VA 22031 |
| 8. Bill Mann
404 Mashie Drive
Vienna, VA 22180 | 16. Rod Hines
2616 East Meredith Drive
Vienna, VA 22181 |

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 8, 2006

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17. Fernando Mendez
2854 Kelly Square
Vienna, VA 22181
18. Marion Pflaumer
3025 White Birch Court
Fairfax, VA 22031
19. Angela Elliott
3045 Hickory Grove Court
Fairfax, VA 22031
20. Robin Templeton
9577 Blake Park Court
Fairfax, VA 22031
21. Vivian Morgan-Mendez
Friends of Nottoway
2854 Kelly Square
Vienna, VA 22181
22. William Elliott
Fairfax Citizens for Responsible
Growth, Inc.
3045 Hickory Grove Court
Fairfax, VA 22031
23. Roger Diedrich
3322 Prince William Drive
Fairfax, VA 22031
24. Nicholas Vidnovic
11826 Wayland Street
Oakton, VA 22124
25. K. C. Hanzgen
3354 Breckenridge Court
Annandale, VA 22003
26. Jody G. Bennett
Hunter Mill Defense League
Land Use Committee
1459 Hunter View Farms
Vienna, VA 22182
27. Stewart Schwartz
Coalition for Smarter Growth
4000 Albemarle Street NW, Suite 310
Washington, DC 20016
28. James Crutchfield
3111 Northwood Road
Fairfax, VA 22031
29. Hunter McCleary
Fairfax Advocates for Better Bicycling
2205 Trott Avenue
Vienna, VA 22181
30. Steve Pastorkovich
2909 Nutley Street
Fairfax, VA 22031
31. Timothy Bradshaw
9704 Blake Lane
Fairfax, VA 22031
32. Peter Slivka
Circle Woods HOA
9512 Poplar Leaf Court
Fairfax, VA 22031
33. Kate Marquis
9647 Lindenbrook Street
Fairfax, VA 22031
34. Charles Hall
Blake Manor HOA
9577 Blake Park Court
Fairfax, VA 22031
35. Russell Ekanger
Vienna Little League
8628 Redwood Drive
Vienna, VA 22180
36. Karen Hammond
7941 Yancey Drive
Falls Church, VA 22042
37. Julia F. Hutchins
9538 Daniel Lewis Lane
Vienna, VA 22181-6171
38. Fran Wallingford
3311 Mantua Drive
Fairfax, VA 22031

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 8, 2006

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39. Clay Cameron
Pine Ridge Civic Association
3243 Highland Street
Fairfax, VA 22031
40. David Keyes
Hunters Branch Condominium Association
2931 Deer Hollow Way, #405
Fairfax, VA 22031
41. Gary Gillum
Southwest Vienna Citizens Association
1008 Rachel Lane
Vienna, VA 22180
42. Jacqueline Balcells
3098 Winter Pine Court
Fairfax, VA 22031
43. Tim Reed
202 Talahi Road
Vienna, VA 22180
44. Frank Sheridan
Edgelea Woods Community Association
9916 Oleander Avenue
Vienna, VA 22181
45. Bill Cervenak
10153 Turnberry Place
Oakton, VA 22124
46. Mary Kleinhans
P.O Box 3001
McLean VA 22103
47. Pete Rigby
13705 Stonehunt Court
Clifton, VA 20124
48. Kimberly Price
9614 Lindenbrook Street
Fairfax, VA 22031

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 9, 2006

*Posted: 12/21/05
Revised: 1/23/06*

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
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None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

None at this time.

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 15, 2006**

*Posted: 10/05/05
Revised: 1/10/06*

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
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None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
S05-IV-LP4 (MOUNT VERNON)	Lorton South Health Plex	M. Van Dam	Moved to 2/22/06
APR 04-III-7BR (SULLY)	Summit Street	C. Fuhrman-Schultz	Moved to 2/16/06 (Deferred from 4/04)
RZ/FDP 2000-MD-020 (Reactivated) (SULLY)	Horsepen Run LLC	A. Shriber	Moved to 3/16/06

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 16, 2006**

Posted: 9/15/05
Revised: 2/17/06

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-SU-029 (SULLY)	NVP, Inc.	T. Swagler	D/O from 2/1/06; deferred to 3/9/06 (P/H held on 1/18/06)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 2000-SU-032-2 & SEA 84-C-076-8 (SULLY)	Inova Health Care Services	J. Papp	Recommend approval Recommend approval
SEA 2003-SU-001 (SULLY)	Mulford Enterprises, Inc.	J. Papp	Recommend approval
SE 2005-MV-024 (MOUNT VERNON)	Prospect Development Company, Inc.	S. Williams	P/H held; defer D/O to 3/2/06

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
PCA C-696-5 (HUNTER MILL)	DSV Dulles Fox Mill LP	J. Moss	P/H to 3/23/06
DPA 85-C-088-5 & PCA 85-C-088-7 (HUNTER MILL)	Boston Properties Limited Partnership	R. Coyle	P/H to indefinite (P/H from 1/11/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, February 16, 2006

*Posted: 2/1/06
Revised: 2/3/06*

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

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, FEBRUARY 15, 2006.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 16, 2006**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2004-SU-029 - NVP, INC., RZ Appl. to rezone from R-1 and WS to R-3 and WS to permit residential development at a density of 2.45 dwelling units per acre (du/ac). Located on the E. side of Wharton La. approx. 50 ft. S. of its intersection with Pickwick Rd. on approx. 3.68 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 54-4 ((1)) 23 and 54-4 ((4)) 3A. **SULLY DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2005-MV-024 - PROSPECT DEVELOPMENT CO., INC. - Appl. under Sect. 2-904 of the Zoning Ordinance to permit construction of a single-family dwelling in a floodplain. Located at 6414 Boulevard View on approx. 12,542 sq. ft. of land zoned R-3. Tax Map 83-4 ((2)) (43) 27. **MOUNT VERNON DISTRICT.**

PCA 2000-SU-032-2 - INOVA HEALTH CARE SERVICES - Appl. to amend the proffers for RZ 2000-SU-032 previously approved for commercial development (hospital and related facilities) to permit building additions and site modifications with an overall Floor Area Ratio (FAR) of 0.29. Located S. of Ox Trail, E. of Rugby Rd., N. and S. of Alder Woods Dr. on approx. 61.82 ac. of land zoned C-3. Comp. Plan Rec: public use. Tax Map 45-2 ((1)) 41B and 41L; 45-2 ((2)) 38, 39A, 39B, and 46A. (Concurrent with SEA 84-C-076-8.) **SULLY DISTRICT.**

SEA 84-C-076-08 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 4-304 of the Zoning Ordinance to amend SE 84-C-076 previously approved for medical care facilities to permit building additions and site modifications. Located at 3500, 3600, 3650, 3676, 3700, and 3760 Joseph Siewick Dr. and 3801 and 3807 Rugby Rd. on approx. 61.82 ac. of land zoned C-3. Tax Map 45-2 ((1)) 41B and 41L; 45-2 ((2)) 38, 39A, 39B, and 46A. (Concurrent with PCA 2000-SU-032-02.) **SULLY DISTRICT.**

SEA 2003-SU-001 - MULFORD ENTERPRISES, INC. - Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 2003-SU-001 previously approved for a nursery school to permit private school of special education with an enrollment up to 150 students, up to 2 caretaker residences, an increase in land area, and associated modifications to site design. Located at 15109 Lee Hwy. on approx. 14.49 ac. of land zoned R-C and WS. Tax Map 64-2 ((3)) 22 and 23. **SULLY DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 16, 2006

Posted: 2/16/06
Finalized: 2/17/06

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

DECISION ONLY:

RZ 2004-SU-029 - NVP, INC. (P/H on 1/18/06)

DEFERRALS:

PCA-C-696-05 - DSV DULLES FOX MILL LP (Hunter Mill District) - P/H to 3/23/06

PCA 85-C-088-07 - BOSTON PROPERTIES LTD. PARTNERSHIP (Hunter Mill) - P/H to indefinite

DPA 85-C-088-05 - BOSTON PROPERTIES LTD PARTNERSHIP " " - " "

SEA 2003-SU-001 - MULFORD ENTERPRISES, INC.

NO SPEAKERS

PCA 2000-SU-032-2 - INOVA HEALTH CARE SERVICES (Sully District)

SEA 84-C-076-08 - INOVA HEALTH CARE SERVICES " "

NO SPEAKERS

SE 2005-MV-024 - PROSPECT DEVELOPMENT CO., INC.

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 22, 2006**

Posted: 10/31/05
Revised: 2/23/06

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEM

SEA 2003-SU-001 Mullford Enterprises (P/H and decision on 2/16/06) - Reconsidered Waiver Approval and Recommend Denial of waiver of asphalt trail along frontage of Lot 23

Committee Meetings: Policy and Procedures Committee will meet on 3/2/06 @ 7:30 pm in the Board Conference Room

Transportation Committee will meet on 3/16/06 (moved from 3/9/06) @ 7:30 pm in the Board Conference Room

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-M04-11	Omnipoint, 6362 Lincolnia Road	Concur
FS-M05-43	Cingular, 3439 Sleepy Hollow Road	Concur

DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S04-III-FC2 (SPRINGFIELD)	Ridge Top Road	M. Vandam	Recommend Approval

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-MA-022 (MASON)	5213 Yuma Court LLC (For fill in the floodplain)	C. Lee	P/H held; defer D/O to 3/15/06
SE 2005-MA-030 (MASON)	Michael P. Haene & Clifford D. Haene	T. Strunk	Recommend Approval
RZ 2005-LE-017 & FDP 2005-LE-017 (LEE)	Christopher Management, Inc.	C. Lewis	P/H held; defer D/O to 3/2/06
PCA 1998-PR-027 FDPA 1998-PR-027 (PROVIDENCE)	Fairfax County Board of Supervisors	J. Papp	Recommend Approval Approved
SE 2005-LE-026 (LEE)	Premier RE Fund I, LLC (6120, 6122-6134 Brandon Avenue)	C. Lewis	Recommend Approval

DEFERRAL

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 78-C-098-02 (HUNTER MILL)	Gregor, LLC	C. Lewis	Moved to 3/29/06 (Moved from 2/23/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 22, 2006**

Posted: 2/3/06

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

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEM SCHEDULED FOR DECISION ONLY

S04-III-FC2 – OUT-OF-TURN PLAN AMENDMENT - 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 Plan Amendment concerns approximately 25 acres generally located north of Rt. 29 between Ridge Top and Waples Mill Roads (Tax Map 56-2 ((1)) 37, 37A, 39, 72A, 40 (pt.)) in the Fairfax Center Area. The area is planned for office mixed-use at 0.4 FAR at the overlay level. The Amendment will consider mixed-use development including high density residential, office, and retail use up to 1.4 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing.
SPRINGFIELD DISTRICT.

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 78-C-098-02 - GREGOR,LLC - Appl. to amend the proffers for RZ 78-C-098 previously approved for mixed use to permit hotel use and residential development at an intensity of 0.65 FAR. Located W. of Old Reston Ave. approx. 300 ft. N. of its intersection with Sunset Hills Rd. on approx. 5.19 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((1)) 1.
HUNTER MILL DISTRICT.

SE 2005-LE-026 - PREMIER RE FUND I LLC - Appl. under Sect. 9-614 of the Zoning Ordinance to permit two nonconforming commercial structures to convert to commercial condominium. Located at 6120, 6122-6134 Brandon Ave. on approx. 2.89 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 80-4 ((1)) 1 and 1A. **LEE DISTRICT.**

RZ 2005-LE-017/FDP 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC. - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.67 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Old Telegraph Rd. approx. 1,400 ft. S. of its intersection with Hayfield Rd. on approx. 3.00 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 91-3 ((1)) 66, 67, and 68. **LEE DISTRICT.**

SE 2005-MA-030 - MICHAEL P. HAENE AND CLIFFORD D. HAENE - Appl. under Sects. 9-611 and 9-622 of the Zoning Ordinance to permit quick service food store in a Highway Corridor Overlay District and waivers and modifications in a Commercial Revitalization District (CRD). Located at 5838 Columbia Pi. on approx. 19,184 sq. ft. of land zoned C-5, CRD, HC, and SC. Tax Map 61-2 ((17)) (A) 15 and 16. **MASON DISTRICT.**

SE 2005-MA-022 - YUMA COURT LLC C/O LAWRENCE E. IRELAND - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 5213 Yuma Ct. on approx. 18,185 sq. ft. of land zoned R-2. Tax Map 72-3 ((11)) 81. Also under consideration will be the applicant's request for an exception under Section 118-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction of a single-family detached dwelling within the Resource Protection Area. **MASON DISTRICT.**

PCA 1998-PR-027/FDPA 1998-PR-027 - FAIRFAX COUNTY BOARD OF SUPERVISORS - Appls. to amend the proffers and final development plan for RZ 1998-PR-027 previously approved for residential development (at a density of 3.2 dwelling units per acre (du/ac) and library to permit site modifications for the library. Located in the N.W. corner of the intersection of Lynnhaven Pl. and Hunter Mill Rd. on approx. 2.96 ac. of land zoned PDH-4. Comp. Plan Rec: 0.5-1 du/ac. Tax Map 47-2 ((54)) B. **PROVIDENCE DISTRICT.**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, FEBRUARY 23, 2006.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
February 22, 2006

Posted: 2/22/06
Finalized: 2/23/06

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

DECISION ONLY:

S04-III-FC2 - OUT-OF-TURN PLAN AMENDMENT (Springfield District) (P/H on 1/26/06)

DEFERRAL:

PCA 78-C-098-02 - GREGOR, LLC (Hunter Mill District) - P/H to 3/29/06

ADMINISTRATIVE ITEM:

SEA 2003-SU-001 - MULFORD ENTERPRISES, INC. (P/H & D/O on 2/16/06) - Reconsidered Waiver Approval and Recommended Denial of a waiver of the asphalt trail along the frontage of Lot 23

FEATURES SHOWN:

FS-M04-11 - Omnipoint Communications, 6362 Lincolnia Road (Deadline 6/30/06)

FS-M05-43 - SBA Networks (Cingular Wireless), 3439 Sleepy Hollow Road (Deadline 3/22/06)

SE 2005-MA-030 - MICHAEL P. HAENE AND CLIFFORD D. HAENE

NO SPEAKERS

RZ 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC.
FDP 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC.

NO SPEAKERS

SE 2005-LE-026 - PREMIER RE FUND I LLC

NO SPEAKERS

PCA 1998-PR-027 - FAIRFAX COUNTY BOARD OF SUPERVISORS
FDP A 1998-PR-027 - FAIRFAX COUNTY BOARD OF SUPERVISORS

1. Linda Sherrange
Oakton Women's Club
13506 Point Pleasant Drive
Chantilly, VA 20151

SE 2005-MA-022 - YUMA COURT LLC C/O LAWRENCE E. IRELAND

1. Suzanne Kraft
5218 Yuma Court
Alexandria, VA 22312
2. Jose Acuna
5209 Yuma Court
Alexandria, VA 22312

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 23, 2006

*Posted: 11/10/05
Revised: 1/10/06*

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
PCA 78-C-098-02 (HUNTER MILL)	Gregor, LLC	C. Lewis	Moved to 2/22/06
RZ 2004-PR-044 (PROVIDENCE)	Wilmorite Management LLC (7950 & 7966 Tysons Corner Center)	P. Braham	Moved to 3/22/06