

February 2011

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

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27	28	<p>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.</p>				

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 3, 2011

Posted: 11/29/10
Revised: 2/4/11

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>
SE 2010-LE-017/ 2232-L10-17 (Lee)	Iskalo CBR LLC behalf of WMATA (7901, 7909, 7915, 7928 Cinder Bed Rd., Lorton) (For bus maintenance & operations facility; driveway for uses I-District & for uses in a floodplain)	S. Williams	APPROVAL REC (D/O from 1/19/11) (P/H from 1/13/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2010-SP-012 (Springfield)	Westbrook Property, LLC (E. terminus of Autumn Willow Drive, just east of Stringfellow Road; Lincoln Drive, just south of Westbrook Drive) (From R-1 to PDH for 14 single family detached homes)	S. Zottl	DEFER D/O TO 2/9/11
S10-IV-FS1 (Lee)	Out of Turn Plan Amendment (NW quadrant of Old Keene Mill Road and Amherst Ave) (To increase square footage on hotel option)	M. Van Dam	ADOPTION REC
BRAC APR#08-IV-4MV (Mount Vernon)	Riverside Park Apartments	A. Klibaner	ADOPTION REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2006-PR-027/ SEA 00-P-050 (Providence)	TCR Mid-Atlantic Properties and Fairfax Ridge Condominium Unit Owners Association (Fairfax Ridge Rd. & Aristotle Ct., just off Waples Mill Rd.) (From PDH-20 to PDH-30 (for multi-family residential bldg Land Bay B and Site modifications)	W. O'Donnell	P/H to 2/24/11 (from 11/3/10/)
2232-MD10-14 (Providence) (Sully)	Newpath Networks LLC/New Cingular Wireless (Penderbrook area; various locations along Fox Mill Road in the Providence and Sully Districts) (DAS application for antenna sites on replacement utility poles)	L. Nagaraj	P/H to 3/16/11
APR 09-IV-2S (Lee)	South County APR 527 item (North of Franconia-Springfield Parkway and East of Walker Lane) (Option for medical office up to 296,000 S.F.)	M. Van Dam	P/H to 4/14/11

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 2, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC
HEARINGS ON WEDNESDAY, FEBRUARY 2, 2011.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 3, 2011**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion on stormwater management.
- 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

2232-L10-17 – ISKALO CBR, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a regional non-rail transit facility. Located at 7901, 7909, 7915, and 7828 Cinder Bed Road on approx. 17.37 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1, 2, 3A, and 3B. (Concurrent with SE 2010-LE-017.) **LEE DISTRICT. APPROVED**

SE 2010-LE-017 – ISKALO CBR, LLC – Appl. under Sects. 2-904, 5-604, and 9-616 of the Zoning Ordinance to permit a regional non-rail transit facility (bus maintenance facility), driveway for uses in an I District and uses in a floodplain. Located at 7901, 7909, 7915, and 7828 Cinder Bed Road on approx. 17.37 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1, 2, 3A, and 3B. (Concurrent with 2232-L10-17.) **LEE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

S10-IV-FS1 – OUT-OF-TURN PLAN AMENDMENT – To consider amending the Comprehensive Plan concerning approx. 1.6 ac. generally west of Amherst Avenue, N. of Old Keene Mill Road, and S. and E. of Bland Str. (Tax Map 80-4((9)) 4, 5 and 6) in the Springfield Community Business Center. The area is planned for office use with support retail up to .50 FAR with an option for hotel use up to 110,000 SF. The amendment will consider an increase in the Plan option for hotel use up to a total of 120,000 SF. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz> or from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035. **LEE DISTRICT. ADOPTION RECOMMENDED**

BRAC APR ITEM #08-IV-4MV – Area Plans Review (APR) nomination concerning approx. 28.1 acres generally located N. of Richmond Hwy., E. of Huntington Ave. and W. of Old Richmond Hwy. (Tax Map 83-3((1)) 101), to consider proposed revisions to the Fairfax County Comprehensive Plan in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The area is currently planned for high-rise residential use with first-floor retail or office use at a density up to 35 dwelling units per acre (du/ac). The nomination proposes mixed-use development retaining the existing multifamily use with approximately 602 additional primarily multifamily units in 4-5 story structures with first-floor retail and structured parking at an intensity up to 1.65 FAR. Copies of the proposed amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz> or from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035. **MOUNT VERNON DISTRICT. ADOPTION RECOMMENDED**

RZ/FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development at a density of 1.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located at the E. terminus of Autumn Willow Dr. approx. 2,300 ft. E. of Stringfellow Road on approx. 7.27 ac. of land. Comp. Plan Rec: Fairfax Center Area: 2 du/ac at Overlay Level. Tax Map 55-4 ((3)) R7. **SPRINGFIELD DISTRICT. DEFER DECISION ONLY TO 2/9/11**

Posted: 02/03/11
Revised: 02/04/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 3, 2011

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

DECISIONS ONLY:

2232-L10-17 – WASHINGTON METRO. AREA TRANSIT AUTH. (WMATA) – **APPROVED**
SE 2010-LE-017 – ISKALO CBR, LLC (P/H on 1/13/11) – **APPROVAL RECOMMENDED**

DEFERRAL: CONCUR

APR 09-IV-2S – SOUTH COUNTY AREA PLANS REVIEW 527 ITEM (Lee District) – P/H to 4/14/11

FEATURE SHOWN: CONCUR

FS-D09-208 – DCWASA, Potomac Interceptor Odor Control Facility (Deadline: 6/7/11)

S10-IV-FS1 – OUT-OF-TURN PLAN AMENDMENT – ADOPTION RECOMMENDED

(Lee District) (Staff: Meghan Van Dam)

1. Lynne Strobel, Esquire
Representing White/Peterman Properties
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

BRAC APR #08-IV-4MV – RIVERSIDE PARK APARTMENTS – ADOPTION RECOMMENDED

(Mount Vernon) (Staff: Aaron Klibaner)

1. Patrick Rea
Mount Vernon Council of Citizens Assoc.
9417 Mount Vernon Circle
Alexandria, VA 22309
2. Patti Shwayder, Senior Vice President
AIMCO Properties, LP
4582 S. Ulster Street Parkway, Ste. 1100
Denver, CO 80237
3. Inda Stagg, Urban Planner
Representing Nominator
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RZ/FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC – D/O to 2/9/11

(Staff: Suzianne Zottl)

1. Jack Chudovan
Ashton Wells Homeowners Assn.
5003 Lincoln Drive
Fairfax, VA 22030
2. Harris Arlinsky
13070 Autumn Willow Drive
Fairfax, VA 22030
3. Chong Yi
13009 Dunhill Drive
Fairfax, VA 22030

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, February 9, 2011

Posted: 11/29/10
Revised:5/5/11

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>
RZ 2010-HM-006 (Hunter Mill)	Sekas Homes, Ltd. (N. Side of Old Courthouse Rd. at Larkmeade Dr.) (From R-1 to R-3 for cluster subdivision of 6 homes)	S. Williams	D/O TO INDEFINITE (D/O from 1/26/11 (P/H from 12/2/10)
RZ/FDP 2010-SP-012 (Springfield)	Westbrook Property, LLC (E. terminus of Autumn Willow Drive, just east of Stringfellow Road; Lincoln Drive, just south of Westbrook Drive) (From R-1 to PDH for 14 single family detached homes)	S. Zottl	APPROVAL REC (P/H from 2/3/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 99-S-012-03/ 2232-S09-26 (Springfield)	Country Club of Fairfax, Inc. & T-Mobile Northeast, LLC (5110 Ox Road) (For 97-foot monopole w/equipment)	M. Bader	P/H DEFER TO 3/10/11 (from 10/13/10)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2010-SP-027/ 2232-S10-20 (Springfield)	Orange Hunt Swim Club, Inc. and T-Mobile (8600 Bridle Wood Ave., Springfield) (For 110 ft. monopole w/up to 6 flush-mounted antennae)	W. O'Donnell A. Capps	P/H to 3/10/11
2232-M10-21 (Mason)	T-Mobile and Milestone Communications (For telecommunications facilities at Holmes Middle School)	S. Smith	Withdrawn
RZ/FDP 2010-LE-009 (Lee)	MR Lewin Park Capital, LLC (NW quadrant of Franconia-Springfield Parkway and Beulah Street intersection (Liberty View) (From R-1 to PDC for office park & hotel uses)	S. Williams	P/H to 3/2/11
PCA-B-993/ FDPA-B-993-2 (Providence)	United Dominion Realty L.P. and Circle Towers LLC (S. side of Lee Highway; east of Pickett Road) (For renovations, provision of work-force housing relocation of retail & provision of TDM measures)	S. Lin	P/H to 2/16/11 (from 12/2/10) (from 10/13/10)
SE 2010-DR-024 Dranesville)	Discovery Woods Learning Community (9224 & 9232 Leesburg Pike) (For childcare center and private school of general education)	S. Zottl	P/H to 2/24/11

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 9, 2011

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 2010-HM-006 – SEKAS HOMES, LTD. – Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.6 dwelling units per acre (du/ac). Located on the N. side of Old Courthouse Road approx. 355 ft. W. of its intersection with Larkmeade Dr. on approx. 2.3 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 29. **HUNTER MILL DISTRICT. DECISION ONLY TO INDEFINITE DATE**

RZ/FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development at a density of 1.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located at the E. terminus of Autumn Willow Dr. approx. 2,300 ft. E. of Stringfellow Road on approx. 7.27 ac. of land. Comp. Plan Rec: Fairfax Center Area: 2 du/ac at Overlay Level. Tax Map 55-4 ((3)) R7. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a childcare center and private school of general education with a total enrollment of 26 students. Located at 9224 and 9232 Leesburg Pike on approx. 1.48 ac. of land zoned R-1. Tax Map 19-4((1))6 and 11. **DRANESVILLE DISTRICT. PUBLIC HEARING DEFERRED TO 2/24/11**

2232-S09-26 – COUNTRY CLUB OF FAIRFAX, INC. & T-MOBILE NORTHEAST, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 5110 Ox Road on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1((1))17, 18, and 20. (Concurrent with SEA 99-S-012-03.) **SPRINGFIELD DISTRICT. PUBLIC HEARING DEFERRED TO 3/10/11**

SEA 99-S-012-03 – COUNTRY CLUB OF FAIRFAX, INC. & T-MOBILE NORTHEAST, LLC – Appl. under Sects. 2-904 and 3-104 of the Zoning Ordinance to amend SE 99-S-012 previously approved for a golf course, country club and uses in a floodplain to permit a telecommunications facility and associated modifications to site design and development conditions. Located at 5110 Ox Road on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1((1))17, 18, and 20. (Concurrent with 2232-S09-26.) **SPRINGFIELD DISTRICT. PUBLIC HEARING DEFERRED TO 3/10/11**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 10, 2011

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, FEBRUARY 10, 2011.

Posted: 02/09/11
Revised: 02/10/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 9, 2011

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

DECISIONS ONLY:

RZ 2010-SP-012 – WESTBROOK PROPERTY, LLC (P/H on 2/03/11) **RECOMMEND APPROVAL**
FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC (P/H on 2/03/11) **APPROVED**

DEFERRALS:

2232-S09-26 – THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC
– **P/H to 3/10/11**
SEA 99-S-012-03 – THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC
– **P/H to 3/10/11**

SE 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC – **P/H to 2/24/11**

RZ 2010-HM-006 – SEKAS HOMES, LTD. (P/H on 12/02/10) – **D/O to INDEFINITE DATE**

2232-M10-21 – T-MOBILE AND MILESTONE COMMUNICATIONS (Holmes Middle School)
– **P/H to INDEFINITE DATE**

RZ 2010-LE-009 – MR LEWIN PARK CAPITAL, LLC – **P/H to 3/02/11**
FDP 2010-LE-009 – MR LEWIN PARK CAPITAL, LLC – **P/H to 3/02/11**

CONSENT AGENDA ITEM: CONCUR

FS-Y10-59 – LightSquared, 2750 Towerview Drive (Deadline: 3/15/11)

FEATURES SHOWN: CONCUR

FSA-D09-55-1 – AT&T Mobility, 1927 Pimmit Drive (Deadline: 3/10/11)
FSA-H10-10-1 – Clearwire, 11400 South Lakes Drive (South Lakes High School) (Deadline: 3/26/11)
FSA-M97-38-1 – AT&T Mobility, 6621 Columbia Pike (Mason District Park) (Deadline: 4/03/11)
FSA-M00-127-1 – AT&T Mobility, 3100 S. Manchester Street (Woodlake Condo) (Deadline: 3/10/11)
FS-V10-47 – Clearwire, 8616 Pohick Road (Calvary Korean Baptist Church) (Deadline: 2/12/11)

NO PUBLIC HEARINGS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 16, 2011

Posted: 11/29/10
 Revised: 2/17/11

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

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ 2010-PR-010 <i>(Providence)</i>	Neighborhoods VI, LLC (NE side of Blake Lane@Chain Bridge Rd.) <i>(From R-2 to R-5 for 35 townhouses & 1 sf home)</i>	K. G-Sobers	APPROVAL REC <i>(from 1/26/11)</i>
SEA 84-M-121-03 <i>(Mason)</i>	Westminster School, Inc. (3801, 3811, 3825 Gallows Road) <i>(For increase in land area, addition of nursery school, child care and modifications to site & dev. conditions)</i>	M. Bader	APPROVAL REC <i>(from 1/26/11)</i>
Z O Amendment <i>(Sargeant)</i>	State Code revisions; edit and other minor revisions	D. Hansen	APPROVAL REC <i>(from 1/26/11)</i>
SE 2008-PR-021 <i>(Providence)</i>	James W. Jackson (2801 Chain Bridge Road@Sutton Rd.) <i>(For child care center/nursery school w/maximum of 200 students)</i>	K. G. Sobers	DENIAL REC <i>(from 1/26/11)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
SE 2009-MV-006/ 2232-V08-18 <i>(Mount Vernon)</i>	T-Mobile Northeast LLC (5614 Old Mill Road at St. James Episcopal Church) <i>(For 100 ft. monopole w/related ground equipment)</i>	S. Lin A. Capps	P/H to 4/14/11
SE 2010-SP-029 <i>(Springfield)</i>	Pleasant Valley Preschool, Inc. (4615 Stringfellow Road) <i>(For continuation of operation of nursery school with 15 students)</i>	B. Katai	P/H to 2/24/11
SEA 81-P-025 <i>(Providence)</i>	Falls Church (E&A) LLC (7393B-D Lee Highway) <i>(For fast food restaurant & drive-in bank)</i>	S. Zottl	P/H to 2/24/11
PCA-B-993/ FDPA-B-993-2 <i>(Providence)</i>	United Dominion Realty L.P. and Circle Towers LLC (S. side of Lee Highway; east of Pickett Road) <i>(For renovations, provision of work-force housing relocation of retail & provision of TDM measures)</i>	S. Lin	P/H to 3/10/11 <i>(from 2/9/11)</i> <i>(from 12/2/10)</i>
PCA 86-W-001-11/ FDPA 86-W-001-06 <i>(Springfield)</i>	Jefferson at Fairfax Corner LLC (S. side of Monument Drive at the intersection w/Govt. Ctr. Pkwy.) <i>(To allow both office and residential use; affordable housing on Land Bay C of Government Center property)</i>	S. Zottl	P/H to 3/2/11 <i>(from 1/26/11)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 16, 2011

- 7:00 p.m.** The Telecommunications Committee meeting was cancelled.
- 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

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (STATE CODE, EDITORIAL AND MINOR REVISIONS) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Clarify that pipestem lots are permitted in conjunction with Special Exception approval for waiving minimum lot width requirements; (2) require that the minimum required front yard distance be maintained between the principal structure on the building lot and the street line when there are two or more contiguous outlots located between the building lot and the street; (3) permit chain link fencing as an alternative method of telecommunications cabinet screening located under bleachers; (4) replace references to ‘inoperable vehicle’ with ‘inoperative vehicle,’ and clarify the length of time and number of abandoned, wrecked, or inoperative vehicles that may be stored outdoors; (5) revise the maximum parking rate to 1.05 for hotel/motel uses within one quarter to one half mile of a Metro station entrance for the Planned Tysons Corner Urban District; (6) correct the cross-reference for ‘DNL’ to read ‘Day Night Average Sound Level’; (7) add the abbreviation ‘FAR’ to the definition of ‘Floor Area Ratio’; and (8) revise the ‘Group Residential Facility’ definition to include up to eight aged, infirm or disabled persons as licensed by the Virginia Department of Social Services in accordance with the *State Code*. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, or online at the County's website, www.fairfaxcounty.gov/dpz under the “Zoning” heading by clicking on “Pending Zoning Ordinance Amendments.” **COUNTYWIDE. APPROVAL RECOMMENDED**

SEA 84-M-121-03 – WESTMINSTER SCHOOL, INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-M-121 previously approved for a private school of general education to permit the addition of a nursery school and childcare center; an increase in enrollment from 318 to 360 children; an increase land area; and modifications to site design and development conditions. Located at 3801, 3811, and 3825 Gallows Road on approx. 6.84 ac. of land zoned R-3. Tax Map 60-3 ((24)) 3, 4, 5, and 5A. **MASON DISTRICT. APPROVAL RECOMMENDED**

SE 2008-PR-021 – JAMES W. JACKSON – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a childcare center and nursery school with a maximum daily enrollment of up to 150 children. Located at 2701 Chain Bridge Road on approx. 1.29 ac. of land zoned R-1. Tax Map 48-1 ((1)) 50. **PROVIDENCE DISTRICT. DENIAL RECOMMENDED**

RZ 2010-PR-010 – NEIGHBORHOODS, VI, LLC – Appl. to rezone from R-2 to R-5 to permit residential development at a density of 4.84 dwelling units per acre (du/ac). Located on the N.E. side of Blake Lane approx. 300 ft. S.E. of its intersection with Chain Bridge Road on approx. 7.44 ac. of land. Comp. Plan Rec: 2-3 du/ac and 4-5 du/ac. Tax Map 47-2 ((1)) 66, 67A, and 70A. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

PCA 86-W-001-11/FDPA 86-W-001-06 – JEFFERSON AT FAIRFAX CORNER LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ 86-W-001 previously approved for commercial development to permit a residential option and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26 including bonus density for the provision of ADUs. Located on the S. side of Monument Dr. approx. 1,300 ft. E. of its intersection with Government Center Pkwy. on approx. 90.39 ac. of land for PCA and 8.12 ac. of land for FDPA zoned PDC. Comp. Plan Rec: 0.35 FAR maximum. Tax Map 56-1 ((15)) 5B and 14. **SPRINGFIELD DISTRICT. PUBLIC HEARING DEFERRED TO 3/2/11**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 17, 2011

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, FEBRUARY 17, 2011.

Posted: 02/16/11
Revised: 02/17/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 16, 2011

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

DEFERRALS:

2232-V08-18 – T-MOBILE NORTHEAST LLC (St. James Episcopal Church) – **P/H to 4/14/11**
SE 2009-MV-006 – T-MOBILE NORTHEAST LLC – **P/H to 4/14/11**

PCA 86-W-001-11 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield District) – **P/H to 3/2/11**
FDPA 86-W-001-06 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield District) – **P/H to 3/2/11**

CONSENT AGENDA ITEMS: CONCUR

FSA-61-1 – AT&T Mobility, 6455 Stephenson Way (Deadline: 4/03/11)
FS-Y11-6 – AT&T Mobility, 13618 McLearen Road (Rachel Carson Middle School) (Deadline: 4/21/11)
FSA-68-3 – AT&T Mobility, 3800 Powell Lane (Deadline: 5/09/11)
FS-M11-1 – AT&T Mobility, 4327 Ravensworth Road (Deadline: 5/09/11)

FEATURES SHOWN: CONCUR

FSA-P99-27-3 – AT&T Wireless, 1900 Gallows Road (Deadline: 3/22/11)
FSA-P99-20-2 – AT&T Wireless, 3351 Gallows Road (Deadline: 4/05/11)
FS-P10-45 – Clearwire, 2817 Jermantown Road (Treebrooke Condominiums) (Deadline: 2/28/11)
FS-S10-73 – LightSquared, 12111 Braddock Road (Mott Community Center) (Deadline: 4/07/11)

SEA 84-M-121-03 – WESTMINSTER SCHOOL, INC. (Staff: Miriam Bader) **REC. APPROVAL**

1. Donna Forsman
7308 Brookcrest Place
Annandale, VA 22003

ZONING ORDINANCE AMENDMENT (STATE CODE, EDITORIAL, AND OTHER MINOR REVISIONS) (Staff: Doug Hansen) (Commissioner Alcorn) **RECOMMEND APPROVAL**

NO SPEAKERS

RZ 2010-PR-010 – NEIGHBORHOODS VI, LLC (Staff: Kelli Goddard-Sobers) **REC. APPROVAL**

1. Margaret Owens
2949 Paddock Wood Court
Oakton, VA 22124

SE 2008-PR-021 – JAMES W. JACKSON (Lord Fairfax Academy) (Staff: Kelli Goddard-Sobers)
RECOMMEND DENIAL

- | | |
|---|---|
| <ol style="list-style-type: none">1. Jeffrey Hallett
2602 Powder Mill Lane
Vienna, VA 22181 | <ol style="list-style-type: none">3. Tim Davidson, Vice President
Courthouse Oaks Homeowners Association
9712 Hidden Valley Road
Vienna, VA 22181 |
| <ol style="list-style-type: none">2. Robert Hunter
9722 Hidden Valley Road
Vienna, VA 22181 | <ol style="list-style-type: none">4. Jody Miller
5877 Clarendon Springs Place
Centreville, VA 20121 |

Continued on next page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, February 16, 2011

SE 2008-PR-021 – JAMES W. JACKSON (Lord Fairfax Academy) *Continued*

- | | |
|---|---|
| 5. Simon Zheng
4521 English Holly Drive
Fairfax, VA 22030 | 8. Jody Nelson
2558 Babcock Road
Vienna, VA 22181 |
| 6. Manoj Mansukhani, President
Five Oaks Homeowners Association
9730 Cheriton Court
Vienna, VA 22180 | 9. Melissa Lance
14737 Deming Drive
Gainesville, VA 20155 |
| 7. Reza Farhadi
9721 Cheriton Court
Vienna, VA 22181 | 10. Sam Morton
9711 Bunchberry Place
Vienna, VA 22181 |

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 24, 2011

Posted: 11/29/10
 Revised: 2/25/11

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

Application	Applicant	Staff	PC Action
2232-P10-10 <i>(Providence)</i>	Newpath Networks LLC (Hunter Mill Rd., Chain Bridge Rd., Vale Rd. and Oak Valley Dr.) <i>(Distributed Antenna System on utility replacement pole)</i>	D. Jillson	APPROVED NODES 6 & 7 D/O TO 4/28/11 FOR 5, 8 and 9

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2010-LE-013 <i>(Lee)</i>	WPPI Springfield HS LLC (NW quadrant of Old Keene Mill Road and Amherst Ave.) <i>(From C-6 to PDC for extended-stay hotel w/167 rooms)</i>	S. Williams	APPROVAL REC
2232-Y10-22 <i>(Sully)</i>	UOSA (Braddock Road and Cub Run) <i>(For sewer line replacement)</i>	S. Beaulieu	DEFER D/O TO 3/2/11
SE 2010-SP-029 <i>(Springfield)</i>	Pleasant Valley Preschool, Inc. (4615 Stringfellow Road) <i>(For continuation of operation of nursery school with 15 students)</i>	B. Katai	APPROVAL REC <i>(from 2/16/11)</i>
SEA 81-P-025 <i>(Providence)</i>	Falls Church (E&A) LLC (7393B-D Lee Highway) <i>(For fast food restaurant & drive-in bank)</i>	S. Lin	APPROVAL REC <i>(from 2/16/11)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
SE 2010-DR-019 <i>(Dranesville)</i>	Sivnam Partnership LLC (12218 Leesburg Pike, Great Falls) <i>(Convert existing bank building to Popeye's Restaurant with drive-through)</i>	M. Bader	P/H to 4/28/11 <i>(from 1/13/11)</i> <i>(from 1/12/11)</i>
SE 2010-LE-025 <i>(Lee)</i>	Costco Wholesale Corporation (7940 Richmond Highway) (Retail establishment)	K.G-Sobers	P/H to 4/20/11
SE 2010-PR-021 <i>(Providence)</i>	Fairfax Square Partners (8055 Leesburg Pike) <i>(Waiver of certain sign regulation.)</i>	S. Williams	TBD <i>(from 1/26/11)</i>

continue

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 24, 2011

Posted: 11/29/10
Revised: 2/25/11

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2006-PR-027/ SEA 00-P-050 (Providence)	TCR Mid-Atlantic Properties and Fairfax Ridge Condominium Unit Owners Association (From PDH-20 to PDH-30 (for multi-family residential bldg Land Bay B and Site modification)	W. O'Donnell	P/H to indef. (from 2/3/11) (from 11/3/10)
SE 2010-DR-024 (Dransville)	Discovery Woods Learning Community (9224 & 9232 Leesburg Pike) (For childcare center and private school of general education)	S. Zottl	P/H to 3/16/11 (from 2/9/11)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 23, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 23, 2011.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 24, 2011**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to review the strawman document for changes to the Green Building Policy.
- 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

2232-P10-10 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC – Appl. to construct five antenna sites (nodes) in VA Dept. of Transportation right-of-way on portions of Chain Bridge Road, Hunter Mill Road, Oak Valley Dr., and Vale Road for a telecommunications Distributed Antenna System (DAS) in Oakton. Each node will consist of a taller replacement utility pole with concealed antennas at the top, a pole-mounted equipment cabinet, and fiber optic cable. Portions of Tax Maps 37-4, 38-3, and 47-2. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports>. **PROVIDENCE DISTRICT. APPROVED NODES 6 & 7; D/O TO 4/28/11 FOR NODES 5, 8, & 9.**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2010-LE-013/FDP 2010-LE-013 – WPPI SPRINGFIELD HS, LLC – Appls. to rezone from C-6, CRD, HC, and SC to PDC, CRD, HC, and SC to permit commercial development with an overall Floor Area Ratio (FAR) of 1.68 and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Old Keene Mill Road and Amherst Ave. on approx. 1.63 ac. of land. Comp. Plan Rec: Retail & Other w/ option for Hotel use. Tax Map 80-4 ((9)) 4, 5, and 6. **LEE DISTRICT. APPROVAL RECOMMENDED**

SEA 81-P-025 – FALLS CHURCH (E&A) LLC – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 81-P-025 previously approved for a drive-in financial institution to permit a fast food restaurant in a highway corridor overlay district, an increase in land area, and associated modifications to site design and development conditions. Located at 7393 Lee Hwy. on approx. 3.87 ac. of land zoned C-8 and HC. Tax Map 50-1 ((1)) 39D. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

SE 2010-SP-029 – PLEASANT VALLEY PRESCHOOL, INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to modify and expand the parking lot at the Greenbriar Community Center, which houses the Pleasant Valley Preschool, with no changes in enrollment or hours of operation. Located at 4615 Stringfellow Road on approx. 1.52 ac. of land zoned R-3 and WS. Tax Map 45-3 ((1)) 11. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

2232-Y10-22 – UPPER OCCOQUAN SEWAGE AUTHORITY (UOSA) – Appl. to replace 3,500 linear feet of existing interceptor sewer line with new, larger, corrosion-resistant piping in the Centreville area. Portions of Tax Maps: 0434-03-Q; 0434-07-0009; 0434-07-0010; 0434-07-0011; 0434-07-0012; 0434-07-0013; 0434-07-0014; 0434-01-0012; 0434-08-0006; 0434-08-0007; 0434-07-0009. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports>. **SULLY DISTRICT. DEFER DECISION ONLY TO 3/2/11**

SE 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a childcare center and private school of general education with a total enrollment of 26 students. Located at 9224 and 9232 Leesburg Pike on approx. 1.48 ac. of land zoned R-1. Tax Map 19-4((1))6 and 11. **DRANESVILLE DISTRICT. DEFER PUBLIC HEARING TO 3/16/11**

Posted: 02/24/11
Revised: 02/24/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 24, 2011

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

DECISION ONLY/DEFERRAL:

2232-P10-10 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC
– **NODES 6 & 7 – APPROVED**
– **NODES 5, 8, & 9 – DECISION ONLY DEFERRED TO 4/28/11**

FEATURES SHOWN: CONCUR

FS-L10-69 – T-Mobile Northeast LLC, 2072 Southgate Drive (Deadline: 3/8/11)
FS-L10-63 – Sprint, 6540 Franconia Road (Deadline: 3/24/11)
FSA-H96-49-2 – AT&T Mobility, Virginia Power Transmission Tower (Deadline: 4/4/11)
FSA-D04-19-1 – AT&T Mobility, 1633 Davidson Road (Deadline: 4/13/11)
FS-H10-74 – LightSquared, 2455 Fox Mill Road (Deadline: 4/13/11)
FS-H09-209 – Cricket Communications, 2610 Reston Parkway (Deadline: 4/18/11)

RZ 2010-LE-013 – WPPI SPRINGFIELD HS, LLC – **APPROVAL RECOMMENDED**
FDP 2010-LE-013 – WPPI SPRINGFIELD HS, LLC – **APPROVED**

NO SPEAKERS.

SEA 81-P-025 – FALLS CHURCH (E&A) LLC – **APPROVAL RECOMMENDED**

NO SPEAKERS.

SE 2010-SP-029 – PLEASANT VALLEY PRESCHOOL, INC. – **APPROVAL RECOMMENDED**

NO SPEAKERS.

2232-Y10-22 – UPPER OCCOQUAN SEWAGE AUTHORITY (UOSA) – **D/O to 3/2/11**

1. Kurt Schumacher
14920 Cub Run Park Drive
Centreville VA 20120