

# January 2015

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1  County Holiday	2 County Holiday	3
4	5	6	7 <a href="#">View Agenda</a> <a href="#">Committee Meeting</a>	8 <a href="#">View Agenda</a> <a href="#">Committee Meeting</a>	9	10
11	12	13	14 <a href="#">View Agenda</a> <a href="#">Committee Meeting</a>	15 <a href="#">View Agenda</a>	16	17
18	19 County Holiday 	20	21 <a href="#">View Agenda</a>	22 <a href="#">View Agenda</a> <a href="#">Committee Meeting</a>	23	24
25	26	27	28 <a href="#">View Agenda</a>	29 <a href="#">View Agenda</a>	30	31

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, January 7, 2015

Posted: 1/7/15  
Revised: 1/7/15

**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.

### COMMITTEE MEETINGS

The Policy and Procedures Committee met in the Board Conference Room at 7:00 p.m.

### FEATURES SHOWN

**FS-V14-14** – Northern Virginia Regional Park Authority, 9751 Ox Road (Deadline: 1/19/15)

**FS-H14-45** – T-Mobile Northeast, LLC, 10909 Sunset Hills Road (Deadline: 2/22/15) - **CONCUR**

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">SE 2014-SP-053</a> (Springfield)	<a href="#">ROLLING VALLEY MALL, LLC</a> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 9276 Old Keene Mill Road, Burke, 22015, on approx. 19.43 ac. of land zoned C-6. Tax Map 88-2 ((1)) 4 A.	W. Mayland	<b>D/O TO 1/21/15</b> (P/H from 12/11/14)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">FDPA 81-S-058-01-01</a> (Sully)	<a href="#">CENTREWOOD DRIVE APARTMENTS, INC.</a> – Appl. to amend the final development plans for FDP 81-S-058 to permit site modifications and associated changes to development conditions. Located S.W. of the intersection of Machen Road and Centewood Dr., on approx. 43,211 sq. ft. of land zoned PDH-12 and WS. Tax Map 65-1 ((1)) 3C pt.	L. Navab	<b>APPROVED</b>
SE 2014-PR-018 (Providence)	BEYER I LIMITED LIABILITY COMPANY – Appl. under Sects. 4-804 and 9-612 of the Zoning Ordinance to permit vehicle storage associated with a vehicle sales, rental and ancillary establishment, and a waiver of the open space requirements. Located at 7113 and 7117 Shreve Road and 118 Gordon Road, Falls Church, 22043, on approx. 1.25 ac. of land zoned C-8, I-6, and HC. Tax Map 40-3 ((12)) 8A, 11 and 13.	M. Van Atta	<b>P/H TO 2/18/15</b> (P/H from 10/15/14)
<a href="#">SE 2014-MV-055</a> (Mount Vernon)	<a href="#">NGOC MAI NGUYEN MY LITTLE SCHOOL HOME DAYCARE</a> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7664 Henry Knox Dr., Lorton, 22079, on approx. 4,629 sq. ft. of land zoned PDH-5. Tax Map 107-2 ((4)) (A1) 22.	C. Bishop	<b>P/H TO 2/25/15</b> (P/H from 12/10/14)
<a href="#">PFM Amendment</a> (Hart)	To consider a proposed amendment to the Public Facilities Manual (PFM) regarding Storm Drainage Pro Rata Share Provisions, Chapter 6 (Storm Drainage) and proposed revisions to the Pro Rata Share Agreement form as follows: The proposed amendment to PFM Chapter 6 incorporates provisions as follows: The proposed amendment to PFM Chapter 6 incorporates provisions for establishing	D. Burdick F. Rose C. Carinci	<b>APPROVAL REC</b>

*-continued on the next page-*

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, January 7, 2015**

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a single countywide pro rata share rate used to determine a developer's share of the cost of providing offsite drainage improvements in lieu of the current 27 different watershed-based rates. The proposed amendment also includes provisions to provide credits for onsite stormwater management and/or best management practices. The proposed revisions to the Pro Rata Share Agreement form are necessary for it to conform to the proposed PFM amendment.

[SE 2014-SP-047](#)  
*(Springfield)*

[SUBHADRA PARAJULI](#) – Appl. under Sects. 6-205, 6-206, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13133 Quail Creek Lane, Fairfax, 22033, on approx. 1,500 sq. ft. of land zoned PDC and WS. Tax Map 55-1 ((16)) (5) 46.

C. Bishop

**APPROVAL REC**  
*(P/H from 12/10/14)*

[SE 2014-MV-026](#)  
*(Mount Vernon)*

[SHAZIA YOUNIS D/B/A CHILDRENZONE HOME CHILD CARE](#) – Appl. under Sect(s). 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8121 Gilroy Dr., Lorton, 22079, on approx. 3,959 sq. ft. of land zoned PDH-12. Tax Map 107-2 ((12)) 111.

C. Bishop

**D/O TO 1/21/15**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 8, 2015**

Posted: 1/8/15  
Revised: 1/9/15

**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.

**COMMITTEE MEETINGS**

**The Tysons Committee met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN ITEMS**

**FS-V14-14** – Northern Virginia Regional Park Authority, 9751 Ox Road (Deadline: 1/19/15)

**CONSENT AGENDA ITEMS**

**None at this time**

**ITEMS SCHEDULED FOR DECISION ONLY**

**None at this time**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>Code Amendment/ PFM Amendment (Hedetniemi)</u></a>	Pursuant to Virginia Code Ann. 715.2-1427 (2012) and 15.2-2204 (Supp. 2014) the proposed amendments revise the County's as-built requirements to include geographic coordinates for stormwater management structures to align with the Stormwater Management Ordinance. This information is necessitated by the Virginia Stormwater Management Program Permit Regulations (9VAC25-870-126) and the Stormwater Management Ordinance. The amendments relocate and consolidate the detailed provisions of the as-built site plan and subdivision plan requirements from the Zoning and Subdivision Ordinances into the new PFM Section 2-1300. In addition, existing as-built provisions in PFM Section 6-1607.3 are being moved to PFM Section 2-1300. The PFM is being revised to clarify existing as-built requirements and add requirements for certain structures and features such as, but not limited to, retaining walls, number of parking spaces, critical slope information, pedestrian bridges and bus shelters.	J. Matusik	<b>ADOPTION REC</b> (11/6/14)
<a href="#"><u>SE 2014-MV-020 (Mount Vernon)</u></a>	<a href="#"><u>KAUSAR S. MIRZA D/B/A FUNLAND MINI CENTER</u></a> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9078 Furey Rd., Lorton, 22079, on approx. 6,021 sq. ft. of land zoned PDH-12. Tax Map 107-2 ((12)) 228 A.	M. Duca	<b>D/O TO 1/22/15</b> (11/5/14) (9/25/14)
<a href="#"><u>DPA-A-502-07 (Hunter Mill)</u></a>	<a href="#"><u>LAKE ANNE DEVELOPMENT PARTNERS LLC</u></a> – Appl. to permit the 7th amendment of the Development Plan for RZ A-502 to permit a mixed use development with an overall Floor Area Ratio (FAR) of 1.11, associated modifications to site design, and a waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located on the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, and 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31))	M. Tsai	<b>D/O TO 1/22/15</b> (12/10/14) (from indef. defer)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 8, 2015**

Posted: 1/8/15  
Revised: 1/9/15

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

1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Rd. to be vacated/abandoned. (Concurrent with PCA A-502 and PRC A-502-3). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

PRC-A-502-03  
(Hunter Mill)

**LAKE ANNE DEVELOPMENT PARTNERS LLC** – Appl. to approve a PRC plan associated with RZ A-502 to permit a mixed use development, with an overall Floor Area Ratio (FAR) of 1.11, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located on the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Rd. to be vacated/ abandoned. (Concurrent with DPA A-502-07 and PCA A-502). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

M. Tsai

**D/O TO 1/22/15**  
(12/10/14)  
(from indef. defer)

PCA-A-502  
(Hunter Mill)

**LAKE ANNE DEVELOPMENT PARTNERS LLC** – Appl. to add proffers to RZ A-502 previously approved for residential, commercial, institutional, and park uses to permit a mixed-use development, associated proffers, and associated modifications to site design with an overall Floor Area Ratio (FAR) of 1.11, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located in the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Rd. to be vacated/ abandoned. (Concurrent with DPA A-502-07 and PRC A-502-3). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

M. Tsai

**D/O TO 1/22/15**  
(12/10/14)  
(from indef. defer)

Code Amendment  
(Hart)

Proposed amendments to Chapter 124 (Stormwater Management Ordinance), Chapter 101 (Subdivision Ordinance), and Appendix Q (Land Development Services Fees) of The Code of the County of Fairfax, Virginia. Pursuant to authority granted by Virginia Administrative Code Sections 9VAC25-870-820, 9VAC25-870-825, and 9VAC25-870-830, the amendments propose to implement fees charged under Chapter 124 for Chesapeake Bay Act Land-Disturbing Activities and fees related to the General Permit for Discharges of Stormwater from Construction Activities. The proposed amendments to the Stormwater Management Ordinance include the following: 1) definitions were added and definitions were modified for consistency with state regulations; 2) a minor change was made to one of the exemptions clarifying that the

J. Friedman

**ADOPTION REC**

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, January 8, 2015

Posted: 1/8/15  
Revised: 1/9/15

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

common plan of development or sale referred to in the exemption is one that disturbs one acre or greater of land; 3) new provisions were added and existing provisions were modified indicating that registration statements are not required for coverage under the General Permit for Discharges of Stormwater from Construction Activities for construction activity involving a single-family detached residential structure, within or outside a common plan of development or sale; 4) a requirement was added that a stormwater management plan approved for a residential, commercial, or industrial subdivision governs the development of the individual parcels, including those parcels developed under subsequent owners and that a note be placed on the subdivision plat stating said requirement; 5) the appeals procedure was streamlined and the requirement for a hearing officer to be appointed was eliminated; 6) a clarification was added to the requirements for grandfathered projects and projects subject to time limits that BMPs for such projects are subject to current requirements for testing, inspection, plan submission, and dam standards in effect at the time of plan submission; and 7) additional minor changes and editorial corrections were made. The proposed amendment to the Subdivision Ordinance adds a requirement for a note on the final subdivision plat stating that individual parcels shall be developed in accordance with the approved stormwater management plan for the subdivision.

The proposed amendments to Appendix Q: 1) clarify that a permit fee is not required for Chesapeake Bay Preservation Act land-disturbing activities exempt from the Stormwater Management Ordinance; 2) eliminate fees for the modification or transfer of registration statements for the General Permit for Discharges of Stormwater from construction activities for Small Construction Activity/Land Clearing for: i) areas within common plans of development or sale with land-disturbance acreage less than one acre; and ii) sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres for construction of single-family detached residential structures; 3) eliminates the fee for annual permit maintenance for Chesapeake Bay Preservation Act land-disturbing activities; 4) and eliminate fees for annual permit maintenance for: i) areas within common plans of development or sale with land-disturbance acreage less than one acre; and ii) sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres for construction of single-family detached residential structures. The proposed amendments implement the Virginia Stormwater Management Act.

SE 2014-MV-045  
(Mount Vernon)

ZAHIDA BABAR D/B/A AZEEM DAY CARE – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8467 Byers Dr., Alexandria, 22309, on approx. 1,400 sq. ft. of land zoned PDH-16 and HC. Tax Map 101-3 ((34)) 127.

M. Duca

**P/H TO 1/22/15**  
(12/4/14)  
(11/19/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, January 14, 2015**

Posted: 1/14/15  
Revised: 1/15/15

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

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**COMMITTEE MEETINGS**

The Environment Committee met in the Board Conference Room at 7:00 p.m.

**FEATURES SHOWN ITEMS**

FS-V14-14 – Northern Virginia Regional Park Authority, 9751 Ox Road (Deadline: 1/19/15)

**CONSENT AGENDA ITEMS**

None at this time

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-BR-063</u></a> (Braddock)	<a href="#"><u>LAURA BERNHARDT, JOHN BERNHARDT BERNHARDT'S BUSY BEARS CHILDCARE, INC.</u></a> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5509 Mitcham Ct., Springfield, 22151, on approx. 1,540 sq. ft. of land zoned PDH-3. Tax Map 79-1 ((8)) 20.	J. Gorney	<b>APPROVAL REC</b>
<a href="#"><u>RZ 2014-MA-011</u></a> (Mason)	<a href="#"><u>SPECTRUM DEVELOPMENT, LLC</u></a> – Appl. to rezone from R-3, C-2, CRD, HC, and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through, and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pk., between Charles St. and Washington Dr., on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with SE 2014-MA-013.)	B. Krasner	<b>D/O TO 1/22/15</b> (from 11/13/14) (from 9/18/14)
<a href="#"><u>SE 2014-MA-013</u></a> (Mason)	<a href="#"><u>SPECTRUM DEVELOPMENT, LLC</u></a> – Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pk., 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with RZ 2014-MA-011).	B. Krasner	<b>D/O TO 1/22/15</b> (from 11/13/14) (from 9/18/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 15, 2015**

Posted: 12/17/14  
Revised: 1/8/15

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

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# **MEETING CANCELLED**

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

## **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>Plan Amendment</u></a> <i>(Springfield)</i>	PA 2014-III-P1- Silas Burke Property (Consider redevelopment of the parcel As an assisted living facility up to approx. 54,000 square feet, with preservation of the historic Silas Burke House located on the property)	M. Tsai	<b>D/O to 1/29/15</b> <i>(P/H from 12/11/14)</i>
SE 2014-DR-033 <i>(Dranesville)</i>	Krishna R. Murthy (8512 Lewinsville Road) <i>(Uses in a floodplain)</i>	B. Katai	<b>P/H to 2/25/15</b> <i>(from 1/8/15)</i> <i>(from 12/3/14)</i>
Plan Amendment <i>(Dranesville)</i>	PA 2013-II-M1 West Falls Church TSA Editorial Update	L. O'Donnell	<b>P/H to 2/12/15</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, January 21, 2015**

Posted: 1/21/15  
Revised: 1/22/15

**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**

**COMMITTEE MEETINGS**

None at this time

**FEATURES SHOWN ITEMS**

**FS-Y14-44** – T-Mobile, 5858 Old Centreville Road (Deadline: 3/3/15)  
**FS-V14-14** – Northern Virginia Regional Park Authority, 9751 Ox Road (Deadline: 4/30/15)

**CONSENT AGENDA ITEMS**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-SP-053</u></a> (Springfield)	<a href="#"><u>ROLLING VALLEY MALL, LLC</u></a> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 9276 Old Keene Mill Road, Burke, 22015, on approx. 19.43 ac. of land zoned C-6. Tax Map 88-2 ((1)) 4 A.	W. Mayland	<b>D/O TO 1/22/15</b> (D/O from 1/7/15 (P/H from 12/11/14)
<a href="#"><u>SE 2014-MV-026</u></a> (Mount Vernon)	<a href="#"><u>SHAZIA YOUNIS D/B/A CHILDRENZONE HOME CHILD CARE -</u></a> Appl. under Sect(s). 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8121 Gilroy Dr., Lorton, 22079, on approx. 3,959 sq. ft. of land zoned PDH-12. Tax Map 107-2 ((12)) 111.	C. Bishop	<b>D/O TO 1/22/15</b> (P/H from 1/7/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-LE-035</u></a> (Lee)	<a href="#"><u>HAIMANOT YIDENGITU, HAMI'S HOME CHILD CARE -</u></a> Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6060 Joust Ln., Alexandria, 22315, on approx. 1,540 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-4 ((9)) (24) 48.	B. Katai	<b>P/H to 2/25/15</b> (P/H from 12/3/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 22, 2015**

Posted: 1/22/15  
Revised: 1/23/15

**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.

**COMMITTEE MEETINGS**

**The Tysons Committee met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN ITEMS**

**FS-Y14-44 – T-Mobile, 5858 Old Centreville Road (Deadline: 3/3/15)**

**FS-V14-14 – Northern Virginia Regional Park Authority, 9751 Ox Road (Deadline: 4/30/15)**

**CONSENT AGENDA ITEMS**

**None at this time**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-MV-020</u></a> (Mount Vernon)	<a href="#"><u>KAUSAR S. MIRZA D/B/A FUNLAND MINI CENTER</u></a> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9078 Furey Rd., Lorton, 22079, on approx. 6,021 sq. ft. of land zoned PDH-12. Tax Map 107-2 ((12)) 228 A.	M. Duca	<b>APPROVAL REC</b> (P/H from 1/8/15) (from 11/5/14) (from 9/25/14)
<a href="#"><u>DPA-A-502-07</u></a> (Hunter Mill)	<a href="#"><u>LAKE ANNE DEVELOPMENT PARTNERS LLC</u></a> – Appl. to permit the 7th amendment of the Development Plan for RZ A-502 to permit a mixed use development with an overall Floor Area Ratio (FAR) of 1.11, associated modifications to site design, and a waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located on the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, and 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Rd. to be vacated/abandoned. (Concurrent with PCA A-502 and PRC A-502-3). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).	M. Tsai	<b>APPROVAL REC</b> (P/H from 1/8/15) (from 12/10/14) (from indef. defer)
<a href="#"><u>PRC-A-502-03</u></a> (Hunter Mill)	<a href="#"><u>LAKE ANNE DEVELOPMENT PARTNERS LLC</u></a> – Appl. to approve a PRC plan associated with RZ A-502 to permit a mixed use development, with an overall Floor Area Ratio (FAR) of 1.11, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located on the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Rd. to be vacated/ abandoned. (Concurrent with DPA A-	M. Tsai	<b>APPROVAL REC</b> P/H from 1/8/15 (from 12/10/14) (from indef. defer)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 22, 2015**

Posted: 1/22/15  
Revised: 1/23/15

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

502-07 and PCA A-502). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

PCA-A-502  
(Hunter Mill)

**LAKE ANNE DEVELOPMENT PARTNERS LLC** – Appl. to add proffers to RZ A-502 previously approved for residential, commercial, institutional, and park uses to permit a mixed-use development, associated proffers, and associated modifications to site design with an overall Floor Area Ratio (FAR) of 1.11, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. Located in the S. side of Baron Cameron Ave. at its intersection with Village Rd., on approx. 24.30 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Rd. to be vacated/ abandoned. (Concurrent with DPA A-502-07 and PRC A-502-3). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Village Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

M. Tsai

**APPROVAL REC**  
(P/H from 1/8/15)  
(from 12/10/14)  
(from indef. defer)

RZ 2014-MA-011  
(Mason)

**SPECTRUM DEVELOPMENT, LLC** – Appl. to rezone from R-3, C-2, CRD, HC, and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through, and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pk., between Charles St. and Washington Dr., on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with SE 2014-MA-013.)

B. Krasner

**D/O TO 2/11/15**  
(P/H from 1/14/15)  
(from 11/13/14)  
(from 9/18/14)

SE 2014-MA-013  
(Mason)

**SPECTRUM DEVELOPMENT, LLC** – Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pk., 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with RZ 2014-MA-011).

B. Krasner

**D/O TO 2/11/15**  
(P/H from 1/14/15)  
(from 11/13/14)  
(from 9/18/14)

SE 2014-SP-053  
(Springfield)

**ROLLING VALLEY MALL, LLC** – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 9276 Old Keene Mill Road, Burke, 22015, on approx. 19.43 ac. of land zoned C-6. Tax Map 88-2 ((1)) 4 A.

W. Mayland

**APPROVAL REC**  
(D/O from 1/21/15)  
(D/O from 1/7/15)  
(P/H from 12/11/14)

SE 2014-MV-026  
(Mount Vernon)

**SHAZIA YOUNIS D/B/A CHILDRENZONE HOME CHILD CARE** - Appl. under Sect(s). 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8121 Gilroy Dr., Lorton, 22079, on approx. 3,959 sq. ft. of land zoned PDH-12. Tax Map 107-2 ((12)) 111.

C. Bishop

**APPROVAL REC**  
(D/O from 1/21/15)  
(P/H from 1/7/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 22, 2015**

Posted: 1/22/15  
Revised: 1/23/15

**KEY**  
**P/H – Public Hearing**  
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>SE 2014-MV-045</u> (Mount Vernon)	<u>ZAHIDA BABAR D/B/A AZEEM DAY CARE</u> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8467 Byers Dr., Alexandria, 22309, on approx. 1,400 sq. ft. of land zoned PDH-16 and HC. Tax Map 101-3 ((34)) 127.	M. Duca	<b>APPROVAL REC</b> (from 1/8/14) (from 12/4/14) (from 11/19/14)
<u>SE 2014-SU-061</u> (Sully)	<u>SHALINI RAJKUMAR</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4611 Deerwatch Dr., Chantilly, 20151, on approx. 1,490 sq. ft. of land zoned PDH-8 and WS. Tax Map 44-2 ((22)) 53.	W. O'Donnell	<b>APPROVAL REC</b> (from 12/10/14)
<u>SEA 94-D-002-02</u> (Dranesville)	<u>WESLEY HAMEL LEWINSVILLE, LLC</u> – Appl. under Sects. 3-304 and 9-311 of the Zoning Ordinance to amend SEA 94-D-002 previously approved for alternate use of public facility to permit elderly housing and modifications to site and development conditions. Located at 1609 Great Falls St., McLean, 22101, on approx. 8.66 ac. of land zoned R-3. Tax Map 30-3 ((1)) 42.	S. Wright	<b>D/O TO 1/29/15</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, January 28, 2015**

*Posted: 12/17/14*  
*Revised: 12/17/14*

**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**

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, January 29, 2015

Posted: 1/29/15  
Revised: 1/30/15

**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.

### COMMITTEE MEETINGS

None

### FEATURES SHOWN

FS-Y14-44 – T-Mobile, 5858 Old Centreville Road (Deadline: 3/3/15) - **CONCUR**

### CONSENT AGENDA

None

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#"><u>Plan Amendment</u></a> (Springfield)	<a href="#"><u>PA 2014-III-P1 (SILAS BURKE PROPERTY)</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 4.95 ac. generally located at 9617 Burke Lake Road (Tax Map Reference 78-3 ((1)) 4) in the Springfield District. The area is planned for residential use at 1-2 dwelling units per acre. The Amendment will consider an option for residential use at 2-3 dwelling units per acre or assisted living facility. Recommendations relating to the transportation network may also be modified.	M. Tsai	<b>APPROVAL REC</b> (D/O from 1/15/15) (P/H from 12/11/14)
<a href="#"><u>SEA 94-D-002-02</u></a> (Dranesville)	<a href="#"><u>WESLEY HAMEL LEWINSVILLE, LLC</u></a> – Appl. under Sects. 3-304 and 9-311 of the Zoning Ordinance to amend SEA 94-D-002 previously approved for alternate use of public facility to permit elderly housing and modifications to site and development conditions. Located at 1609 Great Falls St., McLean, 22101, on approx. 8.66 ac. of land zoned R-3. Tax Map 30-3 ((1)) 42.	S. Wright	<b>APPROVAL REC</b> (P/H from 1/22/15)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2003-MV-020 (Mount Vernon)	<b>FOUNDATION FOR THE COLLINGWOOD LIBRARY AND MUSEUM ON AMERICANISM</b> – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 2003-MV-020 previously approved for museum, library, public benefit association, cultural center and conference center to permit deletion of land area. Located at 8301 E. Blvd. Dr., Alexandria, 22308, on approx. 8.80 ac. of land zoned R-2. Tax Map 102-4 ((1)) 71, 71A and 71B.	M. Tsai	<b>P/H TO DEFER INDEF.</b> (from 11/19/14)

-continued on the next page-

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 29, 2015**

Posted: 1/29/15  
Revised: 1/30/15

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

- |                                       |  |             |   |
|---------------------------------------|--|-------------|---|
| <u>SE 2014-LE-046</u><br><i>(Lee)</i> | <b><u>AMSALE M. BIZUNEH</u></b> – Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7494 Digby Green, Alexandria, 22315, on approx. 1,600 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-3 ((15)) 105.                                    | M. Van Atta | <b>APPROVAL REC</b><br><i>(from 1/7/15)</i>                                   |
| SE 2014-LE-050<br><i>(Lee)</i>        | <b>SANDRA SCRUGGS, BUILDING BLOCKS CHILD CARE</b> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6076 Joust Ln., Alexandria, 22315, on approx. 1,950 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-4 ((9)) (24) 40.                  | S. Wright   | <b>P/H TO DEFER INDEF.</b><br><i>(from 1/14/15)</i>                           |
| <u>SE 2014-LE-025</u><br><i>(Lee)</i> | <b>AYDEE DOLORES MAURICIO, AYDEE’S DAYCARE</b> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7503 Lindberg Dr., Alexandria, 22306, on approx. 4,017 sq. ft. of land zoned PDH-8. Tax Map 92-4 ((11)) 217.                            | M. Van Atta | <b>P/H TO DEFER INDEF.</b><br><i>(from 1/14/15)</i><br><i>(from 11/12/14)</i> |
| CSPA B-846-02<br><i>(Hunter Mill)</i> | <b>RSQ9 OWNER, LLC</b> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ B-846 to permit sign modifications. Located at 11790 Sunrise Valley Dr., Reston, 20191, on approx. 1.95 ac. of land zoned PRC. Tax Map 17-4 ((31)) O1. | S. Williams | <b>P/H TO DEFER INDEF.</b><br><i>(from 1/14/15)</i><br><i>(from 12/11/14)</i> |