

July 2007

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.)

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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, July 11, 2007

Posted: 5/3/07
 Revised: 7/12/07

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

The items listed below are 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

Application	Applicant	Staff	PC Action
2232-L06-19 (Lee)	T-Mobile (7700 Southern Drive)	A. Capps	APPROVED (P/H 6/27/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 92-P-001-6 (Providence)	West Group Properties, LLC (Create separate land bays— revise tabs from sheet 8 of GDP)	C. Lewis	REC. APPROVAL (from 7/12/07)
PCA 88-D-005-6 (Providence)	West Group Properties, LLC (Create new Land Bay F from Bays A-1 & A-3)	C. Lewis	REC. APPROVAL (from 7/12/07)
2232-MD06-23 (Hunter Mill) (Providence)	Newpath Networks, Inc. & Sprint (Hunter Mill/Vale/Lawyers Roads) (Replace four existing poles with higher nodes)	D. Jillson	APPROVED (from 6/21/07)
RZ 2007-SU-005 FDP 2007-SU-005 (Sully)	John Schlick (W. side of West Ox Rd., just n. of Franklin Farm Rd.) (From R-1 to PDH-2 for four lots)	W. O'Donnell	D/O to 7/26/07 (from 6/27/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
PCA C-698-2 FDPA C-698 (Hunter Mill)	Nugget Joint Ventures, L.C. (E side Sunrise Valley Dr. & S Side of DAAR)(for mixed use: Hotel, office, m/f residential & Retail uses)	W. O'Donnell	P/H to 9/26/07
RZ 2007-SU-003 SE 2007-SU-002 PCA 1998-SU-009-2 FDPA 1998-SU-009-2 (Sully)	Fair Ridge, LLC (Fair Ridge Dr. & Ox Hill Rd) (for independent living facility)	T. Strunk	P/H to 7/12/07
RZ 2007-SU-006 (Sully)	Vahid K. Amin (N. side of Rt. 50, e. of Loudoun Cty Line) (From I-3 to I-5 for warehousing & associated retail use)	S. McKnight	P/H to 7/12/07 (from 6/27/07)
CPA 86-C-121-2-3 (Hunter Mill)	Reston Spectrum, LLP	C. Lewis	P/H to 7/25/07
SE 2007-SP-001 (Springfield)	Costco Wholesale Corporation (4725 West Ox Road for service station)	W. O'Donnell	Indef Deferred (from 5/15/07)
RZ 2006-PR-016 FDP 2006-PR-016 (Providence)	Clover Tysons, LP	P. Braham	Indef Deferred (from 6/21/07)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 11, 2007

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

2232-MD06-23 - NEWPATH NETWORKS, INC., AND SPRINT PCS - Appl. to construct a Distributed Antenna System telecommunications facility, consisting of four antenna nodes co-located on replacement utility poles in Va. Dept. of Transportation rights-of-way for portions of Hunter Mill Rd., Vale Rd., Lawyers Rd., and Trott Ave., and a radio cabinet located in an existing building at 2915 Hunter Mill Rd., Oakton. Portions of Tax Maps 27-4, 37-2, 37-4; Tax Map 47-2 ((22)) 1. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **HUNTER MILL, PROVIDENCE, AND SULLY DISTRICTS. APPROVED**

RZ 2006-PR-016/FDP 2006-PR-016 - CLOVER TYSONS, LP - Appls. to rezone from C-4 and HC to PRM and HC to permit residential development with an overall Floor Area Ratio (FAR) of 2.68, including bonus density for ADU's and approval of the conceptual and final development plans. Located on the S.W. side of Greensboro Dr., approx. 600 ft. N.W. of its intersection with Westpark Dr. on approx. 2.96 ac. of land. Comp. Plan Rec: Office with option for Residential at 30-55 du/ac. Tax Map 29-3 ((1)) 63B. **PROVIDENCE DISTRICT. DEFER P/H INDEF.**

PCA 92-P-001-06 - WEST*GROUP PROPERTIES LLC - Appl. to amend the proffers for RZ 92-P-001 previously approved for office development to permit modification to approved plan tabulations (create new land bays) with no new construction with an overall Floor Area Ratio (FAR) of 0.65. Located on the S. side of Dolly Madison Blvd. E. and W. sides of Old Meadow Rd. on approx. 31.25 ac. of land zoned C-3 and HC. Comp. Plan Rec: office and private open space. Tax Map 29-4 ((6)) 95C, 96A, 97C, 99B, 101A, 102, 105, 106 and 107. **PROVIDENCE DISTRICT. REC APPROVAL**

PCA 88-D-005-06 - WEST*GROUP PROPERTIES LLC - Appl. to amend the proffers for RZ 88-D-005 previously approved for office development to permit modification to approved plan tabulations (create a new land bay) with no new construction with an overall Floor Area Ratio (FAR) of 0.58. Located on the S. side of Dulles Airport Access Rd., S.E. and S.W. quadrant of the intersection of Jones Branch Dr. and West Branch Dr. on approx. 97.58 ac. of land zoned C-3 and SC. Comp. Plan Rec: office and private open space. Tax Map 29-2 ((15)) A6 and B2; 29-4 ((7)) A5, C1, C2, 1, 1A1, 1A2, 2, 3, 4, 6, 7A1, 7B, 8, 9, 10 and 11A. **PROVIDENCE DISTRICT. REC. APPROVAL**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 11, 2007

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RZ/FDP 2007-SU-005 - JOHN J. SCHLICK - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.42 dwelling units per acre (du/ac). Located on the W. side of West Ox Rd. approx. 700 ft. N. of its intersection with Franklin Farm Rd. on approx. 2.11 ac. of land. Comp. Plan Rec: .5-1.0 with an option for 2.0. Tax Map 35-2 ((1)) 38. **SULLY DISTRICT. D/O to 7/26/07**

Posted: 7/11/07
Revised: 7/12/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 11, 2007

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

DECISION ONLY:

2232-L06-19 - T-MOBILE NORTHEAST, LLC (P/H on 6/27/07) – **APPROVED**

DEFERRALS:

RZ/FDP 2006-PR-016 - CLOVER TYSONS, LP – **P/H TO INDEFINITE DATE**

SE 2007-SP-001 COSTCO WHOLESALE CORPORATION – **P/H TO INDEFINITE DATE**

2232-MD06-23 - NEWPATH NETWORKS, INC., AND SPRINT PCS – **APPROVED**

1. Jody Bennett
1459 Hunter View Farms
Vienna, VA 22182
2. Diane Braunfeld
2601 Sledding Hill Road
Oakton, VA 22124

PCA 92-P-001-6 – WEST GROUP PROPERTIES, LLC – **APPROVAL REC**

PCA 88-D-005-6 – WEST GROUP PROPERTIES, LLC – **APPROVAL REC**

RZ 2007-SU-005 - JOHN J. SCHLICK – **DEFERRED D/O TO 7/26/07**

1. Richard Pierce
12606 Hay Meadow Place
Oak Hill, VA 20170

FAIRFAX COUNTY PLANNING COMMISSION

**MEETING AGENDA
Thursday, July 12, 2007**

*Posted: 5/3/07
Revised: 7/30/07*

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

The items listed below are 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>
2232-H07-1 <i>(Hunter Mill)</i>	Fairfax Water Authority (FC Pkwy bet Fox Mill Rd. & New Dominion Pkwy)(10,970 ft. of 54" water main)	D. Jillson	APPROVED
RZ 2007-SU-003 SE 2007-SU-002 PCA 1998-SU-009-2 <i>(Sully)</i>	Fair Ridge, LLC (Fair Ridge Dr. & Ox Hill Rd) (for independent living facility)	T. Strunk	D/O TO 7/19/07 <i>(from 7/11/07)</i>
RZ 2007-SU-006 <i>(Sully)</i>	Vahid K. Amin (N. side of Rt. 50, just e. of Loudoun County line)	S. McKnight	APPROVAL REC <i>(from 7/11/07)</i>
RZ 2006-HM-019 & PCA 79-C-037-6 & <i>(Hunter Mill)</i>	MB Herndon L.L.C. (13530/13560 Dulles Technology Drive) (From I-4 to C-3 for a 7-story ofc bldg. & pking garage)	K. Abrahamson	APPROVAL REC <i>(from 6/13/07)</i>
FDPA 80-P-073-3-5 <i>(Providence)</i>	2900 Fairview Park Drive, LLC (SE quadrant of Lee Hwy. and I-495 intersection, west of Fairview Park Drive)	J. Papp	D/O TO 7/26/07

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2005-LE-025 & FDP 2005-LE-025 <i>(Lee)</i>	Midtown Springfield LLC (NE & SE quadrant of intersection of Brandon Ave. & Bland St.)	P. Braham	WITHDRAWN <i>(from 3/1/07)</i>
CPA 86-C-121-2-3 <i>(Hunter Mill)</i>	Reston Spectrum, LLP	C. Lewis	P/H to 7/11/07 <i>(from 4/6/07)</i>
PCA 92-P-001-6 <i>(Providence)</i>	West Group Properties, LLC (Create separate land bays— revise tabs from sheet 8 of GDP)	C. Lewis	P/H to 7/11/07
PCA 88-D-005-6 <i>(Providence)</i>	West Group Properties, LLC (Create new Land Bay F from Bays A-1 & A-3)	C. Lewis	P/H to 7/11/07
ZO Amendment <i>(Countywide)</i> <i>(Commissioner Alcorn)</i>	Residential PODS	J. Reale	P/H to 7/19/07 <i>(from 6/14/07)</i>
RZ 2007-PR-001 FDP 2007-PR-001 <i>(Providence)</i>	DSF/Long Metro II, LLC DSF/Long Metro III, LLC (Gallow Rd & Merrilee Dr) (Mixed Use/TOD)	T. Strunk	P/H to 10/4/07 <i>(from 6/27/07)</i>
PCA 84-L-020-23 FDPA 84-L-020-2-13 <i>(Lee)</i>	Kingstowne M & N, LP, NE & SE quadrant of Kingstowne Blvd. & Kingstowne Village Pkwy)	S. Williams	P/H to 10/3/07

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 12, 2007

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

2232-H07-1 - FAIRFAX WATER - Appl. to construct a new water main along the east side of Fairfax County Parkway in the Reston/Herndon area, from the Fox Mill Tanks and Pump Station on New Parkland Dr. to an existing water main near New Dominion Parkway. The proposal includes development of approximately 12,000 feet of 54-inch and 42-inch water main on portions of Tax Maps 16-4 ((1)) 26; 16-4 ((5)) 5; 16-4 ((8)) 1, 2, 3, 4; 17-1 ((1)) 16B; 17-3 ((1)) 2A, 33C; 17-3 ((8)) 7A, 7C1; 25-2 ((6)) 664, S, R; 25-2 ((4)) A1, A2; portion of 28-3 ((1)) 51 located on Tax Maps 17-1 and 17-3; and portions of road rights-of-way on Tax Maps 16-4, 17-3, and 25-2. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **HUNTER MILL DISTRICT. APPROVED**

RZ 2006-HM-019 - MB HERNDON, L.L.C. - Appl. to rezone from I-4 to C-3 to permit office development with an overall Floor Area Ratio (FAR) of 1.0. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr., and Dulles Technology Dr. on approx. 14.7 ac. of land. Comp. Plan Rec: Mixed Use at .50-1.0 FAR. Tax Map 16-3 ((1)) 31A1 and 4N1. (Concurrent with PCA 79-C-037-06.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

PCA 79-C-037-06 - MB HERNDON, L.L.C. - Appl. to amend the proffers for RZ 79-C-037 previously approved for office development with an overall Floor Area Ratio (FAR) of 1.0. to permit deletion of land area Located in the S.W. quadrant of the intersection of Sunrise Valley Dr., and Dulles Technology Dr. on approx. 14.7 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use at .50-1.0 FAR. Tax Map 16-3 ((1)) 31A1 and 4N1. (Concurrent with RZ 2006-HM-019.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

FDPA 80-P-073-03-05 - 2900 FAIRVIEW PARK DRIVE, LLC - Appl. to amend the third final development plan for FDP 80-P-073 previously approved for mixed use development to permit site modifications and associated changes to development conditions. Located in the S.E. quadrant of the intersection of Lee Hwy. and I-495 and W. of Fairview Park Dr. on approx. 24.94 ac. of land zoned PDC and HC. Tax Map 49-4 ((1)) 73A. **PROVIDENCE DISTRICT. D/O TO 7/26/07**

RZ 2007-SU-006 - VAHID K. AMIN - Appl. to rezone from I-3, AN, HC and WS to I-5 AN, HC and WS to permit industrial development with an overall Floor Area Ratio (FAR) of 0.17. Located on the N. side of Lee Jackson Memorial Hwy. adjacent to its intersection with Pleasant Valley Rd. on approx. 1.53 ac. of land. Comp. Plan Rec: campus-style office and industrial/flex. Tax Map 33-2 ((1)) 3. **SULLY DISTRICT. APPROVAL RECOMMENDED**

RZ 2007-SU-003 - FAIR RIDGE, LLC - Appl. to rezone from PDC, HC and WS to R-8, HC and WS to permit residential development at a density of 28.82 dwelling units per acre (du/ac). Located on the N. side of Fair Ridge Dr. and S. side of Ox Hill Rd. on approx. 6.94 ac. of land. Comp. Plan Rec: Fairfax Center Area, option for independent living facility not to exceed 200 units at the overlay level. Tax Map 46-3 ((1)) 14C. (Concurrent with SE 2007-SU-002 and PCA 1998-SU-009-02.) **SULLY DISTRICT. D/O TO 7/19/07**

PCA 1998-SU-009-02 - FAIR RIDGE, LLC - Appl. to amend the proffers and conceptual development plan for RZ 1998-SU-009 to delete land area to be incorporated with RZ 2007-SU-003. Located on the N. side of Fair Ridge Dr. and S. of Ox Hill Rd. on approx. 6.94 ac. of land zoned PDC, HC and WS. Comp. Plan Rec: Fairfax Center Area, option for independent living facility not to exceed 200 units at the overlay level. Tax Map 46-3 ((1)) 14C. (Concurrent with RZ 2007-SU-003 and SE 2007-SU-002.) **SULLY DISTRICT. D/O TO 7/19/07**

SE 2007-SU-002 - FAIR RIDGE, LLC - Appl. under Sect. 3-604 of the Zoning Ordinance to permit an independent living facility. Located on the N. side of Fair Ridge Dr. and S. side of Ox Hill Rd. on approx. 6.94 ac. of land zoned R-8, HC and WS. Tax Map 46-3 ((1)) 14C. (Concurrent with RZ 2007-SU-003 and PCA 1998-SU-009-02.) **SULLY DISTRICT. D/O TO 7/19/07**

Posted: 7/12/07
Revised: 7/30/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 12, 2007

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

DEFERRALS:

RZ 2005-LE-025 - MIDTOWN SPRINGFIELD, LLP - **Defer P/H Indefinitely (withdrawn on 7/27/07)**
FDP 2005-LE-025 - MIDTOWN SPRINGFIELD, LLP - **Defer P/H Indefinitely (“ “)**

CONSENT AGENDA ITEM: CONCUR

FS-S07-28 - T-Mobile, 4641C West Ox Road (Deadline: 7/23/07)

2232-H07-1 - FAIRFAX WATER (Staff: David Jillson) **APPROVED**

NO SPEAKERS

RZ 2007-SU-003 - FAIR RIDGE, LLC **D/O to 7/19/07**
SE 2007-SU-002 - FAIR RIDGE, LLC **D/O to 7/19/07**
PCA 1998-SU-009-02 - FAIR RIDGE, LLC (Staff: Tracy Strunk) **D/O to 7/19/07**

NO SPEAKERS

RZ 2007-SU-006 - VAHID K. AMIN (Staff: Shelby McKnight) **APPROVAL RECOMMENDED**

NO SPEAKERS

FDPA 80-P-073-03-05 - 2900 FAIRVIEW PARK DRIVE, LLC (Staff: Jonathan Papp) **D/O to 7/26/07**

1. Jeanette Stewart, President
LANDS and WATERS
2909 Charing Cross Road
Falls Church, VA 22042
2. Morris Simon, President
Lakeford Community Association
7967 Yancey Drive
Falls Church, VA 22042

RZ 2006-HM-019 - MB HERNDON, LLC **APPROVAL RECOMMENDED**
PCA 79-C-037-06 - MB HERNDON, LLC (Staff: Kristen Abrahamson) **APPROVAL RECOMMENDED**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

**MEETING AGENDA
Thursday, July 19, 2007**

*Posted: 5/2/07
Revised: 7/20/07*

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

The items listed below are 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

Application	Applicant	Staff	PC Action
RZ 2007-PR-002 SEA 84-P-105-3 (Providence)	Flint Hill School (Building Addition)	J. Thompson	D/O to 7/26/07 D/O to 7/26/07 (P/H on 5/21/07)
SE 2005-MV-017 (Mount Vernon)	Kevin J. O’Neill (1111 I Street) (4 Unit multi-family building in a floodplain)	C. Lewis	D/O to 7/25/07 (P/H on 6/28/07)
RZ 2007-SU-003 SE 2007-SU-002 PCA 1998-SU-009-2 (Sully)	Fair Ridge, LLC (Fair Ridge Dr. & Ox Hill Rd) (for independent living facility)	T. Strunk	APPROVAL REC APPROVAL REC APPROVAL REC (from 7/12/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ/FDP 2006-MV-031 & SEA 2004-MV-035 (Mount Vernon)	KB Home (Huntington Mews) (Uses in a flood plain)	C. Lewis	D/O to 7/25/07 (from 5/31/07)
ZO Amendment (Hart)	FEMA	D. Hushour	APPROVAL REC
ZO Amendment (Countywide) (Commissioner Alcorn)	Residential PODS	J. Reale	D/O to 7/25/07 (from 7/12/07)
PCA 1999-MV-025-4 SE 2007-MV-005 (Mount Vernon)	Marketplace Car Wash, LLC (Car Wash @ Lorton Rd/Lorton Market Street)	C. Lewis	D/O to 7/25/07 (from 6/28/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
PCA 84-L-020-23 FDPA 84-L-020-2-13 (Lee)	Kingstowne M & N, LP (NE & SE quadrant of Kingstowne Blvd. & Kingstowne Village Pkwy intersections)	S. Williams	P/H to 7/25/07 (from 7/12/07)
ZO Amendment (Sargeant)	Financial Institutions	E. Perry	P/H to 9/19/07
RZ/FDP 2006-PR-028 (Providence)	Tycon Tower I Ltd. Partnership (Rt. 7 & I-495, just north of Towers Crescent Drive)	P. Braham	P/H to 10/3/07 (from 6/14/07)
RZ 2007-HM-008 (Hunter Mill)	Phillip & Melinda R. Pon (N. side of Old Courthouse Rd. between Arabian Ave. and Burlwood Court) (From R-1 to R-2)	J. Thompson	P/H TO 9/26/07 (from 6/28/07)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 18, 2007**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, JULY 18, 2007

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 19, 2007**

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

ITEMS SCHEDULED FOR DECISION ONLY

SE 2005-MV-017 - KEVIN J. O'NEILL - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses and fill in a floodplain. Located at 1111 I St. on approx. 9,900 sq. ft of land zoned R-20. Tax Map 93-2 ((7)) (4) 3. **MOUNT VERNON DISTRICT. D/O to 7/25/07**

RZ 2007-PR-002 - FLINT HILL SCHOOL - Appl. to rezone from R-1 to R-3 to permit expansion of an existing private school of general education, child care center, and nursery school with a Floor Area Ratio (FAR) of up to 0.25. Located in the NW quadrant of the intersection of Chain Bridge Rd. and Jermantown Rd. on approx. 15.22 ac. of land. Comp. Plan Rec: Institutional. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with SEA 84-P-105-03.) **PROVIDENCE DISTRICT. D/O to 7/26/07**

SEA 84-P-105-03 - FLINT HILL SCHOOL - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-P-105 previously approved for a private school of general education, child care center, and nursery school to permit an increase in land area, building additions, and associated modifications to site design and development conditions. Located at 3012 Chain Bridge Rd., 3044 Jermantown Rd., 10429 and 10431 Miller Rd. on approx. 15.22 ac. of land zoned R-3. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2007-PR-002.) **PROVIDENCE DISTRICT. D/O to 7/26/07**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (TEMPORARY RESIDENTIAL PODS) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To allow temporary portable storage containers (which are purpose-built, fully enclosed, box-like containers with signage on one or more of their outer surfaces and designed for temporary storage of household goods and/or equipment, and are uniquely designed for ease of loading to and from a transport vehicle) with a height to be determined by the Board of Supervisors that will be not greater than 8 ½ feet to be placed in any yard on any lot developed with a dwelling unit as follows: (A) On lots developed with single family detached dwellings, allow temporary portable storage containers not exceeding a cumulative gross floor area to be

determined by the Board of Supervisors that will be not less than 40 square feet or more than 260 square feet for a time period to be determined by the Board of Supervisors that will be not less than 2 consecutive days or more than 90 consecutive days within a 6 month period. (B) On lots developed with single family attached or multiple family dwellings, allow temporary portable storage containers not exceeding a cumulative gross floor area to be determined by the Board of Supervisors that will be not less than 40 square feet or greater than 260 square feet for a time period to be determined by the Board of Supervisors that will be not less than 2 consecutive days or more than 60 consecutive days within a 6 month period. (C) Where a dwelling has been destroyed or damaged by casualty and when the dwelling is to be rebuilt or repaired, by temporary special permit, allow temporary portable storage containers not exceeding a cumulative gross floor area to be determined by the Board of Supervisors that will be not less than 40 square feet or more than 260 square feet for a time period to be determined by the Board of Supervisors that will be not less than 3 months or more than 12 months or for the period of an active Building Permit, whichever is shorter in duration. Pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), establish a temporary special permit application fee to be determined by the Board of Supervisors that is within a range of \$0 to \$130 for such temporary portable storage containers. (D) All temporary portable storage containers shall not be located in any required open space, landscaped area, or on any street, sidewalk or trail, and such containers shall meet the sight distance requirements on corner lots and shall not be placed in a location that blocks or interferes with vehicular or pedestrian circulation; such containers shall be located in accordance with all applicable Building Code and Fire Code regulations. (E) A sign that provides the contact information of the provider shall appear on all temporary portable storage containers. However, such signs shall not include the advertisement of any other product or service. The size of such signs shall not exceed an area to be determined by the Board of Supervisors that will be not less than one square foot per container. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O to 7/25/07**

ZONING ORDINANCE AMENDMENT (FEMA AMENDMENT) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Replaces references to the “Federal Insurance Administration” with references to the “Federal Emergency Management Agency” in Sections 2-904, 8-011, 8-922, 8-923, 8-924, 9-011, 9-615, 9-622, 16-303, 16-501, 16-502, 18-202, 18-403, and within the floodplain definition in Article 20 of the Zoning Ordinance. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

RZ 2007-HM-008 - PHILLIP AND MELINDA R. PON – Appl. to rezone from R-1 to R-2 to permit cluster residential development at a density of 1.5 dwelling units per acre (du/ac). Located on the N.W. side of Old Courthouse Rd. between Arabian Ave. and Burlwood Ct. on approx. 2.0 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 28-4 ((1)) 5. **HUNTER MILL DISTRICT. D/O to 9/26/07**

PCA 1999-MV-025-04 - MARKETPLACE CAR WASH, LLC – Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.13. Located on the W. side of Lorton Market St., approx. 250 ft. from its intersection with Lorton Rd. on approx. 1.04 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) C. (Concurrent with SE 2007-MV-005.) **MOUNT VERNON DISTRICT. D/O to 7/25/07**

SE 2007-MV-005 - MARKETPLACE CAR WASH, LLC – Appl. under Sect. 4-604 of the Zoning Ordinance to permit a car wash. Located on the W. side of Lorton Market St., approx. 250 ft. from its intersection with Lorton Rd. on approx. 1.04 ac. of land zoned C-6. Tax Map 107-4 ((23)) C. (Concurrent with PCA 1999-MV-025-04.) **MOUNT VERNON DISTRICT. D/O to 7/25/07**

RZ 2006-MV-031/FDP 2006-MV-031 - KB HOME VIRGINIA INC. D/B/A KB HOME MID-ATLANTIC – Appls. to rezone from PDH-8, R-4 and HC to PDH-8 and HC to permit residential development at a density of 6.70 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Huntington Ave. and Hunting Creek Rd. on approx. 14.04 ac. of land. Comp. Plan Rec: 3-4 du/ac with option for 16-20 du/ac. Tax Map 83-1 ((1)) 56, 56A, 57, 57B, 62A, 62B, 63, 64, 65, 67, 68, 68A, 69, 69A, 70, 70A, 71, 71A, 72, 72A, 73, 73A, 74, 74A, 76, 76A, 78, 79, 80, 82, 83, 85, 88; 83-1 ((18)) 1, 1A, 2, 2A, 3, 4; 83-3 ((1)) 93, 94, 95, 96, 97, 98, 99. (Concurrent with SEA 2004-MV-035.) **MOUNT VERNON DISTRICT. D/O to 7/25/07**

SEA 2004-MV-035 - KB HOME VIRGINIA INC. D/B/A KB HOME MID-ATLANTIC – Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 2004-MV-035 previously approved for uses in a floodplain to permit modifications to site design and associated development conditions. Located in the N.W. quadrant of the intersection of Huntington Ave. and Hunting Creek Rd. on approx. 14.04 ac. of land. Comp. Plan Rec: 3-4 du/ac with an option for 16-20 du/ac. Tax Map 83-1 ((1)) 56, 56A, 57, 57B, 62A, 62B, 63, 64, 65, 67, 68, 68A, 69, 69A, 70, 70A, 71, 71A, 72, 72A, 73, 73A, 74, 74A, 76, 76A, 78, 79, 80, 82, 83, 85, 88; 83-1 ((18)) 1, 1A, 2, 2A, 3, 4; 83-3 ((1)) 93, 94, 95, 96, 97, 98, 99. (Concurrent with RZ/FDP 2006-MV-031.) **MOUNT VERNON DISTRICT. D/O to 7/25/07**

Posted: 7/19/07
Revised: 7/20/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 19, 2007

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

DECISIONS ONLY:

- PCA 1998-SU-009-02 - FAIR RIDGE, LLC (P/H on 7/12/07) **APPROVAL RECOMMENDED**
- RZ 2007-SU-003 - FAIR RIDGE, LLC (P/H on 7/12/07) **APPROVAL RECOMMENDED**
- SE 2007-SU-002 - FAIR RIDGE, LLC (P/H on 7/12/07) **APPROVAL RECOMMENDED**

DEFERRALS:

- RZ 2007-HM-008 - PHILLIP AND MELINDA R. PON - **P/H to 9/26/07**

- SE 2005-MV-017 - KEVIN J. O'NEILL (P/H on 6/28/07) - **D/O to 7/25/07**

- RZ 2007-PR-002 - FLINT HILL SCHOOL (P/H on 6/21/07) - **D/O to 7/26/07**
- SEA 84-P-105-03 - FLINT HILL SCHOOL (P/H on 6/21/07) - **D/O to 7/26/07**

FEATURES SHOWN: CONCUR

- FS-P07-35 - Sprint-Nextel, 8380 Greensboro Drive (Deadline: 8/06/07)
- FS-B07-25 - Fairfax County Public Schools, 9515 Main Street (Deadline: 9/24/07)

ZONING ORDINANCE AMENDMENT (FEMA AMENDMENT) (Hart) (Staff: Andrew Hushour)
APPROVAL RECOMMENDED

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (TEMPORARY RESIDENTIAL PODS) (Alcorn)
(Staff: Jack Reale) **D/O to 7/25/07**

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. Bruce Jennings, President
Virginia Self-Storage Association
11021 Merion Lane
Fairfax, VA 22030 2. Aubrey L. Stowell, President
Box Carts of Virginia, Inc.
14790 Flint Lee Road
Chantilly, VA 20151 | <ul style="list-style-type: none"> 3. John Tompkins, President
Atlantic Coast Portable Storage (PODS)
8422 Wellington Road
Manassas, VA 20110 4. Clay Davidson
1-800-Pack-Rat, LLC
3900 Stonecroft Boulevard, Suite R
Chantilly, VA 20151 |
|--|---|

PCA 1999-MV-025-04 - MARKETPLACE CAR WASH, LLC **D/O to 7/25/07**
SE 2007-MV-005 - MARKETPLACE CAR WASH, LLC (Staff: Cathy Lewis) **D/O to 7/25/07**

- 1. Calvin Smith, Chair
Land Use Committee
South County Federation
8490 Sullenberg Court
Lorton, VA 22079
- 2. John Byers
8218 Chancery Court
Alexandria, VA 22308

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, July 19, 2007

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RZ 2006-MV-031 - KB HOME VIRGINIA INC. D/B/A KB HOME MID-ATLANTIC **D/O to 7/25/07**
FDP 2006-MV-031 - KB HOME VIRGINIA INC. D/B/A KB HOME MID-ATLANTIC **D/O to 7/25/07**
SEA 2004-MV-035 - KB HOME VIRGINIA INC. D/B/A KB HOME MID-ATLANTIC **D/O to 7/25/07**
(Staff: Cathy Lewis)

1. John McGraw
2025 & 2027 Arlington Terrace
Alexandria, VA 22303

FAIRFAX COUNTY PLANNING COMMISSION**MEETING AGENDA
Wednesday, July 25, 2007**Posted: 5/3/07
Revised: 7/26/07**KEY**
P/H – Public Hearing
D/O – Decision Only

The items listed below are 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>
SE 2005-MV-017 (Mount Vernon)	Kevin J. O'Neill (1111 I Street) (4 Unit multi-family building in a floodplain)	C. Lewis	APPROVAL REC (P/H on 6/28/07)
RZ 2006-MV-031 FDP 2006-MV-031 & SEA 2004-MV-035 (Mount Vernon) (P/H on 7/19/07)	KB Home (Huntington Mews) (Uses in a flood plain)	C. Lewis	APPROVAL REC APPROVED APPROVAL REC
ZO Amendment (Countywide) (Commissioner Alcorn)	Residential PODS	J. Reale	APPROVAL REC (P/H on 7/19/07)
PCA 1999-MV-025-4 SE 2007-MV-005 (Mount Vernon)	Marketplace Car Wash, LLC (Car Wash @ Lorton Rd/Lorton Market Street)	C. Lewis	APPROVAL REC APPROVAL REC (P/H on 7/19/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 85-D-097-5 (Dranesville)	The Potomac School (increase in land area, bldg addn & site mods)	C. Lewis	APPROVAL REC (from 6/14/07)
S07-III-UP1 (Hunter Mill)	Out-of-Turn Plan Amendment (United Parish of Reston)	J. Bonnette	APPROVAL REC (from 6/14/07)
SE 2006-LE-026 (Lee)	The Howard Gardner School (4913 Franconia Road for Private School)	S. Williams	APPROVAL REC (from 6/28/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
AR 90-D-003-02 (Dranesville)	Joan L. & Freeborn G. Jewett (8700 Lewinsville Rd) (To renew A&F District)	J. Papp	P/H to 7/26/07 (from 5/24/07)
AR 90-S-004-02 (Springfield)	JLB Associates (N&S sides Pope Hd Rd, W of Pocol Dr.)	J. Papp	P/H to 7/26/07
CPA 86-C-121-2-3 (Hunter Mill)	Reston Spectrum, LLP	J. Thompson	P/H to 9/26/07 (from 7/11/07)
2232-D06-21 (Dranesville)	Dolley Madison Library Expansion	D. Jillson	P/H to 10/11/07 (from 3/22/07)
PCA 84-L-020-23 FDPA 84-L-020-2-13 (Lee)	Kingstowne M & N, LP (NE & SE quadrant of Kingstowne Blvd. & Kingstowne Village Pkwy intersections)	S. Williams	P/H to 9/26/07 (from 7/19/07)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 25, 2007

- 7:30 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on a proposed amendment to the Policy Plan regarding air quality and green building, as well as green building incentives, with staff from the Department of Planning and Zoning.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2005-MV-017 - KEVIN J. O'NEILL - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses and fill in a floodplain. Located at 1111 I St. on approx. 9,900 sq. ft of land zoned R-20. Tax Map 93-2 ((7)) (4) 3. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (TEMPORARY RESIDENTIAL PODS) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To allow temporary portable storage containers (which are purpose-built, fully enclosed, box-like containers with signage on one or more of their outer surfaces and designed for temporary storage of household goods and/or equipment, and are uniquely designed for ease of loading to and from a transport vehicle) with a height to be determined by the Board of Supervisors that will be not greater than 8 ½ feet to be placed in any yard on any lot developed with a dwelling unit as follows: (A) On lots developed with single family detached dwellings, allow temporary portable storage containers not exceeding a cumulative gross floor area to be determined by the Board of Supervisors that will be not less than 40 square feet or more than 260 square feet for a time period to be determined by the Board of Supervisors that will be not less than 2 consecutive days or more than 90 consecutive days within a 6 month period. (B) On lots developed with single family attached or multiple family dwellings, allow temporary portable storage containers not exceeding a cumulative gross floor area to be determined by the Board of Supervisors that will be not less than 40 square feet or greater than 260 square feet for a time period to be determined by the Board of Supervisors that will be not less than 2 consecutive days or more than 60 consecutive days within a 6 month period. (C) Where a dwelling has been destroyed or damaged by casualty and when the dwelling is to be rebuilt or repaired, by temporary special permit, allow temporary portable storage containers not exceeding a cumulative gross floor area to be determined by the Board of Supervisors that will be not less than 40 square feet or more than 260 square feet for a time period to be determined by the Board of Supervisors that will be not less than 3 months or more than 12 months or for the period of an active Building Permit, whichever is shorter in duration. Pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), establish a temporary special permit application fee to be determined by the Board of Supervisors that is within a range of \$0 to \$130 for such temporary portable storage containers. (D) All temporary portable storage containers shall not be located in any required open space, landscaped area, or on any street, sidewalk or trail, and such containers shall meet the sight distance requirements on corner lots and shall not be placed in a location that

blocks or interferes with vehicular or pedestrian circulation; such containers shall be located in accordance with all applicable Building Code and Fire Code regulations. (E) A sign that provides the contact information of the provider shall appear on all temporary portable storage containers. However, such signs shall not include the advertisement of any other product or service. The size of such signs shall not exceed an area to be determined by the Board of Supervisors that will be not less than one square foot per container. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

APPROVAL RECOMMENDED

PCA 1999-MV-025-04 - MARKETPLACE CAR WASH, LLC – Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.13. Located on the W. side of Lorton Market St., approx. 250 ft. from its intersection with Lorton Rd. on approx. 1.04 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) C. (Concurrent with SE 2007-MV-005.) **MOUNT VERNON DISTRICT.**

APPROVAL RECOMMENDED

SE 2007-MV-005 - MARKETPLACE CAR WASH, LLC – Appl. under Sect. 4-604 of the Zoning Ordinance to permit a car wash. Located on the W. side of Lorton Market St., approx. 250 ft. from its intersection with Lorton Rd. on approx. 1.04 ac. of land zoned C-6. Tax Map 107-4 ((23)) C. (Concurrent with PCA 1999-MV-025-04.) **MOUNT VERNON DISTRICT.**

APPROVAL RECOMMENDED

RZ 2006-MV-031/FDP 2006-MV-031 - KB HOME VIRGINIA INC. D/B/A KB HOME MID-ATLANTIC – Appls. to rezone from PDH-8, R-4 and HC to PDH-8 and HC to permit residential development at a density of 6.70 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Huntington Ave. and Hunting Creek Rd. on approx. 14.04 ac. of land. Comp. Plan Rec: 3-4 du/ac with option for 16-20 du/ac. Tax Map 83-1 ((1)) 56, 56A, 57, 57B, 62A, 62B, 63, 64, 65, 67, 68, 68A, 69, 69A, 70, 70A, 71, 71A, 72, 72A, 73, 73A, 74, 74A, 76, 76A, 78, 79, 80, 82, 83, 85, 88; 83-1 ((18)) 1, 1A, 2, 2A, 3, 4; 83-3 ((1)) 93, 94, 95, 96, 97, 98, 99. (Concurrent with SEA 2004-MV-035.) **MOUNT VERNON DISTRICT. APPROVAL**

RECOMMENDED/APPROVED

SEA 2004-MV-035 - KB HOME VIRGINIA INC. D/B/A KB HOME MID-ATLANTIC – Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 2004-MV-035 previously approved for uses in a floodplain to permit modifications to site design and associated development conditions. Located in the N.W. quadrant of the intersection of Huntington Ave. and Hunting Creek Rd. on approx. 14.04 ac. of land. Comp. Plan Rec: 3-4 du/ac with an option for 16-20 du/ac. Tax Map 83-1 ((1)) 56, 56A, 57, 57B, 62A, 62B, 63, 64, 65, 67, 68, 68A, 69,

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, July 25, 2007

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69A, 70, 70A, 71, 71A, 72, 72A, 73, 73A, 74, 74A, 76, 76A, 78, 79, 80, 82, 83, 85, 88; 83-1 ((18)) 1, 1A, 2, 2A, 3, 4; 83-3 ((1)) 93, 94, 95, 96, 97, 98, 99. (Concurrent with RZ/FDP 2006-MV-031.) **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

SEA 85-D-097-05 - THE POTOMAC SCHOOL - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 85-D-097 previously approved for a private school of general education and nursery school to permit an increase in land area, building additions, a maximum of 25 accessory employee housing units, and associated modifications to site design and development conditions. Located at 1301 Potomac School Rd. on approx. 89.99 ac. of land zoned R-1. Tax Map 31-1 ((1)) 5, 7, 8, 10A, 10B, 10C, and 12A. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

S07-III-UP1 - COMPREHENSIVE 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 proposed Plan Amendment concerns approx. 4.33 ac. generally located west of Colts Neck Road and north of Glade Drive (26-1((13)) 1). The area is planned for high density residential use on the Land Use Plan component of the Reston Master Plan and designated as an existing church on the Community Facilities Plan component of the Reston Master Plan. The Amendment will consider an option for elderly housing on the property. 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 and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

SE 2006-LE-026 - THE HOWARD GARDNER SCHOOL - Appl. under Sect. 3-304 of the Zoning Ordinance to permit a private school of general education with a maximum enrollment of 48 students. Located at 4913 Franconia Rd. on approx. 1.36 ac. of land zoned R-3. Tax Map 82-3 ((1)) 3. **LEE DISTRICT. APPROVAL RECOMMENDED**

Posted: 7/25/07
Revised: 7/26/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 25, 2007

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

DECISIONS ONLY:

SE 2005-MV-017 - KEVIN J. O'NEILL (P/H on 6/28/07) (Hart) – **APPROVAL RECOMMENDED**

PCA 1999-MV-025-04 - MARKETPLACE CAR WASH, LLC (Sargeant) – **APPROVAL RECOMMENDED**

SE 2007-MV-005 - MARKETPLACE CAR WASH, LLC (P/H on 7/19/07) – **APPROVAL RECOMMENDED**

RZ 2006-MV-031 - KB HOME VIRGINIA D/B/A KB HOME MID-ATLANTIC – **APPROVAL RECOMMENDED**

FDP 2006-MV-031 -KB HOME VIRGINIA D/B/A KB HOME MID-ATLANTIC – **APPROVED**

SEA 2004-MV-035 -KB HOME VIRGINIA D/B/A KB HOME MID-ATLANTIC – (P/H on 7/19/07) (Sargeant)
APPROVAL RECOMMENDED

ZONING ORDINANCE AMENDMENT (Temporary Residential PODS) – (P/H on 7/19/07) **APPROVAL RECOMMENDED**

FEATURES SHOWN: CONCUR

FS-H07-40 - Mobile Satellite Ventures, 11800 Sunrise Valley Drive (Deadline: 8/6/07)

FS-L07-30 - Nextel, 6209 Rose Hill Drive (Deadline: 9/20/07)

FS-S07-45 - T-Mobile, Willowbrook Rd. (Deadline: 10/10/07)

SEA 85-D-097-05 - THE POTOMAC SCHOOL – **APPROVAL RECOMMENDED**

- | | |
|--|--|
| 1. Dr. Milton W. Werthman, Jr., MD
President, Evermay Community Association
6306 Evermay Drive
McLean, VA 22101 | 2. Edwin (Al) Kuhn
1230 Perry William Drive
McLean, VA 22101 |
|--|--|

SE 2006-LE-026 - THE HOWARD GARDNER SCHOOL – **APPROVAL RECOMMENDED**

S07-III-UP1 - COMPREHENSIVE PLAN AMENDMENT – **APPROVAL RECOMMENDED**

- | | |
|--|--|
| 1. Mark Looney, Esquire
Cooley, Godward, Kronish, LLP
Agent for 2222 Colts Neck Road, LLC
11951 Freedom Drive, Suite 1500
Reston, VA 20190 | 2. Anne Rocktashel, Esquire
McCandlish & Lillard, PC
Representing Hunters Crossing, Reston VA
11350 Random Hills Road, Suite 500
Fairfax, VA 22030 |
| 3. Florence Frey
2233 Hunters Run Drive
Reston, VA 20191 | |

FAIRFAX COUNTY PLANNING COMMISSION

**MEETING AGENDA
Thursday, July 26, 2007**

*Posted: 5/15/07
Revised: 8/3/07*

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

The items listed below are 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>
FDPA 80-P-073-3-5 <i>(Providence)</i>	2900 Fairview Park Drive, LLC (SE quadrant of Lee Hwy. and I-495 intersection, west of Fairview Park Drive)	J. Papp	APPROVED (P/H on 7/12/07)
RZ 2007-PR-002 SEA 84-P-105-3 <i>(Providence)</i>	Flint Hill School (Building Addition)	J. Thompson	APPROVAL REC “ “ (P/H on 6/21/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2007-SU-006 <i>(Sully)</i>	Montessori School of Fairfax, Inc. (General Education School, Child Care Center & Nursery School)	S. McKnight	APPROVAL REC (from 7/25/07)
AR 90-D-003-02 <i>(Dranesville)</i>	Joan L. & Freeborn G. Jewett (8700 Lewinsville Rd) (To renew A&F District)	J. Papp	APPROVAL REC (from 7/25/07)
AR 90-S-004-02 <i>(Springfield)</i>	JLB Associates (N&S sides Pope Hd Rd, W of Pocol Dr.)(for A&F Renewal of 34.1 acres)	J. Papp	APPROVAL REC (from 7/25/07)
S07-IV-RH1 <i>(Lee District)</i>	Out of Turn Plan Amendment (Lee Village at Silver Lake) (For Kingstowne Regional Library)	J. Bell	APPROVAL REC (from 6/28/07)
S07-CW-2CP	Workforce Housing	H. Merkel	APPROVAL REC
SEA 2005-SU-007 <i>(Commissioner Hart)</i>	Trustees of Korean Central Presby- terian Church	T. Strunk	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
Fair Lakes Cases (20)	Fair Lakes Center Assoc. LP	B. O'Donnell	P/H to 9/27/07
PCA 87-S-039-6 & FDPA 87-S-039-10 <i>(Springfield)</i>	Fairfax Corner Retail LC	T. Strunk	D/O to 9/19/07 (from 6/27/07)
RZ 2007-SU-005 FDP 2007-SU-005 <i>(Sully)</i>	John Schlick (W. side of West Ox Rd., just n. of Franklin Farm Rd.) (From R-1 to PDH-2 for four lots)	W. O'Donnell	P/H to 10/11/07 (W/D TEMP 7/26/07) (P/H on 7/11/07)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 26, 2007

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on a process and timeline for the next Area Plans Review cycle with staff from the Department of Planning and Zoning.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

RZ/FDP 2007-SU-005 - JOHN J. SCHLICK - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.42 dwelling units per acre (du/ac). Located on the W. side of West Ox Rd. approx. 700 ft. N. of its intersection with Franklin Farm Rd. on approx. 2.11 ac. of land. Comp. Plan Rec: .5-1.0 with an option for 2.0. Tax Map 35-2 ((1)) 38. **SULLY DISTRICT. WITHDRAWN TEMPORARILY**

FDPA 80-P-073-03-05 - 2900 FAIRVIEW PARK DRIVE, LLC - Appl. to amend the third final development plan for FDP 80-P-073 previously approved for mixed use development to permit site modifications and associated changes to development conditions. Located in the S.E. quadrant of the intersection of Lee Hwy. and I-495 and W. of Fairview Park Dr. on approx. 24.94 ac. of land zoned PDC and HC. Tax Map 49-4 ((1)) 73A. **PROVIDENCE DISTRICT. APPROVED**

RZ 2007-PR-002 - FLINT HILL SCHOOL - Appl. to rezone from R-1 to R-3 to permit expansion of an existing private school of general education, child care center, and nursery school with a Floor Area Ratio (FAR) of up to 0.25. Located in the NW quadrant of the intersection of Chain Bridge Rd. and Jermantown Rd. on approx. 15.22 ac. of land. Comp. Plan Rec: Institutional. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with SEA 84-P-105-03.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

SEA 84-P-105-03 - FLINT HILL SCHOOL - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-P-105 previously approved for a private school of general education, child care center, and nursery school to permit an increase in land area, building additions, and associated modifications to site design and development conditions. Located at 3012 Chain Bridge Rd., 3044 Jermantown Rd., 10429 and 10431 Miller Rd. on approx. 15.22 ac. of land zoned R-3. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2007-PR-002.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

S07-CW-2CP – COMPREHENSIVE PLAN AMENDMENT –To consider proposed amendments to The Countywide Policy Element of the Comprehensive Plan for Fairfax County,

Virginia to add a definition of Workforce housing, to revise the definition of Affordable Housing to include Workforce housing, and to add guidance to the Housing Section of the Policy Plan to foster the development of Workforce housing in Fairfax County. Significant proposed revisions include: 1) addition of a Glossary definition of Workforce housing that specifies such housing is to be affordable for households with maximum income limits of up to 120 percent of the Metropolitan Statistical Area (MSA) median family income adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development, and is intended to serve households without regard to age or employment status; 2) revision to the Glossary definition of Affordable Housing to include Workforce housing; 3) addition of a new policy under Objective 1 of Housing Section that establishes that Workforce housing should be provided in Transit Station Areas and Mixed-Use Centers (as defined by the Comprehensive Plan) and that Affordable Dwelling Units and/or Workforce housing should constitute at least 12 percent of all residential units in all building construction types in Mixed-Use Centers; 4) addition of a new policy under Objective 1 of Housing Section that sets forth that bonus density will be available for providing Workforce housing; 5) addition of new language in the introductory section of Housing Objectives that defines Workforce housing, explains the variation in maximum income limits associated with Workforce housing in buildings of differing construction types, and references that the administrative requirements for Workforce housing, similar to those applicable to the Affordable Dwelling Unit Program, should be added to the Zoning Ordinance as a new Workforce Housing Program; 6) update to MSA median family income figures shown in Housing Section; and 7) addition of new appendix to Housing Section that contains guidelines for the development of Workforce housing, including details as to how to apply the available bonus density, requirements for the bonus units, and the establishment of tiers to make Workforce housing affordable to households with maximum income levels at varying levels, up to 120 percent of the MSA median family income. Copies of the proposed Amendment and staff report are available from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>.
COUNTYWIDE. APPROVAL RECOMMENDED

AR 90-D-003-02 – JOAN LEWIS JEWETT AND FREEBORN G. JEWETT, JR. – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 8700 Lewinsville Rd. on approx. 25.19 ac. of land zoned R-1. A&F District Advisory Committee Rec.: Approve. Tax Map 29-1 ((1)) 70Z, 71Z and 72Z. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

S07-IV-RH1 – COMPREHENSIVE 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 proposed Plan Amendment concerns approx. 6.65 ac. generally located near the southeast corner of the intersection of Beulah Street and Manchester Boulevard (Tax Map number 91-3 ((9)) 8b). The area is planned for elderly housing, nursing home, churches, medical care facilities and other public and quasi-public uses. The Amendment will consider adding workforce housing at this location. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report are available from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>. **LEE DISTRICT. APPROVAL RECOMMENDED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, July 26, 2007

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PCA 87-S-039-06/FDPA 87-S-039-10 – FAIRFAX CORNER RETAIL L.C. – Appls. to amend the proffers, conceptual, and final development plans for RZ 87-S-039 previously approved for mixed use development to permit building additions and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.96. Located in the N.E. quadrant of the intersection of Monument Dr. and Government Center Pkwy. on approx. 30.24 ac. of land zoned PDC. Comp. Plan Rec: Fairfax Center Area; Mixed Use at 1.0 FAR at the Overlay Level. Tax Map 56-1 ((1)) 47G1, 47H, 47J, 47K, 47L, 47P, 47Q, 47R, 47S and 47T. **SPRINGFIELD DISTRICT. D/O to 9/19/07**

AR 90-S-004-02 – JLB ASSOCIATES – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on N. and S. sides of Popes Head Rd. approx. 1,000 ft. W. of its intersection with Pocol Dr. on approx. 34.1 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Tax Map 66-4 ((1)) 19Z. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

SE 2007-SU-006 – MONTESSORI SCHOOL OF FAIRFAX, INC. – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a school of general education, child care center, and nursery school with an increase in total maximum enrollment from 99 to 150 children. Located at 3411 Lees Corner Rd. on approx. 1.65 ac. of land zoned R-1. Tax Map 34-2 ((1)) 20. **SULLY DISTRICT. APPROVAL RECOMMENDED**

SEA 2005-SU-007 – TRUSTEES OF KOREAN CENTRAL PRESBYTERIAN CHURCH – Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 2005-SU-007 previously approved for a church with nursery school and private school of general education to permit a child care center to replace the nursery school with a total maximum enrollment of 100 children and associated modifications to site design and development conditions. Located at 15308 Compton Rd. and 15315, 15403 and 15451 Lee Hwy. on approx. 80.22 ac. of land zoned R-C and WS. Tax Map 64-1 ((1)) 8, 9, 25, 26 and 27; 64-1 ((3)) 16; 64-2 ((3)) 18; 64-2 ((5)) 1, 2 and 3. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 7/26/07
Revised: 7/27/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 26, 2007

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

DECISIONS ONLY:

- FDPA 80-P-073-03-05 - 2900 FAIRVIEW PARK DRIVE, LLC (P/H on 7/12/07) **APPROVED**
- RZ 2007-PR-002 - FLINT HILL SCHOOL (P/H on 6/21/07) **APPROVAL RECOMMENDED**
- SEA 84-P-105-03 - FLINT HILL SCHOOL (P/H on 6/21/07) **APPROVAL RECOMMENDED**

DEFERRAL:

- RZ 2007-SU-005 - JOHN J. SCHLICK (P/H on 7/11/07) – **Withdraw temporarily (Hart)**
- FDP 2007-SU-005 - JOHN J. SCHLICK (P/H on 7/11/07) – " " "

CONSENT AGENDA ITEM: CONCUR

FS-L07-43 – T-Mobile, 4500 Roundhill Road (Deadline: 8/6/07)

FEATURES SHOWN: CONCUR

FS-MD07-44 w/addendum - Public Affairs, Highway Advisory Radio System Designations (Deadline: 10/9/07)

AR 90-D-003-02 - JOAN LEWIS JEWETT AND FREEBORN G. JEWETT, JR. (Staff: Jonathan Papp)
APPROVAL RECOMMENDED

NO SPEAKERS

AR 90-S-004-02 - JLB ASSOCIATES (Staff: Jonathan Papp)
APPROVAL RECOMMENDED

NO SPEAKERS

S07-CW-2CP - COMPREHENSIVE PLAN AMENDMENT (Workforce Housing) (Staff: Heidi Merkel)
(Lusk) **APPROVAL RECOMMENDED**

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. Lee A. Rau
Commissioner, Hunter Mill District
Redevelopment and Housing Authority
Chairman, High-Rise Affordability Panel 2. Jill Switkin, Esquire
Cooley Godward Kronish LLP 3. Lynne Strobel, Esquire
Walsh Colucci | <ul style="list-style-type: none"> 4. David McGill, Esquire
McGuire Woods 5. William Hanks
4420 Cortez Drive
Fairfax, VA |
|--|--|

S07-IV-RH1 - COMPREHENSIVE PLAN AMENDMENT (Lee District) (Staff: John Bell)
APPROVAL RECOMMENDED

- 1. Lynne Strobel, Esquire
Walsh Colucci

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
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PCA 87-S-039-06 - FAIRFAX CORNER RETAIL L.C. **D/O to 9/19/07**

FDPA 87-S-039-10 - FAIRFAX CORNER RETAIL L.C. (Staff: Tracy Strunk) **D/O to 9/19/07**

1. Chris Poletto
Fair Oaks Mall

SEA 2005-SU-007 - TRUSTEES OF KOREAN CENTRAL PRESBYTERIAN CHURCH (Staff: Tracy Strunk) (Hart) **APPROVAL RECOMMENDED**

NO SPEAKERS

SE 2007-SU-006 - MONTESSORI SCHOOL OF FAIRFAX, INC. (Staff: Shelby McKnight) (Murphy)
APPROVAL RECOMMENDED

1. Walter L. Rennick
13629 Old Dairy Road
Oak Hill, VA 20171