

June 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 NO PC MEETING	5 NO PC MEETING	6 Begins at 6:00 pm	7 
8 	9	10	11 View Agenda View Speaker's List*	12 View Agenda View Speaker's List*	13	14
15 	16	17	18 NO PC MEETING	19 NO PC MEETING	20	21
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Click on the desired link to View Agenda or View Speakers List for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

Posted: 4/22/08
Revised: 6/12/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, June 11, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-Y07-16 (Sully)	UOSA (Replace water lines in Cub Run Park)	S. Smith (P/H on 3/27/08)	D/O to 6/26/08 (from 4/30/08)
PCA C-597-4 & SE 2007-PR-014 (Providence)	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham	D/O to 6/12/08 D/O to 6/12/08 (P/H 5/28/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA C-052-7 FDPA C-052-13 (Mason)	CESC SKYLINE LLC (sw corner intersection of Leesburg Pike & George Mason Dr. for mixed use Development to permit bldg addition & Site modifications)	T. Strunk	APPROVAL REC APPROVED (from 5/28/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2007-LE-007 (Lee)	Franconia Two LP (Vornado Realty Trust) (6717/6500/6699 Frontier Dr; 6600-6592 Springfield Mall) (from C-7 to PDC for mall, office, Retail, hotel & residential uses)	P. Braham	P/H to 10/22/08 (from 1/17/08)
SE 2007-MV-024 (Mount Vernon)	Red Young (8130 Stacey Road) (For sf home in a floodplain)	J. Thompson	P/H to 7/24/08 (from 4/30/08)
SEA 83-D-030-8 (Dranesville)	The Madeira School, Inc. 8328, 8134 Georgetown Pike (to permit site modifications)	J. Thompson	P/H to 6/26/08
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	P/H to 7/16/08 (from 4/9/08)
DPA B-846-3 (Hunter Mill)	Reston Square Hotel LLC (north side Sunrise Valley Dr. between Reston Parkway & Roland Clarke Place & south of Dulles Toll Road; for change to Hotel approved development plan)	K. Goddard- Sobers	P/H to 6/26/08 (from 5/21/08)
SE 2007-DR-018 (Dranesville)	William P. Sloan (1942 Virginia Ave., McLean) (To decrease minimum lot width)	J. Thompson	P/H to 7/10/08 (from 5/15/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JUNE 11, 2008

- 7:30 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to discuss proposed modifications for certain 2232 applications.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY – Appl. to replace 25,000 linear feet of gravity sewer line with new gravity sewer line within the Cub Run Stream Valley Park in the Centreville area. Portions of Tax Maps: 0642-0403-D; 0642-0402-A; 0642-01-0035; 0642-01-0005A; 0642-04-A; 0642-03-0028; 0642-03-0026A; 0642-01-0001F; 0534-01-12; 0534-06-D; 0534-06-E; 0534-08-I; 0534-09-A; 0534-01-0002; 0534-09-B; 0534-0502-A; 0532-01-0001; 0532-02-B; 0532-02-C; 0532-02-D; 0532-02-E; 0434-01-0004; 0434-03-F; 0434-03-H; 0434-03-J; 0434-03-M; 0434-03-N; 0434-03-Q; 0434-07-0008; 0434-07-0009; 0434-07-0007; 0434-07-0006; 0434-07-0005; 0434-07-0004; 0434-01-0005B; 0434-01-0005A; 0434-01-0009; 0434-06-0011; 0434-08-0001; 0432-01-0012; 0432-02-0009E; 0432-02-0009C2; 0432-02-0029I; 0432-01-0003; 0432-02-0029E2. 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. **SULLY DISTRICT. D/O TO 6/26/08**

PCA C-597-04 – JBG/TYCON 3, L.L.C & JBG/TYCON 2, L.L.C. – Appl. to amend the proffers for RZ C-597 previously approved for three office buildings to permit a hotel in lieu of the third un-built office building and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.0. Located in the S.E. quadrant of the intersection of Howard Ave. and Boone Blvd. on approx. 8.8 ac. of land zoned C-3, HC, and SC. Comp. Plan Rec: Office. Tax Map 39-1 ((6)) B1 and 69A. (Concurrent with SE 2007-PR-014.) **PROVIDENCE DISTRICT. D/O TO 6/12/08**

SE 2007-PR-014 – JBG/TYCON 3, L.L.C. C/O KENNETH F. FINKLESTEIN – Appl. under Sects. 4-304 and 9-501 of the Zoning Ordinance to permit a hotel and an increase in building height from 90 ft. up to a maximum of 91 ft. for an existing building. Located at 8229 Boone Blvd. on approx 4.9 ac. of land zoned C-3, HC, and SC. Tax Map 39-1 ((6)) 69A. (Concurrent with PCA C-597-04.) **PROVIDENCE DISTRICT. D/O TO 6/12/08**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2007-DR-018 – WILLIAM P. SLOAN – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 1942 Virginia Ave. on approx. 1.0 ac. of land zoned R-2. Tax Map 41-1 ((9)) 1A. **DRANESVILLE DISTRICT. P/H TO 7/10/08.**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, June 11, 2008

Page 2

PCA C-052-07/FDPA C-052-13 – CESC SKYLINE LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ C-052 previously approved for mixed-use development to permit building addition, site modifications, and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.66 (1.85 FAR on original application area). Located in the S.W. corner of the intersection of Leesburg Pike and George Mason Dr. on approx. 12.16 ac. of land zoned PDC, CRD, HC, and SC. Comp. Plan Rec: Mixed Use. Tax Map 62-3 ((1)) 37, 39, 40, and 41C. **MASON DISTRICT. APPROVAL RECOMMENDED/APPROVED**

Posted: 6/11/08
Revised: 6/12/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 11, 2008

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

DEFERRALS:

PCA C-597-04 – JBG/TYCON 3, LLC & JBG/TYCON 2, LLC – **D/O to 6/12/08**
SE 2007-PR-014 – JBG/TYCON 3, LLC C/O KENNETH F. FINKELSTEIN – **D/O to 6/12/08**
(Providence District) (P/H on 5/28/08)

SE 2007-DR-018 – WILLIAM P. SLOAN – **P/H to 7/10/08**

2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY (P/H on 3/27/08) – **D/O to 6/26/08**

INTENT TO DEFER:

SE 2007-SP-022/2232-S07-3 – TRUSTEES OF SYDENSTRICKER UNITED – **DEFER INDEF.**
METHODIST CHURCH & T-MOBILE NORTHEAST LLC

ADMINISTRATIVE ITEM:

RZ/FDP 2003-MV-034 – GUNSTON COVE Architectural Drawings – **APPROVED**

CONSENT AGENDA ITEMS: CONCUR

FS-Y08-9 – Verizon, 6700 Centreville Road (Deadline: 8/2/08)
FSA-Y99-29-2 – Sprint Nextel, 2750 Towerview Road (Deadline: 8/23/08)

FEATURE SHOWN: CONCUR

2232A-D00-4-4 – Sprint-Nextel, 7511 Old Dominion Way (Deadline: 6/23/08)

PCA C-052-07 – CESC SKYLINE LLC – **APPROVAL REC**

FDPA C-052-13 – CESC SKYLINE LLC – **APPROVED**

(Mason District) (Staff: Tracy Strunk)

NO SPEAKERS

Posted: 4/22/08
Revised: 6/13/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 12, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2007-MA-021 (Mason)	Ghana-American Community Assoc. (6424 General Green Way) (Public Benefit Association)	B. O'Donnell	APPROVAL REC (P/H on 11/29/07) (D/O from 4/17/08)
PCA C-597-4 & SE 2007-PR-014 (Providence)	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham (D/O from 6/11/08)	APPROVAL REC APPROVAL REC (P/H 5/28/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	S. Williams	D/O TO 6/25/08 D/O TO 6/25/08 (from 5/31/07)
SEA 91-M-018 (Mason)	Dong S. and Vo L. Nguyen 6800 Little River Turnpike (demolition/construction of new bldg.)	T. Strunk	D/O TO 7/24/08 (from 5/1/08)
SE 2008-DR-003 (Dranesville)	Chevy Chase Bank, F.S. B 1427, 1433, 1441 Dolley Madison Blvd. (for drive-in bank; mods & waivers in commercial Revitalization district)	S. Lin	APPROVAL REC (from 5/28/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2008-PR-006 (Providence)	Sunita Ghate 11710 Valley Ridge Circle (for home child care facility)	B. O'Donnell	WITHDRAWN
SE 2008-DR-004 (Dranesville)	American Foundation for Better Living, Inc. (9224-9232 Leesburg Pike) (cultural centers, museums & similar facilities)	S. Battista	P/H to 7/24/08
SE 2008-MA-005 (Mason)	Education for Life 3431-A Carlin Springs Road (private school of general education)	T. Strunk	P/H to 6/26/08
PCA 2004-PR-003 (Providence)	Arlington Boulevard Consolida- tion, LLC (S. of Rt. 50, W. of Williams Dr) (delete Proffer #15 to modify approved bldg. location)	S. Battista	P/H to 6/25/08 (from 5/15/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JUNE 12, 2008

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

ITEM SCHEDULED FOR DECISION ONLY

SE 2007-MA-021 – GHANA-AMERICAN COMMUNITY ASSOCIATION – Appl. under Sect. 5-504 of the Zoning Ordinance to permit a public benefit association. Located at 6424 General Green Way on approx. 1.49 ac. of land zoned I-5. Tax Map 81-1 ((19)) 2. **MASON DISTRICT. APPROVAL RECOMMENDED**

PCA C-597-04 – JBG/TYCON 3, L.L.C & JBG/TYCON 2, L.L.C. – Appl. to amend the proffers for RZ C-597 previously approved for three office buildings to permit a hotel in lieu of the third un-built office building and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.0. Located in the S.E. quadrant of the intersection of Howard Ave. and Boone Blvd. on approx. 8.8 ac. of land zoned C-3, HC, and SC. Comp. Plan Rec: Office. Tax Map 39-1 ((6)) B1 and 69A. (Concurrent with SE 2007-PR-014.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

SE 2007-PR-014 – JBG/TYCON 3, L.L.C. C/O KENNETH F. FINKLESTEIN – Appl. under Sects. 4-304 and 9-501 of the Zoning Ordinance to permit a hotel and an increase in building height from 90 ft. up to a maximum of 91 ft. for an existing building. Located at 8229 Boone Blvd. on approx 4.9 ac. of land zoned C-3, HC, and SC. Tax Map 39-1 ((6)) 69A. (Concurrent with PCA C-597-04.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2008-DR-003 – CHEVY CHASE BANK, F.S.B. – Appl. under Sects. 7-607, 9-620, and 9-622 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District, waiver of certain sign regulations, and modifications and waivers in a Commercial Revitalization District. Located at 1427, 1433, and 1441 Dolley Madison Blvd. on approx. 30,363 sq. ft. of land zoned C-2, CRD, HC, and SC. Tax Map 30-2 ((5)) 6, 9, and 10. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

SEA 91-M-018 – DONG S. AND VO L. NGUYEN – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 91-M-018, previously approved for office use to permit demolition of the existing structures, the construction of a new building, and associated modifications to site design. Located at 6800 Little River Tpk. on approx. 41,794 sq. ft. of land zoned R-2 and HC. Tax Map 71-2 ((5)) 9. **MASON DISTRICT. D/O TO 7/24/08**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, June 12, 2008

Page 2

PCA 2004-PR-003 – ARLINGTON BOULEVARD CONSOLIDATION LLC – Appl. to amend RZ 2004-PR-003 previously approved for commercial development with an overall Floor Area Ratio (FAR) of 1.5 to permit modification to approved proffers and site design. Located on the S. side of Arlington Blvd. W. of its intersection with Williams Dr. on approx. 1.88 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 11A pt.

PROVIDENCE DISTRICT. P/H TO 6/25/08

SE 2006-PR-005 – WASHINGTON PROPERTY COMPANY, LLC – Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in financial institution and a drive-in pharmacy. Located at 9200 Arlington Blvd. on approx. 3.68 ac. of land zoned C-6 and HC. Tax Map 48-4 ((1)) 12 pt. (Concurrent with RZ 2006-PR-013.) **PROVIDENCE DISTRICT. D/O TO 6/25/08**

RZ 2006-PR-013 – WASHINGTON PROPERTY COMPANY, LLC – Appl. to rezone from C-3, C-6, C-8, and HC to C-6 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.04. Located in the S.W. quadrant of the intersection of Lee Hwy. and Nutley St. and the N.W. quadrant of the intersection of Arlington Blvd. and Nutley St. on approx. 13.52 ac. of land. Comp. Plan Rec: Retail and Other and Public Park. Tax Map 48-4 ((1)) 12. (Concurrent with SE 2006-PR-005.) **PROVIDENCE DISTRICT. D/O TO 6/25/08**

Posted: 6/12/08
Revised: 6/13/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 12, 2008

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

DECISIONS ONLY:

PCA C-597-04 - JBG/TYCON 3, LLC & JBG/TYCON 2, LLC (Providence District) (P/H on 5/28/08)
SE 2007-PR-014 - JBG/TYCON 3, LLC C/O KENNETH F. FINKELSTEIN (P/H on 5/28/08)

APPROVAL RECOMMENDED/APPROVAL RECOMMENDED

SE 2007-MA-021 - GHANA-AMERICAN COMMUNITY ASSOC. (P/H on 11/29/07) **APPROVAL RECOMMENDED**

DEFERRAL:

PCA 2004-PR-003 - ARLINGTON BOULEVARD CONSOLIDATION, LLC - **P/H to 6/25/08**

FEATURES SHOWN: CONCUR

FSA-H06-20-1 - FiberTower, 2610 Reston Parkway (Deadline 10/16/08)
FS-P08-28 - Verizon Wireless, 10025 Courthouse Road (Deadline 7/30/08)

SEA 91-M-018 - DONG S. AND VO L. NGUYEN (Staff: Tracy Strunk) **D/O TO 7/24/08**

NO SPEAKERS

SE 2008-DR-003 - CHEVY CHASE BANK, F.S.B. (Staff: Suzanne Lin) **APPROVAL REC**

NO SPEAKERS

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC **D/O TO 6/25/08**

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC (Staff: St. Clair Williams) “

- | | |
|---|--|
| 1. Robert Peter
Stonehurst Homeowners Association
9208 Graceland Place
Fairfax, VA 22031 | 4. Roger Ruppe
9281 Bailey Lane
Fairfax, VA 22031 |
| 2. Joan Quill
3179 Lindenwood Lane
Fairfax, VA 22031 | 5. Sharon Patry
9267 Bailey Lane
Fairfax, VA 22031 |
| 3. Jane A. Quill
3179 Lindenwood Lane
Fairfax, VA 22031 | 6. Matthew Myerson
3082 Covington Street
Fairfax, VA 22031 |

Posted: 4/22/08
Revised: 6/26/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, June 25, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	S. Williams	DENIAL REC “ “ (from 6/12/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S07-IV-S1 (Lee)	Comprehensive Plan Amendment (Backlick Road)(Proposal for Pallone Auto dealership property)	C. Van Allen	ALT LANGUAGE RECOMMENDED (from 4/30/08)
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	APPROVAL REC (from 6/26/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 92-P-001-5 (Providence)	The Mitre Corporation (south of Dolley Madison Blvd West of Anderson Rd)(To add 4 th office bldg/remove app. Westgate Proffers)	P. Braham	P/H to 7/16/08 (from 4/30/08)
PCA 93-V-028-2 SE 2007-MV-031 (Mount Vernon)	Lorton Corner Road, LLC Drive-in Bank/Drive thru Pharmacy (NE Quadrant at intersection of Lorton Road and Richmond Highway)	S. Williams	P/H to 7/31/08 (from 5/28/08)
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	P/H TO 9/24/08 (from 4/23/08)
PCA 2004-PR-003 (Providence)	Arlington Boulevard Consolida- tion, LLC (S. of Rt. 50, W. of Williams Dr) (delete Proffer #15 to modify approved bldg. location)	S. Battista	D/O to 6/26/08 (from 6/12/08)
SEA 80-L-127-3 2232-L07-2 (Lee)	Nextel Communications of the Mid-Atlantic, Inc.; Franconia Volunteer Fire Dept. Inc. (6304 Beulah Street)(For 120 ft. monopole, w/12 antennas, & equipment shelter)	S. Williams	P/H to 7/31/08 (from 3/26/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JUNE 25, 2008

- 7:00 p.m.** The Transportation Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the Virginia Department of Transportation's High Occupancy Toll (HOT) lanes.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2006-PR-005 – WASHINGTON PROPERTY COMPANY, LLC – Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in financial institution and a drive-in pharmacy. Located at 9200 Arlington Blvd. on approx. 3.68 ac. of land zoned C-6 and HC. Tax Map 48-4 ((1)) 12 pt. (Concurrent with RZ 2006-PR-013.) **PROVIDENCE DISTRICT. DENIAL REC**

RZ 2006-PR-013 – WASHINGTON PROPERTY COMPANY, LLC – Appl. to rezone from C-3, C-6, C-8, and HC to C-6 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.04. Located in the S.W. quadrant of the intersection of Lee Hwy. and Nutley St. and the N.W. quadrant of the intersection of Arlington Blvd. and Nutley St. on approx. 13.52 ac. of land. Comp. Plan Rec: Retail and Other and Public Park. Tax Map 48-4 ((1)) 12. (Concurrent with SE 2006-PR-005.) **PROVIDENCE DISTRICT. DENIAL REC**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2007-HM-008 – PHILIP AND MELINDA R. PON – Appl. to rezone from R-1 to R-2 to permit 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. APPROVAL RECOMMENDED**

S07-IV-S1 – BACKLICK ROAD INDUSTRIAL USE – To consider proposed revisions to the Comprehensive Plan concerning approx. 14.96 ac. generally located on Backlick Road, north of Fullerton Road. (Tax Map 99-1((1)) 22, 23A and 99-1 ((5)) 3, 4.) The area is planned for industrial use up to .35 FAR. Auto dealerships may be considered for portions of the land unit on a case-by-case basis provided that the intensity does not exceed .20 FAR and is compatible with existing uses. The Amendment will consider adding two options. Option 1: Office use up to 1.4 FAR on 99-1 ((1)) 22, 23A. Option 2: Office or hotel use up to 1.6 FAR on 99-1 ((1)) 22, 23A, 99-1 ((5)) 3, 4 with complete consolidation. Under either option, primary access may not be via Backlick Road. 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. **LEE DISTRICT. RECOMMEND ALTERNATE LANGUAGE**

PCA 2004-PR-003 – ARLINGTON BOULEVARD CONSOLIDATION LLC – Appl. to amend RZ 2004-PR-003 previously approved for commercial development with an overall Floor Area Ratio (FAR) of 1.5 to permit modification to approved proffers and site design. Located on the S. side of Arlington Blvd. W. of its intersection with Williams Dr. on approx. 1.88 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 11A pt. **PROVIDENCE DISTRICT. D/O TO 6/26/08**

Posted: 6/25/08
Revised: 6/26/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 25, 2008

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

DECISIONS ONLY:

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 6/12/08) **DENIAL REC**
SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 6/12/08) **DENIAL REC**

FEATURES SHOWN: CONCUR

FS-Y08-16 - FiberTower, 3725 Stonecroft Boulevard (Deadline: 8/08/08)
FS-L07-69 - Verizon Wireless, 5801 Franconia Road (Deadline: 6/30/08)
FS-L08-3 - Dept. of Public Works & Environmental Services, 7250 Commerce Street (Deadline: 9/08/08)
FS-L07-61 - Fairfax County Park Authority, 6601 Telegraph Road (Deadline: 6/30/08)
FS-S08-13 - FiberTower, 9501 Old Burke Lake Road (Deadline: 8/08/08)
FS-S08-10 - Verizon Wireless, 4201 Stringfellow Road (Deadline: 8/02/08)
FS-S08-27 - FiberTower, 11209 Fairfax Station Road (Deadline: 7/24/08)

S07-IV-S1 - COMPREHENSIVE PLAN AMENDMENT (Backlick Road Industrial Use) (Lee District)
(Staff: Cheryl Van Allen) **ALTERNATE LANGUAGE RECOMMENDED**

1. Lynne Strobel, Esquire
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201
2. Robert Makheja
ALR Properties LP
1401 Ingeborg Court
McLean, VA 22101
3. Matt Holbrook
Opus East, LLC
7800 Backlick Road
Springfield, VA 22150

PCA 2004-PR-003 - ARLINGTON BOULEVARD CONSOLIDATION LLC (Staff: Suzianne Battista)
D/O TO 6/26/08

1. Ed Donnelly
Pine Ridge Civic Association
8500 Overbrook Road
Fairfax, VA 22031
2. Fran Wallingford, Co-Chair
Land Use Committee
Pine Ridge Civic Association
3311 Mantua Drive
Fairfax, VA 22031

RZ 2007-HM-008 - PHILLIP AND MELINDA R. PON (Staff: Suzanne Lin) **APPROVAL REC**

NO SPEAKERS

Posted: 4/22/08
Revised: 7/9/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, June 26, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-Y07-16 (Sully)	UOSA (Replace water lines in Cub Run Park)	S. Smith (P/H on 3/27/08)	APPROVED (P/H on 3/27/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 84-V-035 (formerly SE 2007-MV-011) (Mount Vernon)	Huntwood, LLC 5845 & 5863 Richmond Highway (for drive-in bank, uses in floodplain)	P. Braham	WITHDRAWN (from 4/9/08)
ZO Amendment (Sargeant)	State Code Recodification (for licensure & registration procedures)	D. Hansen	APPROVAL REC
ZO Amendment (Sargeant)	State Code Public Notice (for fee amendments)	D. Hansen	APPROVAL REC
SEA 83-D-030-8 (Dranesville)	The Madeira School, Inc. 8328, 8134 Georgetown Pike (to permit site modifications)	J. Thompson	D/O to 7/31/08 (from 6/11/08)
SE 2008-MA-005 (Mason)	Education for Life 3431-A Carlin Springs Road (private school of general education)	T. Strunk	APPROVAL REC (from 6/12/08)
DPA B-846-3 (Hunter Mill)	Reston Square Hotel LLC (north side Sunrise Valley Dr. between Reston Parkway & Roland Clarke Place & south of Dulles Toll Road; for change to Hotel approved development plan)	K. Goddard- Sobers	APPROVAL REC (from 6/11/08)
PCA 2004-PR-003 (Providence)	Arlington Boulevard Consolida- tion, LLC (S. of Rt. 50, W. of Williams Dr) (delete Proffer #15 to modify approved bldg. location)	S. Battista	APPROVAL REC (from 6/12/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
SE 2007-MA-036 (Mason)	Nextel Communications of the Mid-Atlantic Area (6201 Montrose St., Alexandria)(construct 90' flagpole facility & equipment shelter)	J. Papp	P/H to 10/30/08 (from 3/19/08)
PCA 2006-SU-007 (Sully)	Lincoln Properties	B. O'Donnell	TO BE DECIDED (NOT ACCEPTED)
SE 2007-SP-020 (Springfield)	Myung C. Cho Pastor, Capital Presbyterian Korean Church (5428 Ox Road) (for 192 seat sanctuary & meeting rooms)	T. Strunk	P/H to 7/10/08 (from 3/27/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JUNE 26, 2008

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

ITEM SCHEDULED FOR DECISION ONLY

2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY – Appl. to replace 25,000 linear feet of gravity sewer line with new gravity sewer line within the Cub Run Stream Valley Park in the Centreville area. Portions of Tax Maps: 0642-0403-D; 0642-0402-A; 0642-01-0035; 0642-01-0005A; 0642-04-A; 0642-03-0028; 0642-03-0026A; 0642-01-0001F; 0534-01-12; 0534-06-D; 0534-06-E; 0534-08-I; 0534-09-A; 0534-01-0002; 0534-09-B; 0534-0502-A; 0532-01-0001; 0532-02-B; 0532-02-C; 0532-02-D; 0532-02-E; 0434-01-0004; 0434-03-F; 0434-03-H; 0434-03-J; 0434-03-M; 0434-03-N; 0434-03-Q; 0434-07-0008; 0434-07-0009; 0434-07-0007; 0434-07-0006; 0434-07-0005; 0434-07-0004; 0434-01-0005B; 0434-01-0005A; 0434-01-0009; 0434-06-0011; 0434-08-0001; 0432-01-0012; 0432-02-0009E; 0432-02-0009C2; 0432-02-0029I; 0432-01-0003; 0432-02-0029E2. 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. **SULLY DISTRICT. APPROVED**

PCA 2004-PR-003 – ARLINGTON BOULEVARD CONSOLIDATION LLC – Appl. to amend RZ 2004-PR-003 previously approved for commercial development with an overall Floor Area Ratio (FAR) of 1.5 to permit modification to approved proffers and site design. Located on the S. side of Arlington Blvd. W. of its intersection with Williams Dr. on approx. 1.88 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 11A pt. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (PUBLIC NOTICE FOR FEE AMENDMENTS) – To revise Sect. 18-110 of Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Pursuant to Sect. 15.2-107 of the *Code of Virginia*, the public hearing notice requirements for any Ordinance amendment which imposes or increases levies and fees has been revised by eliminating the provision that 14 days must elapse since the last public notice before the amendment can be adopted. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 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**

ZONING ORDINANCE AMENDMENT (STATE CODE RECODIFICATION) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Due to recodification of Title 63.1 of the *Code of Virginia*, references in the Zoning Ordinance to *Code of Virginia* Title 63.1, Chapter 10 and Sect. 63.1-196 will be replaced with Title 63.2, Chapter 17, including, without limitation, replacement of all references in Sections 4-705, 4-905, 5-105, 5-105, 5-205, 5-305, 5-405, 5-505, 5-605, 8-305, 9-309, 9-310, 10-103, and

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DETAILED MEETING AGENDA
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10-203 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, VA 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**

SEA 83-D-030-08 – THE MADEIRA SCHOOL, INC. – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 83-D-030 previously approved for a private school of general education to permit increases in student enrollment from 338 up to 360 and staff from 105 up to 109, site modifications, and associated revisions to development conditions. Located at 8134 and 8328 Georgetown Pike on approx. 371.16 ac. of land zoned R-E. Tax Map 20-1 ((1)) 14 and 20-2 ((1)) 1. **DRANESVILLE DISTRICT. D/O DEFERRED TO 7/31/08**

DPA B-846-03 – RESTON SQUARE HOTEL LLC – Appl. to permit the third amendment of the Development Plan for RZ B-846 previously approved for hotel to permit a change in the approved development plan to allow 200 rooms within the proposed hotel for a portion of the original 15.0 ac. site with an overall Floor Area Ratio (FAR) of 1.07. Located on the N. side of Sunrise Valley Dr. between Reston Pkwy. and Roland Clarke Pl. and S. of Dulles Toll Rd. on approx. 19,159 sq. ft. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((31)) H. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

SE 2008-MA-005 – EDUCATION FOR LIFE – Appl. under Sect. 5-304 of the Zoning Ordinance to permit a private school of general education with a maximum daily enrollment of 90 students. Located at 3431-A Carlin Springs Rd. on approx. 6.34 ac. of land zoned I-3, CRD, HC, and SC. Tax Map 62-1 ((1)) 16F. **MASON DISTRICT. APPROVAL RECOMMENDED**

SEA 84-V-035 – HUNTWOOD, L.L.C. – Appl. under Sects. 2-904, 4-804, 9-607, 9-618, and 9-622 of the Zoning Ordinance to amend SE 84-V-035 previously approved for an increase in building height and uses in a floodplain to permit a drive-in financial institution, uses in a floodplain, increase in land area, increase in maximum floor area ratio, waivers, and modifications in a Commercial Revitalization District and associated modifications to site design and development conditions. Located at 5845 and 5863 Richmond Hwy. on approx. 4.67 ac. of land zoned C-8, CRD, and HC. Tax Map 83-4 ((1)) 8, 9, 10, and 11. **MOUNT VERNON DISTRICT. WITHDRAWN**

Posted: 6/26/08
Revised: 7/1/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 26, 2008

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

DECISIONS ONLY:

2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY – **APPROVAL REC**
(P/H on 3/27/08)

PCA 2004-PR-003 – ARLINGTON BOULEVARD CONSOLIDATION, LLC – **APPROVAL REC**
(P/H on 6/25/08)

CONSENT AGENDA ITEM: CONCUR

FS-S08-5 – T-Mobile, 13973 Balmoral Greens Avenue

ADMINISTRATIVE ITEM:

SEA 84-V-035 – HUNTWOOD, L.L.C. – **WITHDRAWAL ACCEPTED**

ZONING ORDINANCE AMENDMENT (PUBLIC NOTICE FOR FEE – **APPROVAL REC**
ASSESSMENT) (Tim Sargeant) (Staff: Doug Hansen)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (STATE CODE RECODIFICATION) – **APPROVAL REC**
(Staff: Doug Hansen) (Tim Sargeant)

NO SPEAKERS

DPA B-846-03 – RESTON SQUARE HOTEL LLC – **APPROVAL REC**
(Staff: Kelli Goddard-Sobers)

NO SPEAKERS

SE 2008-MA-005 – EDUCATION FOR LIFE (Staff: Tracy Strunk) – **APPROVAL REC**

NO SPEAKERS

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, June 26, 2008

SEA 83-D-030-08 – THE MADEIRA SCHOOL, INC. (Staff: Peter Braham) – **D/O to 7/31/08**

1. William Niedringhaus
Potomac Heritage Trail Association
118 Park Street SE
Vienna, VA 22180
2. Courtney Fox
2626 Puritan Court
Herndon, VA 20171
3. Nelly Cubahiro
8660 Venoy Court
Alexandria, VA 22309
4. Kate Wisniewski
9300 Lee Highway
Fairfax, VA 22031
5. Henry Harris
1710 Westmoreland Street
McLean, VA 22101
6. Sandra Garcia
1332 Windy Hill Road
McLean, VA 22102
7. Katherine Armstrong
1064 Silent Ridge Court
McLean, VA 22102
8. Arthur Dean
9623 Tackroom Lane
Great Falls, VA 22066
9. Misti Mukherjee
9302 Lee Highway
Fairfax, VA 22031
10. Meredyth Cole
8328 Georgetown Pike
McLean, VA 22102
11. Robert Holzman
11885 Grand Commons Ave., Unit #204
Fairfax, VA 22030
12. Frank Crandall
McLean Citizens' Association
900 Turkey Run Road
McLean, VA 22101
13. Catherine Saunders
1021 Arlington Boulevard, Unit #323
Arlington, VA 22209
14. Mark Zetts
McLean Citizens' Association
6640 Kirby Court
Falls Church, VA 22043
15. Bruce Glendening
Potomac Appalachian Trail Club
1428 Woodacre Drive
McLean, VA 22101
16. Robin Rentsch
718 Springvale Road
Great Falls, VA 22066
17. Jennifer Carley
8410 Martingale Drive
McLean, VA 22102
18. Stephane Flack
The Nature Conservancy in Virginia
490 Westfield Road
Charlottesville, VA 22901
19. Jackie Taylor, President
Great Falls Citizens' Association
9854 Beech Mill Road
Great Falls, VA 22066
20. George Pedersen
700 Potomac Knolls Drive
Great Falls, VA 22102
21. Morag Lucas
538 River Bend Road
Great Falls, VA 22066
22. Leigh Jameson
8526 Georgetown Pike
McLean, VA 22102
23. John Adams
8546 Georgetown Pike
McLean, VA 22102
24. Jeff Olson
10121 Walker Lake Drive
Great Falls, VA 22022