

March 2006

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

| <i>Sun</i> | <i>Mon</i> | <i>Tue</i> | <i>Wed</i> | <i>Thu</i> | <i>Fri</i> | <i>Sat</i> |
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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
Thursday, March 2, 2006**

*Posted: 11/10/05
Revised: 3/3/06*

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

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

FEATURES SHOWN

| <u>Application</u> | <u>PC Action</u> |
|---|-------------------------|
| FS-D06-2 - New Cingular Wireless, VDOT Right of Way 1-495 & Georgetown Pike (Deadline 4/9/06) - | Concur |
| FS-S06-1 - Omnipoint Communications, 4035 Ridge Top Road (Deadline 4/6/06) - | Concur |
| FS-S06-3 - T-Mobile Northeast LLC, 6509 Sydenstricker Road (Deadline 4/12/06) - | Concur |

DECISION ONLY ITEMS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|------------------------------------|---------------------|--------------------------------|
| SE 2005-MV-024 (MOUNT VERNON) | Prospect Development Company, Inc. | S. Williams | Recommend Approval |
| RZ 2005-LE-017 & FDP 2005-LE-017 (LEE) | Christopher Management, Inc. | C. Lewis | Recommend Approval Approved |

PUBLIC HEARINGS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|--|---------------------|--|
| RZ 2005-PR-023 & SEA 85-P-093 (PROVIDENCE) | The Most Revered Andrew Pataki, Bishop of the Eparchy Catholic Church of Passaic, New Jersey | S. Varga | Recommend Approval Recommend Approval |
| PCA 83-P-107-4 & FDPA 83-P-107-3 (SPRINGFIELD) | Lincoln Property Company Southwest, Inc. | A. Shriber | P/H held; D/O to 3/16/06 P/H held; D/O to 3/16/06 |
| SEA 95-M-077 (MASON) | Windows Catering Company | J. Papp | Recommend Approval |

DEFERRALS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|----------------------------------|--|---------------------|--|
| RZ 2005-HM-024 (HUNTER MILL) | David M. Laughlin & Charlotte H. Laughlin | S. Williams | P/H to 5/11/06 (Moved from 1/11/06) |
| PCA 78-C-098-02 (HUNTER MILL) | Gregor, LLC | C. Lewis | P/H to 3/29/06 (Moved from 2/22/06) |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 1, 2006**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MARCH 1, 2006.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 2, 2006**

- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to discuss the 2006 Zoning Ordinance Amendment Work Program.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2005-MV-024 - PROSPECT DEVELOPMENT CO., INC. - Appl. under Sect. 2-904 of the Zoning Ordinance to permit construction of a single-family dwelling in a floodplain. Located at 6414 Boulevard View on approx. 12,542 sq. ft. of land zoned R-3. Tax Map 83-4 ((2)) (43) 27. **MOUNT VERNON DISTRICT.** (P/H held on 2/16/06)

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

ITEMS SCHEDULED FOR PUBLIC HEARING

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

SEA 95-M-077 - WINDOWS CATERING COMPANY - Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 95-M-077 previously approved for a retail sales establishment to permit the addition of a use permitted by right in the building. Located at 5720 General

Washington Dr. on approx. 2.36 ac. of land zoned I-5. Tax Map 80-2 ((15)) 1 and 2. **MASON DISTRICT.**

RZ 2005-PR-023 - THE MOST REVEREND ANDREW PATAKI, BISHOP OF THE EPARCHY CATHOLIC CHURCH OF PASSAIC, NEW JERSEY AND HIS SUCCESSORS IN OFFICE - Appl. to rezone from R-1 and R-2 to R-2 to permit a place of worship with a child care center. Located in the N.W. quadrant of Woodburn Rd. and Hayden La. on approx. 5.88 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 59-1 ((1)) 21; 59-1 ((7)) 1 and 2. (Concurrent with SEA 85-P-093.) **PROVIDENCE DISTRICT.**

SEA 85-P-093 - THE MOST REVEREND ANDREW PATAKI, BISHOP OF THE EPARCHY CATHOLIC CHURCH OF PASSAIC, NEW JERSEY AND HIS SUCCESSORS IN OFFICE - Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-P-093 previously approved for a church and child care center with a total enrollment of 140 students to permit construction of a new place of worship and child care center with an increase in seats, an increase in land area, and associated changes in site design and development conditions with no change in enrollment in the child care center. Located at 3410, 3420, and 3424 Woodburn Rd. on approx. 5.88 ac. of land zoned R-2. Tax Map 59-1 ((1)) 21; 59-1 ((7)) 1 and 2. (Concurrent with RZ 2005-PR-023.) **PROVIDENCE DISTRICT.**

PCA 83-P-107-04/FDPA 83-P-107-03 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. - Appls. to amend the proffers and final development plan for RZ 83-P-107 previously approved for mixed-use development to permit additional retail and residential uses in lieu of approved office development with an overall Floor Area Ratio (FAR) of 0.47. Located in the N.W. quadrant of the intersection of West Ox Rd. and Monument Dr. on approx. 22.80 ac. of land zoned PDC, HC and WS. Comp. Plan Rec: Fairfax Center Area Office/Mixed Use. Tax Map 46-3 ((1)) 24A. **SPRINGFIELD DISTRICT.**

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 2, 2006**

DECISIONS ONLY:

SE 2005-MV-024 - PROSPECT DEVELOPMENT CO., INC. (P/H on 2/16/06)
RZ 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC. (P/H on 2/22/06)
FDP 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC. (P/H on 2/22/06)

DEFERRALS:

PCA 78-C-098-02 - GREGOR, LLC (Hunter Mill District) – P/H to 3/29/06
RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN – P/H to 5/11/06

FEATURES SHOWN:

FS-D06-2 - New Cingular Wireless, VDOT Right of Way 1-495 & Georgetown Pike (Deadline 4/9/06)
FS-S06-1 - Omnipoint Communications, 4035 Ridge Top Road (Deadline 4/6/06)
FS-S06-3 - T-Mobile Northeast LLC, 6509 Sydenstricker Road (Deadline 4/12/06)

SEA 95-M-077 - WINDOWS CATERING COMPANY

RZ 2005-PR-023 - THE MOST REVEREND ANDREW PATAKI, BISHOP OF THE EPARCHY
CATHOLIC CHURCH OF PASSAIC, NEW JERSEY AND HIS SUCCESSORS IN OFFICE
SEA 85-P-093 - THE MOST REVEREND ANDREW PATAKI, BISHOP OF THE EPARCHY
CATHOLIC CHURCH OF PASSAIC, NEW JERSEY AND HIS SUCCESSORS IN OFFICE

- | | |
|---|--|
| 1. Deacon Elmer Pekarik 5806 Pamela Drive Centreville, VA 20120- | 6. Anne Pastorkovich, Esq. 2909 Nutley Street Fairfax, VA 22031-1317 |
| 2. 1414Daria Parrell 3104 Savoy Drive Fairfax, VA 22031 | 7. Monica Koshuta 2620 Paddock Gate Court Oak Hill, VA 20171 |
| 3. Chris Terpak-Malm 5145 Pleasant Forest Drive Centreville, VA 20120 | 8. Reverend John Basarab Epiphany of Our Lord Byzantine Catholic Church 3410 Woodburn Road Annandale, VA 22003 |
| 4. Gregory Kowalski 6713 Fern Lane Annandale, Virginia 22003 | 9. Barbara Mosgrave 8308 Tobin Road Annandale, VA 22003 |
| 5. Wayne Lee 10010 Murnane Street Vienna, VA 22181 | 10. Frank Kotula 13213 Coralberry Drive Fairfax, VA 22033 |

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 9, 2006**

Posted: 11/15/05
Revised: 3/10/06

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

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

COMMITTEES AND PUBLIC MEETINGS

Transportation Committee will meet on 3/16/06 at 7:30 pm in the Board Conference Room.

Housing and Redevelopment Committee will meet on 3/15/06 at 7:30 pm in the Board Conference Room.

Public information session on Zoning Ordinance Amendment re: minimum yard requirements will be held on 3/20/06 in Conference Rooms 4 & 5.

ADMINISTRATIVE ITEM

| <u>Item</u> | <u>PC Action</u> |
|------------------------------------|--|
| 2006 Zoning Ordinance Work Program | Recommend approval with modifications |

FEATURES SHOWN

| <u>Application</u> | <u>Applicant</u> | <u>PC Action</u> |
|--|------------------|------------------|
| FS-MV-06-6 – Fairfax County OPA, Highway Advisory Radio System | | Concur |
| FSA-M00-106-2 – Nextel, 5881 Leesburg Pike | | Concur |

DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|------------------|--------------|--------------------|
| RZ 2004-SU-029 (SULLY) | NVP, Inc. | T. Swagler | Recommend approval |

PUBLIC WORKSHOP

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> |
|--------------------------------------|------------------|--------------|
| Capital Improvement Program Workshop | | D. Marshall |

ITEMS WITH INTENT TO DEFER

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------------|---|--------------|--|
| RZ 2005-SP-033 (SPRINGFIELD) | Centerpointe Church at Fair Oaks (Legato Road) | T. Strunk | P/H to indefinitely |
| SE 2003-SP-035 (SPRINGFIELD) | Ronald A. and Leta G. Deangelis; George Hinnant, Trustee | T. Swagler | P/H to 4/20/06 <i>(Moved from 2/1/06)</i> |

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

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MARCH 8, 2006.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 9, 2006**

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

ITEM SCHEDULED FOR DECISION ONLY

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

ITEM SCHEDULED FOR PUBLIC HEARING

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP – A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Year 2007-2011 (with future Fiscal Years to 2016), with briefings from various County agencies.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 9, 2006

Posted: 3/9/06
Finalized: 3/10/06

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

DECISION ONLY:

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

FEATURES SHOWN:

FS-MV-06-6 – Fairfax County Office of Public Affairs, Highway Advisory Radio System

FSA-M00-106-2 – Nextel, 5881 Leesburg Pike

ADMINISTRATIVE ITEM:

2006 Zoning Ordinance Work Program

NO PUBLIC HEARINGS

WORKSHOP ON CAPITAL IMPROVEMENT PROGRAM FY 2007 – 2011 WORKSHOP

I. Introductory Remarks

Robert Stalzer, Deputy County Executive and
David Marshall, Assistant Director, Planning Division, Department of Planning and Zoning

II. Agency Briefings

1. Fairfax County Fire and Rescue Department
David Rohr, Assistant Chief, Administrative Services
2. Fairfax County Police Department
Major Larry Moser, Commander Technical Services Bureau
3. Fairfax County Department of Public Works and Environmental Services
Shahram Mohsenin, Director, Wastewater Planning and Monitoring
4. Fairfax County Health Department
Mary Sue Kitchen, Director, Laboratory
5. Fairfax County Department of Community and Recreation Services
Christopher Leonard, Deputy Director
6. Fairfax County Public Schools
Gary Chevalier, Director, Office of Facilities Planning
7. Fairfax-Falls Church Community Services Board
Pam Gannon, Director, Facility Planning and Site Development
Alan Wooten, Director, Mental Retardation Services
8. Fairfax County Park Authority
Lynn Tadlock, Director, Planning and Development Division

9. Fairfax County Public Library
Jane Goodwin, Deputy Director, Fairfax County Public Library
10. Fairfax County Department of Family Services
Katherine A. Froyd, Director, Children, Youth and Family Division
11. Fairfax County Department of Transportation
Michael R. Lake, Senior Transportation Planner, Coordination and Funding Section
12. Office of the Sheriff
Lt. Col. David Lubas, Chief Deputy, Judicial and Administration
13. Fairfax County Department of Public Works and Environmental Services.
Randy Bartlett, Director, Stormwater Management Division
14. Fairfax County Department of Vehicle Services
James D. Gorby, Director
15. Fairfax County Department of Housing and Community Development
John Payne, A.I.A., Director, Design Development and Construction Division
16. Fairfax County Department of Public Works and Environmental Services
Joyce Doughty, Director, Solid Waste Disposal & Resource Recovery

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 15, 2006

Posted: 11/15/05
Revised: 3/16/06

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

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

MEETINGS

Transportation Committee will meet on Thursday, March 16, 2006 at 7:30 pm in the Board Conference Room

Public Information Session on Zoning Ordinance amendments regarding minimum yard requirements will be held on Monday, March 20, 2006 in Conference Rooms 4/5 at the Government Center.

DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|--------------|--|
| RZ 2003-PR-022, FDP 2003-PR-022 & SEA 82-P-032-5 (PROVIDENCE) | Pulte Home Corporation (Fairlee) | C. Lewis | Recommend Approval Approved Recommend Approval |
| SE 2005-MA-022 (MASON) | 5213 Yuma Court LLC (For fill in the floodplain) | C. Lee | Recommend Denial |

PUBLIC HEARINGS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|--------------|--------------------------------|
| RZ 2005-MA-030 & FDP 2005-MA-030 (MASON) | Concordia Mason LLC (Lacy Boulevard & Opah Street) | J. Moss | Recommend Approval Approved |
| 2232-D05-20 (DRANESVILLE) | Verizon Wireless (2027 Pimmit Dr. – S. Hamptons) | D. Jillson | Defer D/O to 4/19/06 |
| SEA 2004-MA-022 (MASON) | Amerada Hess Corporation | C. Lee | Recommend Approval |
| S05-IV-LP4 (MOUNT VERNON) | Lorton South Health Plex | M. Vandam | Recommend Approval |

DEFERRALS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|--------------|---|
| SE 2003-SP-035 (SPRINGFIELD) | Ronald A. and Leta G. Deangelis; George Hinnant, Trustee | T. Swagler | P/H to 4/20/06 (Moved from 2/1/06) |
| PCA 1998-DR-049-3 & FDPA 1998-DR-049-3 (DRANESVILLE) | William A & Suzanne S. Moran | A. Hushour | Intend to defer P/H to 3/23/06 (Moved from 4/27/06) |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 15, 2006

Posted: 2/22/06
Revised: 3/9/06

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

- 7:30 p.m.** The Redevelopment and Housing Committee will meet in the Board Conference Room to continue discussions on recommendations from the Housing Preservation Task Force and the High-Rise Affordable Panel.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

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

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

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

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-D05-20 - VERIZON WIRELESS - Appl. to construct a telecommunications facility at 1927 Pimmit Dr., Falls Church. The proposed facility will include a 108-ft. tall monopole designed to resemble a tree, with panel antennas and a fenced compound for an equipment shelter. Tax Map 40-1 ((13)) A; 40-1 ((15)) B. Area II. Copies of the application with a description of the proposal may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055

Government Center Parkway, Fairfax. **DRANESVILLE DISTRICT.**

RZ 2005-MA-030/FDP 2005-MA-030 - CONCORDIA MASON LLC - Appls. to rezone from R-3 to PDH-8 to permit residential development at a density of 5.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the N.E. and S.E. quadrants of the intersection of Opah St. and Lacy Blvd. on approx. 3.73 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 61-4 ((1)) 93 and 93A; 61-4 ((18)) 11, 12, and 13, and portions of Opah Street public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Opah Street to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) **MASON DISTRICT.**

SEA 2004-MA-022 - AMERADA HESS CORPORATION - Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to amend SE 2004-MA-022 previously approved to permit a quick service food store and service station in a Highway Corridor Overlay District to permit an increase in land area and waivers and modifications in the Commercial Revitalization District. Located at 7100 Little River Tnpk. on approx. 35,719 sq. ft. of land zoned C-6, CRD, HC, and SC. Tax Map 71-1 ((1)) 109 and portions Little River Tnpk. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Little River Tnpk. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) **MASON DISTRICT.**

S05-IV-LP4 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 18 ac. generally located in the southwest quadrant of the area bounded by Lorton Rd., I-95 and Sanger St. (Tax Map 107-4 ((1)) 74, 75A, 77, 78, 79, 80, 81, 82) in the Lower Potomac Planning District. The area is planned for mixed-use at 0.5 FAR, public facilities, and private open space. The Amendment will consider medical office use for use as a Healthplex. 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, two weeks prior to the public hearing. **MOUNT VERNON DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 15, 2006

Posted: 3/15/06
Finalized: 3/16/06

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

DECISIONS ONLY:

SE 2005-MA-022 - YUMA COURT LLC C/O LAWRENCE E. IRELAND (P/H on 2/22/06)

RZ 2003-PR-022 - PULTE HOME CORPORATION (Metro West/Fairlee) (P/H on 2/08/06)

FDP 2003-PR-022 - PULTE HOME CORPORATION " " "

SEA 82-P-032-05 - PULTE HOME CORPORATION " " "

DEFERRAL:

SE 2003-SP-035 - ROBERT N. DEANGELIS; RONALD A. & LETA G. DEANGELIS; GEORGE HINNANT, TRUSTEE - P/H to 4/20/06

S05-IV-LP4 - OUT-OF-TURN PLAN AMENDMENT (Lorton Healthplex) (Mount Vernon District)

- | | |
|--|---|
| 1. Neal McBride 8105 Winter Blue Court Springfield, VA 22153 | 2. Sarah Hall, Esquire Blankingship & Keith, PC 4020 University Drive, Suite 300 Fairfax, VA 22030 |
|--|---|

SEA 2004-MA-022 - AMERADA HESS CORPORATION

NO SPEAKERS

RZ 2005-MA-030 - CONCORDIA MASON LLC
FDP 2005-MA-030 - CONCORDIA MASON LLC

NO SPEAKERS

2232-D05-20 - VERIZON WIRELESS

- | | |
|--|---|
| 1. Lisa Symons 1934 Anderson Road Falls Church, VA 22043 | 5. Barbara Miller, speaking on behalf of Patricia Mill 7138 Taylor Road Falls Church, VA 22043 |
| 2. Kim Bogart 7141 Taylor Road Falls Church, VA 22043 | 6. Darren Ewing, President Pimmit Hills Citizens Association (PHCA) 1800 Olney Road Falls Church, VA 22043 |
| 3. Mary Miller 7138 Taylor Road Falls Church, VA 22043 | 7. Pablo Flores 7200 Taylor Road Falls Church, VA 22043 |
| 4. Susan Miller 7138 Taylor Road Falls Church, VA 22043 | |

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

*Posted: 10/18/05
Revised: 3/17/06*

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

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

FEATURES SHOWN

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|--|---------------------|-------------------------|
| FS-S06-10 | Fairfax County Park Authority, 7550 Reservation Drive | | Concur |
| FSA-M00-32-2 | Nextel Communications of the Mid-Atlantic, Inc. 3100 S. Manchester Street | | Concur |
| FS-Y06-5 | Fairfax Water (formerly Fairfax County Water Authority) Centreville Road | | Concur |

DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|---------------------|----------------------------------|
| PCA 83-P-107-4 & FDPA 83-P-107-3 (SPRINGFIELD) | Lincoln Property Company Southwest, Inc. | A. Shriber | Recommended Approval Approved |

PUBLIC HEARINGS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|------------------------------------|-------------------------|---------------------|-------------------------|
| CIP Public Hearing (COUNTYWIDE) | Various County Agencies | D. Marshall | Defer D/O to 3/29/06 |

DEFERRALS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Scheduling Notes</u> |
|--|------------------------------|------------------------|--|
| RZ 2005-DR-009 & FDP 2005-DR-009 (DRANESVILLE) | Winchester Homes | C. Lewis | P/H to 4/19/06 (Moved from 1/19/06) |
| S03-III-DS1 (SULLY) | Dulles Discovery | C. Fuhrman- Schultz | P/H to 4/20/06 (Moved from 2/16/06) |
| PCA 1998-DR-049-3 & FDPA 1998-DR-049-3 (DRANESVILLE) | William A & Suzanne S. Moran | A. Hushour | P/H to 3/23/06 (Moved from 4/27/06) |

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

*Posted: 2/22/06
Revised: 3/3/06*

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

- 7:30 p.m.** The Transportation Committee will meet in the Board Conference Room to continue discussions on the proposed update to the Transportation Policy Plan.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

PCA 83-P-107-04/FDPA 83-P-107-03 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. - Appls. to amend the proffers and final development plan for RZ 83-P-107 previously approved for mixed-use development to permit additional retail and residential uses in lieu of approved office development with an overall Floor Area Ratio (FAR) of 0.47. Located in the N.W. quadrant of the intersection of West Ox Rd. and Monument Dr. on approx. 22.80 ac. of land zoned PDC, HC and WS. Comp. Plan Rec: Fairfax Center Area Office/Mixed Use. Tax Map 46-3 ((1)) 24A. **SPRINGFIELD DISTRICT.** P/H held on 3/2/06

ITEMS SCHEDULED FOR PUBLIC HEARING

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP) – A public hearing will be held on the Fairfax County Advertised Capital improvement Program (CIP), Fiscal Years 2007-2011 (with Future Fiscal Years to 2016.) Copies of the Advertised CIP may be obtained after 12:00 noon on Monday, February 27, 2006, from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by accessing the County's Web Site at www.fairfaxcounty.gov/dmb.

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

Posted: 3/16/06
Revised: 3/17/06

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

DECISIONS ONLY:

PCA 83-P-107-04 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. (Springfield) (P/H on 3/2/06)
FDPA 83-P-107-03 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. " "

DEFERRALS:

PCA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN – P/H to 3/23/06
FDPA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN – P/H to 3/23/06

RZ/FDP 2005-DR-009 - WINCHESTER HOMES INC. – P/H to 4/19/06

S03-III-DS1 - OUT-OF-TURN PLAN AMENDMENT (Dulles Discovery) (Sully District) – P/H to 4/20/06

FEATURES SHOWN:

FS-S06-10 - Fairfax County Park Authority, 7550 Reservation Drive
FSA-M00-32-2 - Nextel Communications of the Mid-Atlantic, Inc., 3100 S. Manchester Street
FS-Y06-5 – Fairfax Water (formerly Fairfax County Water Authority), Centreville Road

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

1. Gerald Poje
2530 Rambling Court
Vienna, VA 22181

2. Craig Meiser
7216 Valleycrest Boulevard
Annandale, VA 22003

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 23, 2006**

*Posted: 11/15/06
Revised: 3/24/06*

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

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

PUBLIC HEARINGS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|---------------------|--------------------------------|
| ZO Amendment (COUNTYWIDE) | Modifications to fence and yard requirements | D. Pesto | P/H held; defer D/O to 4/20/06 |
| SE 2005-PR-009 (PROVIDENCE) | Sunrise Assisted Living Partnership (10322/10300 Blake Lane) | P. Braham | P/H held; defer D/O to 5/3/06 |
| RZ 2005-MV-001 FDP 2005-MV-001 (MOUNT VERNON) | Brookfield Ridge Road, LLC (Rehearing) | K. Crookshanks | P/H held; defer D/O to 4/27/06 |
| PCA C-696-5 (HUNTER MILL) | DSV Dulles Fox Mill LP | J. Moss | Recommend approval |
| PCA 1998-DR-049-3 & FDPA 1998-DR-049-3 (DRANESVILLE) | William A & Suzanne S. Moran | A. Hushour | Recommend approval Approved |

DEFERRAL

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Schedule Notes</u> |
|-------------------------------|---|---------------------|------------------------------|
| 2232-V05-22 (MOUNT VERNON) | T-Mobile (Replace pole @Mt. Vernon HS) | D. Jillson | Defer P/H to 5/3/06 |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, March 23, 2006

Posted: 3/7/06
Revised: 3/23/06

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

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MARCH 22, 2006.

7:00 p.m. The Capital Improvement Program Committee will meet in the Board Conference Room to discuss the Fiscal Years 2007-2011 proposals.

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (Modifications to Fence and Yard Requirements)
- To amend to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) To allow the Board of Supervisors in conjunction with rezoning or special exception approval for another use and the Board of Zoning Appeals (BZA) in conjunction with special permit approval for another use to modify the minimum yard requirements for certain existing structures and uses provided that the existing structure or use complied with the applicable yard requirements in effect when the use was established and that the yards have not been reduced to less than the required yards except by condemnation or acquisition for public purposes. (2) To allow the BZA to decrease the 10-foot yard requirement between off-street parking spaces and the front lot line and/or the 10-foot wide peripheral parking lot screening requirement in conjunction with special permit approval. (3) To allow the Board of Supervisors in conjunction with rezoning or special exception approval for another use and the BZA in conjunction with special permit approval for another use to increase the fence, wall, gate and/or gate post height and/or modify the location requirements provided that it can be demonstrated that the fence, wall, gate and/or gate post is in character with the existing development on the site, is harmonious with the surrounding development and will not adversely impact the use and/or enjoyment of any nearby property. (4) To clarify that accessory structure height is measured from the highest point of the structure to the lowest point of grade adjacent to the structure. (5) Pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), to establish an application fee of \$295 for special permits and special exceptions for modification of minimum yard requirements for certain existing structures. 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.**

PCA-C-696-05 - DSV DULLES FOX MILL LP - Appl. to amend the proffers for RZ-C-696 previously approved for mixed use development to permit a modification of approved proffers relating to road improvements. Located S. and E. of Sunrise Valley Dr. and S. of the Dulles Airport Access Rd. on approx. 51.06 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use at .5 - 1.0 FAR. Tax Map 15-4 ((5)) 2A, 2B, 3, 4, 5, 8A; 16-1 ((25)) 1. **HUNTER MILL DISTRICT.**

RZ 2005-MV-001/FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located S. of Ridge Creek Way, S.E. of its intersection with Shepherd Ridge Ct. on approx. 11.04 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4 ((1)) 56, 57A, and 69. **MOUNT VERNON DISTRICT.**

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC - Appl. to construct a telecommunications facility at Mount Vernon High School, located at 8515 Old Mount Vernon Rd., Mount Vernon. The proposed facility will include a 69-ft. tall monopole with flush-mounted panel antennas to replace an existing 55-ft. tall ballfield light pole and a fenced compound for equipment cabinets. Tax Map 101-4 ((10)) (1) 16. Area IV. Copies of the application with a description of the proposal may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **MOUNT VERNON DISTRICT.**

SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP - Appl. under Sect. 3-204 of the Zoning Ordinance to permit an independent living facility with 123 units at a density of 16.54 du/ac. Located at 10300 and 10322 Blake La. on approx. 7.44 ac. of land zoned R-2. Tax Map 47-2 ((1)) 66, 67A, and 70A. **PROVIDENCE DISTRICT.**

PCA 1998-DR-049-03/FDPA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN - Appls. to amend the proffers and final development plan for RZ 1998-DR-049 previously approved for residential development to permit the consolidation of lots 8A and 9A resulting in an overall density of 5.92 dwelling units per acre (du/ac). Located on the S. side of Addington Dr. and W. of Evans Farm Rd. on approx. 15,648 sq. ft. of land zoned PDH-5. Comp. Plan Rec: 3-4 and 5-8 du/ac. Tax Map 30-1 ((30)) 8A and 9A. **DRANESVILLE DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, March 23, 2006

Posted: 3/23/06
Finalized: 3/24/06

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

DEFERRAL:

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC
(Mount Vernon High School) - P/H to 5/03/06

PCA-C-696-05 - DSV DULLES FOX MILL LP (Hunter Mill District)

NO SPEAKERS

PCA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN
FDPA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (MODIFICATIONS TO FENCE & YARD
REQUIREMENTS) (Hart)

- | | |
|--|---|
| 1. Wallace Sansone Franklin Area Citizens Association 1962 Virginia Avenue McLean, VA 22101 | 3. Albert Riveros 6443 Arlington Boulevard Falls Church, VA 22042 |
| 2. Raymond Leone 2045 Rockingham Street McLean, VA 22101 | 4. Nicole Corrieri 7963 Arden Court Dunn Loring, VA 22027 |

SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP

- | | |
|--|---|
| 1. Merle Russ 3079 McKinnon Way Oakton, VA 22124 | 6. Mihail Balasa 10226 Blake Lane Oakton, VA 22124 |
| 2. Frank Noone, President Barden Oaks Homeowners Association 3044 Barden Oaks Court Oakton, VA 22124 | 7. Ann Dominick 10209 Oakton Station Court Oakton, VA 22124 |
| 3. Joyce Lentini 3027 Barden Oaks Court Oakton, VA 22124 | 8. Rafael Garces 10201 Oakton Drive Oakton, VA 22124 |
| 4. Diane Heinz, Board member Oakton Commons Homeowners Association 2992 Paddock Wood Court Oakton, VA 22124 | 9. John Barba 10221 Oakton Drive Oakton, VA 22124 |
| 5. Lawrence Vogel, President Oak Manor Homeowners Association 10355 Fitzpatrick Lane Oakton, VA 22124 | 10. Michael Tine 3007 Barden Oaks Court Oakton, VA 22124 |
| | 11. William Ohlhausen 3085 McKinnon Way Oakton, VA 22124 |

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, March 23, 2006

SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP (Continued)

12. Rock Reiser
Community Working Group
3025 Barden Oaks Court
Oakton, VA 22124

13. Jeannette Miller
10210 Oakton Station Court
Oakton, VA 22124

14. Deborah Jones
3044 Barden Oaks Court
Oakton, VA 22124

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC
FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC

1. Diana Taylor
Known Heirs of Archibald & Patience Hall
4842 Cherokee Avenue
Alexandria, VA 22312

2. Randy Becker
7513 Candytuft Court
Springfield, VA 22153

3. Vanessa Genatempo
7566 Vogels Way
Springfield, VA 22153

4. Gayle Lennon
7575 Vogels Way
Springfield, VA 22153

5. Maryann Conley
8103 Backlash Court
Springfield, VA 22153

6. Sarah Nell Crane
7586 Vogels Way
Springfield, VA 22153

7. Renate Stewart
7581 Vogels Way
Springfield, VA 22153

8. Teresa Champion, President
Middle Valley Civic Association
8100 Backlash Court
Springfield, VA 22153

9. Richard Bradley
7585 Vogels Way
Springfield, VA 22153

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 29, 2006

Posted: 11/15/05
Revised: 3/30/06

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

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

ADMINISTRATIVE

| <u>Item</u> | <u>PC Action</u> |
|--|-------------------------|
| Architectural Plans for PCA 86-C-029-10, PCA 88-C-066-5, and PCA 1996-HM-044-3 | Approved |

FEATURES SHOWN

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|-------------------------|---------------------|-------------------------|
| FS-H06-7 - T-Mobile Northeast, LLC, 2070 Chain Bridge Road | | | Concur |
| FS-B05-41 - City of Fairfax Department of Public Works, 10515 School Street | | | Concur |
| FS-B06-8 - T-Mobile Northeast, LLC, 6035 Burke Centre Parkway | | | Concur |
| FS-P05-26 - Arlington County of Emergency Management, 6400 Arlington Boulevard | | | Concur |

DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|----------------------------|-----------------------------|---------------------|-------------------------|
| CIP Markup (COUNTYWIDE) | Capital Improvement Program | D. Marshall | Approved |

PUBLIC HEARINGS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|--|------------------------|--------------------------------|
| S05-IV-LP2 OTPA (MOUNT VERNON) | Laurel Hill Reformatory/Penitentiary Site Lower Potomac Planning District | C. Fuhrman- Schultz | Defer D/O to 4/20/06 |
| FDPA C-108-3 (PROVIDENCE) | Arlington County Office of Emergency Management | C. Lee | Approved |
| FDPA 78-P-130-8 (PROVIDENCE) | 3120 Fairview LLC | J.D. Moss | Defer D/O to 4/19/06 |
| SE 2005-MA-034 (MASON) | Daniel Nannucci | J. Papp | Defer D/O to 4/19/06 |
| PCA 78-C-098-02 & FDPA 78-C-098-03 (HUNTER MILL) | Gregor, LLC | C. Lewis | Recommend Approval Approved |

DEFERRALS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Schedule Notes</u> |
|---------------------------------|---|---------------------|------------------------------|
| RZ 2005-SP-033 (SPRINGFIELD) | Centerpointe Church at Fair Oaks (Legato Road) | T. Strunk | P/H to indefinitely |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 29, 2006**

Posted: 3/13/06
Revised: 3/13/06

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

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

ITEM SCHEDULED FOR DECISION ONLY

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP – For Fiscal Years 2007-2011 (with Future Fiscal Years to 2016).

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 78-C-098-02/FDPA 78-C-098-03 - GREGOR, LLC - Appls. to amend the proffers and final development plan for RZ 78-C-098 and FDP 78-C-098 previously approved for office and conference center uses to permit hotel use and residential development at a density of 11.56 dwelling units per acre (du/ac) with an overall Floor Area Ratio (FAR) of 0.65. Located W. of Old Reston Ave., approx. 300 ft. N. of its intersection with Sunset Hills Rd. on approx. 5.19 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((1)) 1. **HUNTER MILL DISTRICT.**

SE 2005-MA-034 - DANIEL E. NANNUCCI - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a car wash (auto detailing.) Located at 6511 Braddock Rd. on approx. 1.31 ac. of land zoned C-6 and HC. Tax Map 72-1 ((1)) 14A. **MASON DISTRICT.**

S05-IV-LP2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns LP1-Laurel Hill Community Planning Sector which contains approx. 3,200 acres and is generally located west of Shirley Highway and north of the Occoquan River. The area is planned for residential use at 1-2 du/ac, 2-3 du/ac, 4-5 du/ac, adaptive reuse of the reformatory/penitentiary area and the Occoquan Workhouse area, graduated care facility for the elderly, public facilities, industrial uses, and parks. The Amendment will consider incorporating recommendations from the Laurel Hill Adaptive Reuse Citizens Advisory Committee dated November 2004, which include the concept for the Reformatory and Penitentiary area be adaptively reused and redevelopment with a mix of educational, professional office, retail and residential uses, including magnet housing. The Plan Amendment also reflects changes that have occurred since the acquisition of the prison property in 2002. 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, Herry Building, 12055 Government Center Parkway, Fairfax, VA or by visiting the Web at <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>, two weeks prior to the public hearing. **MOUNT VERNON DISTRICT.**

FDPA 78-P-130-08 - 3120 FAIRVIEW LLC - Appl. to amend the final development plan for RZ 78-P-130 previously approved for commercial development to permit site modifications. Located on the W. side of Fairview Park Dr., approx. 1700 ft. S. of Arlington Blvd., and E. of the

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 29, 2006**

Page 2

Capital Beltway on approx. 6.26 ac. of land zoned PDC. Tax Map 49-4 ((1)) 72.
PROVIDENCE DISTRICT.

FDPA-C-108-03 - ARLINGTON COUNTY OFFICE OF EMERGENCY MANAGEMENT
- Appl. to amend the final development plan for RZ C-108 previously approved for mixed-use development to permit the installation of additional antennas on an existing telecommunications facility. Located on the N. side of Arlington Blvd. and S. of South St. on approx. 2.40 ac. of land zoned PDC, HC, and SC. Tax Map 51-3 ((1)) 1B. **PROVIDENCE DISTRICT.**

RZ 2005-SP-033 - CENTERPOINTE CHURCH AT FAIR OAKS FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD - Appl. to rezone from R-1, C-3, and HC to C-3 and HC to a place of worship with an overall Floor Area Ratio (FAR) of 0.5. Located at the SW quadrant of the intersection of Legato Rd. and Legato Rd. on approx. 4.13 ac. of land. Comp. Plan Rec: Fairfax Center Area, option for church at 0.5 overlay level. Tax Map 46-3 ((1)) 45 – 50 and a portion of the prescriptive right-of-way for Legato Rd. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of a portion of the prescriptive right-of-way for Legato Rd. to proceed under Section 33.1-151 of the *Code of Virginia*.) **SPRINGFIELD DISTRICT.**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MARCH 30, 2006.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, March 29, 2006

Posted: 3/29/06
Updated: 3/30/06

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

DECISION ONLY:

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP (P/H on 3/16/06)

DEFERRAL:

RZ 2005-SP-033 - CENTERPOINTE CHURCH AT FAIR OAKS FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD - P/H to an indefinite date

ADMINISTRATIVE ITEM:

Approval of Architectural Plans for PCA 86-C-029-10, PCA 88-C-066-5, and PCA 1996-HM-044-3

FEATURES SHOWN:

FS-H06-7 - T-Mobile Northeast, LLC, 2070 Chain Bridge Road (Deadline 5/11/06)

FS-B05-41 - City of Fairfax Department of Public Works, 10515 School Street (Deadline 4/27/06)

FS-B06-8 - T-Mobile Northeast, LLC, 6035 Burke Centre Parkway (Deadline 5/11/06)

FS-P05-26 - Arlington County of Emergency Management, 6400 Arlington Boulevard (Deadline 4/1/06)

S05-IV-LP2 - OUT-OF-TURN PLAN AMENDMENT (Laurel Hill)

- | | |
|--|--|
| 1. Tim Sargent, Chairman Laurel Hill Project Advisory Citizens Oversight Committee 8803 Cross Chase Circle Fairfax Station, VA 22039 | 2. Neal McBride 8105 Winter Blue Court Springfield, VA 22153 |
| | 3. Bill Lynch 5909 River Drive Lorton, VA 22079 |

FDPA 78-P-130-8 - 3120 FAIRVIEW, LLC

NO SPEAKERS

PCA 78-C-098-2 - GREGOR, LLC (Hunter Mill District)
FDPA 78-C-098-3 - GREGOR, LLC (Hunter Mill District)

NO SPEAKERS

SE 2005-MA-034 - DANIEL E. NANNUCCI (Alcorn)

- | | |
|--|---|
| 1. Faye Moran 4751 Irvin Square Alexandria, VA 22312 | 2. Roger Wilson, Board of Directors Braddock Place Townhouses 4759 Irvin Square Alexandria, VA 22312 |
|--|---|

FDPA-C-108-3 - ARLINGTON COUNTY OFFICE OF EMERGENCY MANAGEMENT (Providence)

NO SPEAKERS