

# March 2012

Click on the desired [View Agenda](#) or [Speakers List](#) for detailed information. The Speakers List is available at 3:30 p.m. on the day of the meeting.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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4	5	6	7 No PC Meeting	8 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	9	10
11	12	13	14 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	15 No PC Meeting	16	17 St. Patrick's Day 
18	19	20	21 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	22 No PC Meeting	23	24
25	26	27	28 No PC Meeting	29 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	30	31

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:  
12000 Government Center Parkway, Fairfax, VA 22035  
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, March 1, 2012**

*Posted: 1/26/12  
Revised: 3/2/12*

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Z.O. Amendment (Hart)	Public Entertainment	J. Reale	<b>RECOMMEND BOS DEFER P/H FOR FURTHER STAFF STUDY</b>

**WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FY 2013-2017**

**List of CIP Presenters for March 1, 2012 Workshop**

Fairfax County Public Schools  
Dean Tistadt, Chief Operating Officer, Facilities and Transportation Services

Fairfax County Department of Public Works & Environmental Services  
Paul Shirey, Chief, Stormwater Management and Contracting Branch

Fairfax County Department of Transportation  
Todd Wigglesworth, Acting Chief, Coordination and Funding Division

Fairfax County Fire and Rescue Department  
John Burke, Deputy Chief

Fairfax County Public Library  
Edwin S. Clay III, Director

Fairfax County Police Department  
Brenda Akre, Director of Records & Facilities

Fairfax County Community Services Board  
Jeannie Cummins Eisenhour, Investment and Development Manager

Fairfax County Park Authority  
David Bowden, Director of Planning and Development

Fairfax County Department of Public Works & Environmental Services  
Jeffrey Kent, Chief, Financial Monitoring

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, FEBRUARY 29, 2012**

**TYSONS CORNER COMMITTEE MEETING HAS BEEN CANCELLED**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, FEBRUARY 29, 2012**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MARCH 1, 2012**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEM SCHEDULED FOR DECISION ONLY**

**ZONING ORDINANCE AMENDMENT – PUBLIC ENTERTAINMENT** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Revise the eating establishment definition to clarify that entertainment provided for the enjoyment of the patrons that is deemed by the Zoning Administrator to be clearly accessory and incidental to the principal dining function may be permitted. However, in no event shall the combination of dancing and billiard/pool tables be allowed, and if individually provided the space made available for dancing shall not exceed the lesser of 150 square feet or 1/8 of the floor area available for dining; or one billiard/pool table may be permitted in a dining area containing up to 4000 square feet and no more than 2 billiard/pool tables for a dining area containing 4000 square feet or greater. (2) Require the submission of a dimensioned floor plan showing the number and location of seats, tables and counter/bar areas; the types and locations of accessory entertainment uses; and the location of kitchen, employee and other public areas prior to the issuance of a Non-Residential Use Permit for an eating establishment. (3) Add a new public entertainment establishment use which is defined as an establishment which is open to the general public wherein the primary occupation is to provide entertainment to adult customers to include such activities as dancing, billiard/pool, karaoke, hookah, and other similar entertainment activities. (4) Allow public entertainment establishments in the C-6, C-7, C-8, and C-9 Districts only by special exception approval by the Board of Supervisors (Board), and in the PDC, PRC, PRM, and PTC Districts when depicted on an approved development plan or by special exception approval by the Board of Supervisors. (5) Add new Sect. 9-534, which authorizes the Board to approve a special exception to allow a public entertainment establishment in the C-6, C-7, C-8, C-9, PDC, PRC, PRM, and PTC Districts, provided the Board determines that such an establishment is compatible with and does not adversely impact adjacent properties and the neighboring community. In order to mitigate adverse impacts, the Board may impose conditions and restrictions deemed necessary that include but are not limited to restrictions on hours of

operation, site development or design standards, transitional screening and landscaping, amount and location of parking, signage, outdoor lighting, amount and type of outdoor activity, and building construction to ensure noise attenuation. In addition, Sect. 9-534 requires that a floor plan with dimensions be submitted with the special exception application showing the type and location of the entertainment activity; the number and location of seats, tables counter/bar areas; and the location of kitchen, employee and other public areas. (6) Add a new banquet/reception hall use which is defined as any establishment operated for profit wherein the facilities are leased on a temporary basis for private wedding receptions, meetings, banquets, and other similar events. Such establishments shall not be open to the general public and may include food preparation facilities and areas for dancing, dining and other activities customarily found in association with banquet or reception events. (7) Allow banquet/reception halls in the C-6 District only by special exception approval by the Board, by right in the C-7, C-8 and C-9 Districts, and in the PDC, PRC, PRM, and PTC Districts when depicted on an approved development plan or by special exception approval by the Board of Supervisors. (8) Add a new hookah establishment definition which is defined as “a business consisting of on-premise smoking of tobacco or other legal substances through one or more pipes (commonly known as a hookah, waterpipe, shisha, or narghile) designed with a tube passing through an urn of water that cools the smoke as it is drawn through it.” A hookah establishment shall be deemed a public entertainment establishment. (9) Revise the theatre definition to clarify that live performances and/or the showing of motion pictures shall be provided in a building or structure in which fixed audience seating is provided and that a dinner theatre shall be deemed a public entertainment establishment. 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. 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](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. RECOMMEND BOS DEFER P/H FOR FURTHER STAFF STUDY.**

#### **ITEM SCHEDULED FOR WORKSHOP**

##### **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 Years 2013-2017 (with future Fiscal Years to 2022), with briefings from various County agencies. **COUNTYWIDE.**

Posted: 3/1/12  
Revised: 3/2/12

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

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 1, 2012**

**DECISION ONLY:**

ZONING ORDINANCE AMENDMENT – PUBLIC ENTERTAINMENT ESTABLISHMENTS  
(P/H on 2/23/12) (Commissioner Hart) – **RECOMMEND BOS DEFER P/H FOR FURTHER STAFF STUDY**

**CONSENT AGENDA ITEMS: CONCUR**

2232A-Y00-37-1 – Sprint, 3721 Stonecroft Boulevard  
FSA-P04-44-2 – Sprint, 2600 Park Tower Drive  
FSA-L99-7-1 – Sprint, 5716 S. Van Dorn Street

**FEATURES SHOWN: CONCUR**

FS-P11-40 – NextNav, 1751 Pinnacle Drive (Deadline: 4/30/12)  
FS-P11-41 – NextNav, 7926 Jones Branch Drive (Deadline: 4/30/12)

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**NO PUBLIC HEARINGS**

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**WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FY 2013 - 2017**  
**(With Future Fiscal Years to 2022)** (Staff: Martha Reed, Department of Management and Budget)

1. Fairfax County Public Schools  
– Dean Tistadt, Chief Operating Officer, Facilities and Transportation Services
2. Fairfax County Department of Public Works and Environmental Services  
– Paul Shirey, Chief, Stormwater Management and Contracting Branch
3. Fairfax County Department of Transportation  
– Todd Wigglesworth, Acting Division Chief, Coordination and Funding Division
4. Fairfax County Fire and Rescue  
– John Burke, Deputy Chief
5. Fairfax County Public Libraries  
– Edwin S. Clay III, Director
6. Fairfax County Police Department  
– Brenda Akre, Director, Records and Facilities
7. Fairfax County Community Services Board  
– Jeanette Cummins Eisenhower, Investment and Development Manager
8. Fairfax County Park Authority  
– David R. Bowden, Director, Planning and Development
9. Fairfax County Department of Public Works and Environmental Services  
– Jeffrey Kent, Chief, Financial Monitoring

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 8, 2012**

Posted: 1/26/12  
 Revised: 3/9/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
Plan Amendment (Mason)	S11-I-B1 (Peace Valley Lane)	C. Q.-Johnson	<b>D/O TO 4/18/12</b> (P/H from 2/9/12)
RZ/FDP 2011- MA-029 (Mason)	Neighborhoods VI, LLC (6651 Little River Turnpike and 4600 Willow Run Drive) (From R-2 to PDH-4 for 35 detached homes)	W. O'Donnell	<b>D/O TO 4/26/12</b> (P/H from 2/23/12)
SE 2011-MV-012 (Mount Vernon)	Redpath Development, LLC (6415-13 <sup>th</sup> street, Alexandria) (Allow fill within floodplain for single-family dwelling)	S. Williams	<b>APPROVAL REC</b> (P/H from 2/23/12)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
Capital Improvement Program (Countywide)	CIP Public Hearing	M. Reed	<b>MARKUP 3/21/12</b>
SE 2011-LE-017 (Lee)	Hybla Center, LP (7800-7844 Richmond Highway) (For Pep Boys store at Mount Vernon Crossroads Shopping Center)	N. Rogers	<b>APPROVAL REC</b>
RZ/FDP 2011-LE-022/ PCA 1998-LE-064-02/ PCA 2008-LE-015	Springfield Metro Center II, LLC/ Springfield 6601 LLC/Springfield Parcel C (West side of Springfield Center Dr., SW of Joe Alexander Transp., Center) (From C-4 to PDC for two additional office buildings; PCA 's to remove 1.03 acres from land area and modify setback requirements)	W. Mayland	<b>APPROVAL REC</b> (from 1/18/12)
2232-M11-24 (Mason)	DPWES (6271 Lincolnia Road)(For public cemetery use)	L. O'Donnell	<b>APPROVED</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
FDPA 2005-PR-041-03 (Providence)	Eskridge (E&A) LLC S. side of Route 29, just off of Gallows Rd. at intersection with Eskridge Rd.) (Add option to Parcels C & E to reallocate residential/retail allotment)	W. O'Donnell	<b>P/H to 4/18/12</b>

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**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, March 8, 2012**

Posted: 1/26/12  
Revised: 3/9/12

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

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SE 2011-HM-018 <i>(Hunter Mill)</i>	Corinthian College, Inc. d/b/a Everest College (8620 Westwood Center Drive, Vienna) <i>(To permit college for nursing degree &amp; medical admin. programs)</i>	M. Brady	<b>P/H to 2/23/12</b>
SE 2011-MA-014 <i>(Mason)</i>	City Switch, LLC, T-Mobile LLC and Norfolk Southern Railway (Temp Address: 6315 Bren Mar Drive) <i>(For 69' height wireless telecom monopole, with 4' high lightning rod)</i>	B. Krasner	<b>P/H to 5/3/12</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MARCH 7, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, MARCH 7, 2012**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MARCH 8, 2012**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions with staff regarding the proposed changes to the Green Building Policy.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

**S11-I-B1 – COMPREHENSIVE PLAN AMENDMENT (PEACE VALLEY LANE)** – 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 Amendment concerns approx. 1.89 ac. generally located on Peace Valley Ln., N. of Colmac Dr. and S. of the Vinewood townhouses in the Mason Supervisor District. The property is addressed as 3236 Peace Valley Lane, Falls Church, VA 22044 [Tax Map 61-1((1))7]. The area is planned for Residential use at 2-3 du/ac. The Amendment will consider adding an option for residential density up to 4-5 du/ac. Recommendations relating to the transportation network may also be modified.

**MASON DISTRICT. DEFER D/O TO 4/18/12**

**RZ 2011-MA-029/FDP 2011-MA-029 - NEIGHBORHOODS VI, LLC** – Appls. to rezone from R-2 and HC to PDH-4 and HC to permit residential development with an overall density of 3.98 du/ac and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Willow Run Dr. and Little River Tpk. on approx. 8.79 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 71-2 ((1)) 36; 71-2 ((10)) 17A and 71-2 ((13)) 1. **MASON DISTRICT. DEFER D/O TO 4/26/12**

**SE 2011-MV-012 - REDPATH DEVELOPMENT, LLC** – Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 6415 13th St., Alexandria, on approx. 14,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (27) 13. **MOUNT VERNON DISTRICT. APPROVAL REC**

**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 2013-2017 (with future Fiscal Years to 2022). Copies of the Advertised CIP may be obtained from the Department of Management and Budget (DMB) in the Fairfax County Government Center Building, 12000 Government Center Parkway, Fairfax, VA, or by accessing the County's website at <http://www.fairfaxcounty.gov/dmb>. **COUNTYWIDE.**

**MARKUP ON 3/21/12**

**2232-M11-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**

– Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by the Fairfax County Department of Public Works and Environmental Services to establish a county cemetery, located at 6271 Lincolnia Road, Alexandria, VA 22312. Tax Map 72-2 ((1)) 39. Area I. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, Fairfax, VA, 22035. **MASON DISTRICT. APPROVED**

**RZ/FDP 2011-LE-022 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD**

**6601 LLC** - Appls. to rezone from C-4 and I-4 to PDC to permit commercial development with an overall Floor Area Ratio (FAR) of 1.9 and approval of the conceptual and final development plans. Located on the W. side of Springfield Center Dr. and S. of the Joe Alexander Transportation Center on approx. 6.28 ac. of land. Comp. Plan Rec: Office with Support Retail. Tax Map 90-2 ((1)) 56C pt. and 58D; 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064 and PCA 2008-LE-015.) **LEE DISTRICT. APPROVAL REC**

**PCA 1998-LE-064-02/PCA 2008-LE-015 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C LLC**

- Appls. to amend the proffers for RZ 1998-LE-064 and RZ 2008-LE-015 previously approved for commercial development to permit commercial development and associated modifications to proffers and site design with interim use of commercial off-site parking as principal use with an overall Floor Area Ratio (FAR) of 1.16. Located on the W. side of Springfield Center Dr. and S.W. of the Joe Alexander Transportation Center on approx. 10.39 ac. of land zoned C-4. Comp. Plan Rec: Office Use. Tax Map 90-2 ((1)) 56C pt. and 90-4 ((1)) 11B pt. (Concurrent with RZ/FDP 2011-LE-022.) **LEE DISTRICT.**

**APPROVAL REC**

**SE 2011-LE-017 - HYBLA CENTER, LP** - Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit vehicle light service establishment and waivers and modifications in the Commercial Revitalization District (CRD). Located at 7800-7844 Richmond Highway, Alexandria, 22309, on approx. 12,112 sq. ft. of land zoned C-6, CRD, and HC. Tax Map 101-2 ((6)) 507B pt. **LEE DISTRICT. APPROVAL REC**

Posted: 3/8/12  
Revised: 3/12/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 8, 2012**

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

**DECISION ONLY:**

SE 2011-MV-012 – REDPATH DEVELOPMENT, LLC (P/H on 2/23/12) - **APPROVAL REC**

**DEFERRALS:**

S11-I-B1 – COMPREHENSIVE PLAN AMENDMENT (PEACE VALLEY LANE) (Mason District)  
(P/H on 2/9/12) – **D/O to 4/18/12**

RZ 2011- MA-029 – NEIGHBORHOODS VI, LLC (P/H on 2/23/12) – **D/O to 4/26/12**

FDP 2011- MA-029 – NEIGHBORHOODS VI, LLC (P/H on 2/23/12) – **D/O to 4/26/12**

**CONSENT AGENDA ITEMS: CONCUR**

FSA-M01-39-2 – Sprint, 5225 Backlick Road

FSA-P96-30-1 – AT&T Mobility, 3201 Jermantown Road

FSA-P99-31-1 – Sprint, 8245 Boone Boulevard

FSA-P03-26-1 – Sprint, 3300 Gallows Road

FSA-D02-24-2 – Sprint, 690 George Washington Memorial Parkway (within right-of-way)

FSA-L99-18-1 – Sprint, 6320 Augusta Drive

FSA-L04-72-1 – Sprint, 5971 Kingstowne Village Parkway

**FEATURES SHOWN: CONCUR**

FS-P12-1 – AT&T Mobility, 9451 Lee Highway (Deadline: 4/6/12)

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FY 2013-2017 FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

(With Future Fiscal Years to 2022) - **DEFER D/O to MARKUP on 3/21/12**

1. Kevin Faye, Dranesville District representative  
Fairfax County Park Authority Board  
12055 Government Center Parkway, Suite 927  
Fairfax, VA 22035

SE 2011-LE-017 - HYBLA CENTER, LP - **APPROVAL REC**

NO SPEAKERS

RZ 2011-LE-022 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD 6601, LLC -

**APPROVAL REC**

FDP 2011-LE-022 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD 6601, LLC -

**APPROVED**

PCA 2008-LE-015 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC

**- APPROVAL REC**

PCA 1998-LE-064-02 - SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C,

LLC - **APPROVAL REC**

NO SPEAKERS

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, March 8, 2012**

**Page 2**

2232-M11-24 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES -  
**APPROVED**

1. William Pike, President  
Charleston Square Homeowners Association  
6360 Meeting House Way  
Alexandria, VA 22312

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, March 14, 2012**

Posted: 1/26/12  
 Revised: 3/15/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2011-MA-013 <i>(Mason)</i>	Page Little River Turnpike, LLC <i>(6500 Little River Turnpike) (For Chevrolet vehicle sales, rental &amp; ancillary service establishment)</i>	M. Bader	<b>APPROVAL REC</b>
PCA 1996-MV-037-08 <i>(Mount Vernon)</i>	Lorton Medical LLC <i>(W. side of Lorton Station Blvd., s. side of Pohick Rd.) (For proffer modifications/construct concession buildings)</i>	W. Mayland	<b>APPROVAL REC</b>
PCA C-696-08 <i>(Dranesville)</i>	Camden Summit Partnership, L. P. <i>(2330 Dulles Station Blvd.) (To permit the conversion of commercial space to residential space)</i>	W. O'Donnell	<b>D/O TO 3/29/12</b>
PRC 77-C-076 <i>(Hunter Mill)</i>	RTC Partnership, LLC <i>(1760 Reston Parkway@intersection with Bowman Towne Dr.) (For redevelopment to a 23-story, mixed use office &amp; retail building)</i>	S. Williams	<b>D/O TO 3/29/12</b> <i>(from indef.)</i>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 99-M-026 <i>(Mason)</i>	Thomas Lapham <i>(5635 Leesburg Pike, Falls Church) (To permit vehicle sales and state inspections on cars being repaired &amp; waivers/modifications in CRD District)</i>	M. Bader	<b>P/H to 4/18/12</b> <i>(from 3/15/12)</i> <i>(from 1/18/12)</i> <i>(from 10/27/11)</i>
RZ/FDP 2011-PR-018 <i>(Providence)</i>	Christopher Land, L. L. C. <i>(N. side of Courthouse Rd., just e. of Sutton Road intersection) (From R-1 to PDH-3 for eight single-family detached homes and existing private club)</i>	W. Mayland	<b>P/H to Indef.</b> <i>(from 1/18/12)</i> <i>(from 11/10/11)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 14, 2012**

- 7:30 p.m.** The Capital Improvement Program (CIP) Committee met in the Board Conference Room of the Fairfax County Government Center to review the CIP proposal for FY 2013-2017.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PCA-C-696-08 - CAMDEN SUMMIT PARTNERSHIP, L.P.** - Appl. to amend the proffers for RZ-C-696 previously approved for mixed use development to permit an option to convert approx. 15,000 sq. ft. of commercial space to residential space and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.94 (0.99 on the overall development). Located on Dulles Station Blvd. approx. 550 ft. S. of its intersection with Sunrise Valley Dr. and 400 ft. N. of Sayward Blvd., on approx. 2.61 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 7A1. **DRANESVILLE DISTRICT. DEFER D/O TO 3/29/12**

**PRC 77-C-076 - RTC PARTNERSHIP, LLC** - Appl. to approve the PRC plan associated with DPA 77-C-076. Located at 1760 Reston Pkwy., Reston, 20190, on approx. 2.36 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((1)) 2C.  
**HUNTER MILL DISTRICT. DEFER D/O TO 3/29/12**

**SE 2011-MA-013 - PAGE LITTLE RIVER TURNPIKE, LLC** - Appl. under Sect. 4-604 of the Zoning Ordinance to permit vehicle sales, rental, and ancillary service establishment. Located at 6500 Little River Tpk., Alexandria, 22312, on approx. 5.31ac. of land zoned C-6 and HC. Tax Map 72-1 ((1)) 23A. **MASON DISTRICT. APPROVAL REC**

**PCA 1996-MV-037-08 - LORTON MEDICAL LLC** - Appl. to amend the proffers for RZ 1996-MV-037 previously approved for mixed use development to permit modifications to proffers. Located on the W. side of Lorton Station Blvd. approx. 1,000 ft. S. of Pohick Rd. and on the E. side of Fredericksburg and Potomac Railroad on approx. 3.95 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 107-2 ((19)) 300 and 310. **MOUNT VERNON DISTRICT. APPROVAL REC**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 15, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MARCH 15, 2012.**

Posted: 3/14/12  
Revised: 3/15/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MARCH 14, 2012**

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

**CONSENT AGENDA ITEMS: CONCUR**

FSA-B00-111-1 – Sprint, 5637 Guinea Road

FSA-S03-3-2 – Sprint, 4035 Ridge Top Road (Braddock Dist.)

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PCA C-696-08 – CAMDEN SUMMIT PARTNERSHIP, L. P. (Dranesville) – D/O to 3/29/12

NO SPEAKERS

PRC 77-C-076 – RTC PARTNERSHIP, LLC (Hunter Mill) – D/O to 3/29/12

1. Robert Kirk, Representing  
South County Little League  
8628 Oak Chase Circle  
Fairfax Station, VA 22039

SE 2011-MA-013 – PAGE LITTLE RIVER TURNPIKE, LLC – APPROVAL RECOMMENDED

1. Nichole Andonegui  
4700 Merritt Road  
Alexandria, VA 22312
2. Jennifer McElveen  
4610 Merritt Road  
Alexandria, VA 22312

PCA 1996-MV-037-08 – LORTON MEDICAL, LLC – APPROVAL RECOMMENDED

1. William H. Lauer  
2979 Westhurst Lane  
Oakton VA 2212
2. Daniel Brennan  
4913 16<sup>th</sup> Road  
Arlington, VA 22207

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, March 21, 2012**

Posted: 1/26/12  
Revised: 3/22/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY/MARKUP**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Capital Improvement Program (Countywide)	CIP Public Hearing Markup	M. Reed	<b>APPROVAL REC</b>
2232-L11-19 (Lee)	Fairfax County Park Authority (7400 Old Telegraph Road) (For Olander and Margaret Banks Neighborhood park)	L. O'Donnell	<b>APPROVED</b> (D/O from 1/18/12) (P/H from 12/15/11)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
ST10-IV-MV1 (Lee)	Penn Daw Special Study	K. Rybold	<b>APPROVAL REC</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 21, 2012**

- 7:00 p.m.** The Telecommunications Committee met in the Board Conference Room of the Government Center to continue discussion on proposed changes to Telecommunications Plan text.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEM SCHEDULED FOR DECISION ONLY/MARKUP**

**2232-L11-19 – FAIRFAX COUNTY PARK AUTHORITY (OLANDER AND MARGARET BANKS NEIGHBORHOOD PARK)** - Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by the Fairfax County Park Authority for the Olander and Margaret Banks Park Master Plan, located at 7400 Old Telegraph Rd, Alexandria, VA. Tax Map 91-4 ((1)) 23, 24. Area IV. **LEE DISTRICT. APPROVED**

**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 Years 2013-2017 (with future Fiscal Years to 2022), with briefings from various County agencies. **COUNTYWIDE. APPROVAL REC**

**ITEM SCHEDULED FOR PUBLIC HEARING**

**ST10-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (PENN DAW SPECIAL STUDY) –**

To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 17.23 ac. located at 6128, 6130, 6132, 6134, 6136, 6138, 6200, 6206, 6210, 6211, 6216, 6218, 6220, 6224, 6226, 6228, 6230 North Kings Highway, 2704, 2708, 2800, 2804 Poag Street, 6230, 6232, 6236 Richmond Highway, 2721 School Street, Alexandria, VA 22303, west of the intersection of Richmond Highway, and North Kings Highway, between School Street and the Kings Garden Apartments. (Tax Map 83-3 ((1)) 6, 7, 22A, 22B1; 83-3 ((4)) A, 34, and 35; 83-3 ((11)) 2, 3, 4, 5, and 6). The area is planned for retail, office, institutional, and residential uses. The Amendment will consider adding options for residential mixed-use with ground floor retail uses up to 2.0 FAR. Recommendations relating to the transportation network may also be modified. Copies of the staff report for this proposed Plan amendment may be obtained from the Department of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, as well as on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **LEE DISTRICT. APPROVAL REC**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 22, 2012**

- 7:00 p.m.** — The Tysons Corner Committee will meet in Conference Rooms 2/3 of the Fairfax county Government Center to discuss agenda topics. **CANCELLED**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MARCH 22, 2012.**

Posted: 3/21/12  
Revised: 3/22/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MARCH 21, 2012**

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

**DECISIONS ONLY:**

FY 2013-2017 FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)  
(w/ Future Fiscal Years to 2022) (P/H on 3/8/12) (Sargeant) – **APPROVAL RECOMMENDED**

2232-L11-19 – FAIRFAX COUNTY PARK AUTHORITY (OLANDER & MARGARET BANKS  
NEIGHBORHOOD PARK) (P/H on 12/15/11) – **APPROVED**

**CONSENT AGENDA ITEMS: CONCUR**

2232A-S98-6-1 – Sprint, 8606 Ox Road  
FSA-M04-71-1 – Sprint, 4327 Ravensworth Road  
FSA-S01-4-2 – Sprint, 12111 Braddock Road  
FSA-S97-40-4 – AT&T, 6001 Union Mill Road  
456A-S96-6-3 – AT&T Mobility, 5645 Revercomb Court

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ST10-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (PENN DAW SPECIAL STUDY)  
(Lee District) – **APPROVAL RECOMMENDED**

- |                                                                                                              |                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 1. Lawrence Dempsey<br>Greater Wilton Woods Citizens Assn.<br>4213 Shannon Hill Road<br>Alexandria, VA 22310 | 4. Patrick Rea, Representing<br>Mount Vernon Council of Citizens Assos.<br>9417 Mount Vernon Circle<br>Alexandria, VA 22309 |
| 2. Greg Riegle, Esquire<br>McGuireWoods, LLP<br>1750 Tysons Blvd., Ste. 1800<br>Tysons Corner, VA 22102      | 5. Deborah Halla, Representing<br>Huntington Forest Homeowners Assn.<br>6245 Gentle Lane<br>Alexandria, VA 22310            |
| 3. Molly Novotny<br>Senior Land Use Planner<br>Cooley LLP<br>11951 Freedom Drive<br>Reston, VA 20190         | 6. Don Hinman<br>Huntington Grove HOA<br>2991 Huntington Grove Square<br>Alexandria, VA 22306                               |

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 29, 2012**

Posted: 1/26/12  
 Revised: 3/30/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA C-696-08 <i>(Dranesville)</i>	Camden Summit Partnership, L. P. (2330 Dulles Station Blvd.) <i>(To permit the conversion of commercial space to residential space)</i>	W. O'Donnell	<b>APPROVAL REC</b> <i>(P/H from 3/14/12)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Plan Amendment <i>(Lee)</i>	S11-IV-MV1	K. Rybold	<b>APPROVAL REC</b>
2232A-L00-17-1 <i>(Mount Vernon)</i>	Mid-Atlantic Telecom Tower LLC (7956 Twist Lane in Fullerton Industrial Park) <i>(Extend monopole to 149' and install four dish antennas)</i>	L. O'Donnell	<b>APPROVED</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PRC- A-787-02/ SE 2011-BR-016 <i>(Braddock)</i>	Cardinal Forest (E&A), LLC (8316-8332 Old Keene Mill Road, Springfield) <i>(For TD Bank w/four drive-thru lanes in Cardinal Forest Shopping Center)</i>	M. Bader	<b>P/H to 5/3/12</b>
RZ/FDP 2011-MV-033 <i>(Mount Vernon)</i>	Lorton Valley III L.C. (w.side of I-95 & S. side of Dixon St.) <i>(For R-1 to PDH-4 for 40 sf detached homes)</i>	E. Grayson	<b>P/H to 6/14/12</b>
PRC-C-377 <i>(Hunter Mill)</i>	Fairfax County Public Schools (SE quadrant of the intersection of Sunrise Valley Drive and Cross School Road) <i>(For renovations to existing school, including classroom and library additions and site upgrades)</i>	N. Rogers	<b>P/H to 5/3/12</b>
SE 2011-HM-019 <i>(Hunter Mill)</i>	Coresite Real Estate 12100, Sunrise Valley Drive LLC (12100 Sunrise Valley Drive, Reston) <i>(For increase in FAR; add building to expand data center)</i>	B. Krasner	<b>P/H to 6/14/12</b>
PRC 77-C-076 <i>(Hunter Mill)</i>	RTC Partnership, LLC (1760 Reston Parkway@intersection with Bowman Towne Dr.) <i>(For redevelopment to a 23-story, mixed use office &amp; retail building)</i>	S. Williams	<b>D/O to 4/26/12</b> <i>(P/H from 3/14/12 from indef.)</i>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MARCH 28, 2012**

**7:00 p.m.** ~~The Tysons Corner Committee will meet in Conference Rooms 4/5 of the Fairfax County Government Center to continue the discussion on financing options for transportation improvements in Tysons.~~ **CANCELLED**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, MARCH 28, 2012**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MARCH 29, 2012**

**7:00 p.m.** The Schools Committee met in the Board Conference Room of the Fairfax County Government Center.

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

**PCA-C-696-08 - CAMDEN SUMMIT PARTNERSHIP, L.P.** - Appl. to amend the proffers for RZ-C-696 previously approved for mixed use development to permit an option to convert approx. 15,000 sq. ft. of commercial space to residential space and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.94 (0.99 on the overall development). Located on Dulles Station Blvd. approx. 550 ft. S. of its intersection with Sunrise Valley Dr. and 400 ft. N. of Sayward Blvd., on approx. 2.61 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 7A1. **DRANESVILLE DISTRICT. APPROVAL REC**

**PRC 77-C-076 - RTC PARTNERSHIP, LLC** - Appl. to approve the PRC plan associated with DPA 77-C-076. Located at 1760 Reston Pkwy., Reston, 20190, on approx. 2.36 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((1)) 2C.  
**HUNTER MILL DISTRICT. DEFER D/O TO 4/26/12**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**S11-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (BUCKMAN ROAD)** – 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 Amendment concerns approx. 16.94 ac. located at 3419, 3427, 3431, 3501, 3505, 3509, 3601, 3605, 3609 Buckman Road, 8101, 8111, 8115 Janna Lee Avenue, 8120, 8122, 8124, 8126, 8130, 8142 Richmond Highway, 3503 through 3604 Rolling Hills Avenue, Alexandria, VA 22309, west of Richmond Highway between

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, March 29, 2012**

**Page 2**

Buckman Road and Janna Lee Avenue (Tax Map 101-2 ((1)) 22-24, ((5)) (2) 1-7, 8A, 8B, 9-16, (3) 1, 2A, 3A, 4-13). The area is planned for residential use at 2-3 du/ac, with office/retail use up to .25 FAR. There are several options for residential densities ranging from 8-30 du/ac, and office/retail use of 50,000 - 80,000 square feet. The Amendment will consider adding an option for residential use up to 30 du/ac. 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, 7<sup>th</sup> floor, 12055 Government Center Parkway, Fairfax, VA, and can also be viewed at

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **LEE DISTRICT.**  
**APPROVAL REC**

**2232A-L00-17-1 - MID-ATLANTIC TELECOM TOWER LLC** – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by Mid-Atlantic Telecom Tower LLC, to extend the height of the existing telecommunications facility to 149 feet, located at 7956 Twist Lane, Springfield, VA 22153. Tax Map 98-2 ((9)) 3. Area IV. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, 22035. **MOUNT VERNON DISTRICT. APPROVED**

Posted: 3/29/12  
Revised: 3/29/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 29, 2012**

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

**DECISION ONLY:**

PCA C-696-08 – CAMDEN SUMMIT PARTNERSHIP, L. P. (Dranesville) (P/H on 3/14/12) -  
**APPROVAL RECOMMENDED**

**DEFERRAL:**

PRC 77-C-076 – RTC PARTNERSHIP, LLC (Hunter Mill) (P/H on 3/14/12) – **D/O to 4/26/12**

**ADMINISTRATIVE ITEM:**

Architectural review of Building Elevations and Renderings of Hilltop Village Center (Proffer Number 9c requirement under RZ 2008-MD-003) (Lee District) – **APPROVED**

**FEATURES SHOWN: CONCUR**

FSA-L00-88-1 – Sprint, 3900 Augustine Street (aka 3900 San Leandro Place) (Deadline: 5/9/12)

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2232A-L00-17-1 - MID-ATLANTIC TELECOM TOWER LLC (Mount Vernon District) – **APPROVED**

NO SPEAKERS

S11-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (BUCKMAN ROAD) (Lee District) –  
**APPROVAL RECOMMENDED**

1. Kimberly Gunia  
3505 Buckman Road  
Alexandria, VA 22309
2. John Thillmann  
Landmark Atlantic Development LLC  
2700 South Nelson Street  
Arlington, VA 22206