

May 2005

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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8	9 Board of Supervisors Meeting	10	11 No Planning Commission Meeting	12 Planning Commission Meeting View Agenda View Speakers List*	13	14
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Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of May will begin at 8:15 pm.						

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 4, 2005

Posted: 02/07/05
Revised: 5/5/05

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 ITEMS

Committee Meetings Announced:

School Facilities Wednesday, May 18, 2005 7:30 p.m.

Transportation Thursday, June 2, 2005 7:30 p.m.

Approval of Minutes from June 11, 12, 18, 19, 25 & 26 2003

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FSA-71-3	AT&T, 7171 Wimsatt Road	D. Marshall	Concur
FSA-B97-18-1	Cingular, 7920 Woodruff Court	D. Marshall	Concur

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MA-038	Moon Sik Park	K. Crookshank	(Moved to 7/13/05)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S04-IV-S1 (Lee)	OTPA Springfield Revitalization	L. Mason	P/H held; D/O deferred to 5/18/05

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, May 4, 2005

Posted: 4/18/05

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

- 7:30 p.m.** The Redevelopment & Housing Committee will meet in the Board Conference Room to receive a briefing on Affordable Preservation Task Force recommendations.
- 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

LEE DISTRICT

S04-IV-S1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 1.2 ac. generally located on the north side of Old Keene Mill Rd. between Amherst Avenue and Backlick Road in the Lee Magisterial District, Tax Map Number 80-4 ((1)) 10. The area is within the Springfield Community Business Center, Land Unit A, which is planned for urban, pedestrian-oriented development comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses at an overall intensity of 1.1 FAR. The Plan also recommends consolidation of at least 2 acres if development intensity above .35 FAR is proposed. The Plan Amendment will consider allowing hotel use up to 2.0 FAR on the subject property. **P/H held; D/O deferred to 5/18/05**

MASON DISTRICT

RZ 2004-MA-038 - MOON SIK PARK - Appl. to rezone from C-6, HC, SC and CRD to C-7, HC, SC and CRD to permit commercial development with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Little River Tnpk. approx. 400 ft. E. of its intersection with Backlick Rd. on approx. 2.04 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 71-1 ((1)) 115A and 116B. **Deferred to 7/13/05**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, May 4, 2005

Posted: 5/4/05
Finalized: 5/5/05

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

DEFERRAL:

RZ 2004-MA-038 - MOON SIK PARK - P/H to 7/13/05

FEATURES SHOWN:

FSA-71-3 (Braddock) - AT&T Wireless, 7171 Wimsatt Road (Deadline 5/15/05)

FSA-B97-18-1 - Cingular, 7920 Woodruff Court (Deadline 5/13/05)

S04-IV-S1 - OUT-OF-TURN PLAN AMENDMENT (Lee District)

1. David R. Lasso, Esquire
Venable, Baetjer and Howard, LLP
8010 Towers Crescent Drive, Suite 300
Vienna, VA 22182

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 5, 2005**

*Posted: 1/14/05
Revised: 5/6/05*

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>
FSA-L00-30-1	Nextel, 3900 San Leandro Place	D. Jillson	Concur

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Public Facilities Manual Amendments – drainage divides, posting handicapped signs and cash deposits (Comm. Frost Wilson)		J. Leavitt	Recommended approval in part; recommended for reauthorization in part
RZ 2004-MV-030	Luken Company, L.C.	P. Braham	Recommended approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-L04-17	Fairfax County Park Authority (Lockheed Boulevard Park)	A. Capps	Recommended approval
SE 2004-PR-037	Anthony Q. Tedder	P. Braham	Recommended approval

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-054 & SE 2003-PR-030	Ourisman Bethesda, Inc.	C. Lewis	Deferred to 10/6/05 (Deferred from 1/27/05)
RZ/FDP 2004-LE-012	MDP Groveton LLC	C. Lewis	Deferred to 6/30/05
SEA 82-C-063-4	H.B.L. Incorporated	C. Lewis	Deferred to 6/30/05

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, May 5, 2005

*Posted: 4/18/05
Revised: 5/3/05*

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.

ITEMS SCHEDULED FOR DECISION ONLY

COUNTYWIDE

PUBLIC FACILITIES MANUAL AMENDMENTS – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County’s Regional and Community Public Libraries.

MOUNT VERNON DISTRICT

RZ 2004-MV-030 - LUKEN COMPANY, LC - Appl. to rezone from R-2 to R-3 to permit cluster residential development at a density of 1.90 dwelling units per acre (du/ac). Located on the W. side of Lukens La. and approx. 50 ft. N. of the intersection of Lukens La. and Old Mill Rd. on approx. 3.71 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 110-1 ((1)) 40, 41 and 42.

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

2232-L04-17 - FAIRFAX COUNTY PARK AUTHORITY - Appl. to develop a small neighborhood park named Lockheed Boulevard Park, located at 3510 Lockheed Boulevard. Tax Map 92-4-((1)) 12B. Area IV. Copies of the application and a more specific description of the park may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax.

SE 2004-PR-037 - ANTHONY Q. TEDDER - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 2862 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Tax Map 48-2 ((7)) (44) D.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, May 5, 2005

Finalized: 5/6/05

D/O – Decision Only

DECISIONS ONLY:

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and
Drainage Divides) (P/H on 11/4/04)

RZ 2004-MV-030 - LUKEN COMPANY, LC (P/H on 3/23/05)

DEFERRALS:

RZ 2004-LE-012 - MDP GROVETON LLC - P/H to 6/30/05

FDP 2004-LE-012 - MDP GROVETON LLC - " "

SEA 82-C-063-04 - H.B.L., INC. – P/H to 6/30/05

RZ 2003-PR-054 - OURISMAN BETHESDA, INC. – P/H to 10/6/05

SE 2003-PR-030 - OURISMAN BETHESDA, INC. – P/H to 10/6/05

FEATURES SHOWN:

FSA-L00-30-1 - Nextel, 3900 San Leandro Place (Deadline 5/16/05)

SE 2004-PR-037 - ANTHONY Q. TEDDER

- | | |
|---|---|
| 1. Anthony Q. Tedder
2862 Hunter Road
Fairfax, VA 22031 | 4. Arthur Jackson
2849 Hunter Road
Fairfax, VA 22031 |
| 2. Joseph Cannon
8904 Mears Street
Fairfax, VA 22031 | 5. John Dapogny
8827 Stolen Moments Trail
Fairfax, VA 22031 |
| 3. Bruce Carty
8902 Mears Street
Fairfax, VA 22031 | |

2232-L04-17 - FAIRFAX COUNTY PARK AUTHORITY (Lee District)

1. Mark Silverwood
11719 Blue Smoke Trail
Reston, VA 20191
2. Bill Hausen
3301 Lockheed Blvd.
Alexandria, VA 22306

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 12, 2005**

*Posted: 1/14/05
Revised: 5/16/05*

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 ITEMS

School Facilities Committee Meeting scheduled for 5/18/05 - [Cancelled](#)

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S01-CW-15CP	Park Authority	D. Marshall	Recommended approval

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-PR-003	Sunoco, Inc.	B. Sherman	P/H held; defer D/O to 6/1/05
FDPA 82-P-069-1-13 & FDPA 82-P-069-8-4 (Springfield District)	The Peterson Companies	K. Abrahamson	P/H held; defer D/O to 6/2/05
FDPA 82-P-069-11-3 & FDPA 82-P-069-6-8 & PCA 82-P-069-14 & CDPA 82-P-069-7	The Peterson Companies	K. Abrahamson	P/H held; defer D/O to 6/2/05
SE 2005-SU-008	Minnieland Private Day Care School	A. Shriber	

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2004-MV-032	Cranford Street, LLC	A. Shriber	Deferred P/H to 6/29/05

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-Y05-7	White Post Road & Lee Hwy	D. Marshall	Concur
FS-Y05-8	4460 Brookfield Corporate Dr.	D. Marshall	Concur

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, May 12, 2005

Posted: 04/25/05
Finalized: 5/13/05

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

**NOTE:
THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON
WEDNESDAY, MAY 11, 2005.**

- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to review Countywide Policy Plan amendment procedures.
- 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

COUNTYWIDE

S01-CW-15CP - OUT-OF TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan amendment will consider revising information, objectives and policies for the Parks and Recreation section of the Policy Plan element in the 2003 edition of the Comprehensive Plan for Fairfax County, VA, as subsequently amended. This summary of the proposed Plan amendment under consideration does not constitute a detailed description. The text of these proposed amendments may be modified through the public hearing process. [Recommended Approval](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

MOUNT VERNON DISTRICT

RZ 2004-MV-032/FDP 2004-MV-032 - CRANFORD STREET, LLC - Appls. to rezone from R-1 to PDH-5 to permit residential development at a density of 3.9 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located S. of Gunston Cove Rd., approx. 400 ft. W. of its intersection with Richmond Hwy. on approx. 8.97 ac. of land. Comp. Plan Rec: 1-2 du/ac with option of 4-5. Tax Map 113-2 ((1)) 17; 113-2 ((2)) 1B pt., 2, 2A, 3, 5-15 and portions of Cranford St. and Marion Pl. 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 Cranford St. and Marion Pl. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) [Deferred P/H to 6/29/05](#)

PROVIDENCE DISTRICT

SE 2005-PR-003 - SUNOCO, INC. (R&M) - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a service station and continuation of retail use. Located at 2961 Hunter Mill Rd. on approx. 23,466 sq. ft. of land zoned C-6. Tax Map 47-2 ((1)) 99. [P/H held; D/O deferred to 6/1/05](#)

SPRINGFIELD DISTRICT

FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-01 previously approved for mixed use development to permit decrease in gross floor area. Located S.W. of Fair Lakes Pkwy., S.E. of Fairfax County Pkwy. And N. of Fair Lakes Ci. on approx. 16.64 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 6. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) [P/H held; D/O deferred to 6/2/05](#)

FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-06 previously approved for mixed use development to permit a change in approved uses. Located on the S. side of Fair Lakes Ci., approx. 600 ft. E. of the Fairfax County Pkwy. on approx. 11.91 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A pt. and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) [P/H held; D/O deferred to 6/2/05](#)

FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-08 previously approved for mixed use development to permit decrease in gross floor area. Located W. of Fair Lakes Pkwy., S.E. of Fairfax County Pkwy. and N. of Fair Lakes Ci. on approx. 8.37 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 8 and 6A. (Concurrent with FDPA 82-P-069-01-13, FDPA 82-P-069-06-08. FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) [P/H held; D/O deferred to 6/2/05](#)

FDPA 82-069-11-03 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-11 previously approved for mixed use development to permit a change in approved uses. Located on the S. side of Fair Lakes Ci., approx. 1,000 ft. E. of the Fairfax County Pkwy. on approx. 1.95 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A pt. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, PCA 82-P-069-14 and CDPA 82-P-069-07.) [P/H held; D/O deferred to 6/2/05](#)

PCA 82-P-069-14 - THE PETERSON COMPANIES, LC - Appl. to amend the proffers for RZ 82-P-069 previously approved for mixed use development to permit an increase in the maximum percentage of residential in a PDC district and decrease in office use. Located generally in the N.E., S.E. and S.W. quadrants of the intersection of Fair Lakes Pkwy. and Fairfax County Pkwy. on approx. 81.21 ac. of land zoned PDC and WS. Tax Map 45-4 ((1)) 25E, 45-4 ((11)) A2, 55-2 ((1)) 6, 6A, 8, 9A, 11A1, 11B1, 11C1, 11D and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03 and CDPA 82-P-069-07.) [P/H held; D/O deferred to 6/2/05](#)

SPRINGFIELD DISTRICT (Cont.)

CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC - Appl. to amend the conceptual development plan for RZ 82-P-069 previously approved for mixed use development to permit residential use. Located on the S. side of Fair Lakes Ci. approx. 600 ft. E. of the Fairfax County Pkwy. on approx. 13.86 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03 and PCA 82-P-069-14.) [P/H held; D/O deferred to 6/2/05](#)

SULLY DISTRICT

**SE 2005-SU-008 - MINNIELAND PRIVATE DAY CARE SCHOOL, INC. –
CENTREVILLE SQUARE PROJECT, LP** - Appl. under Sect. 4-704 of the Zoning Ordinance to permit a child care center. Located at 6001 Centreville Crest La. on approx. 1.09 ac. of land zoned C-7, HC, SC and WS. Tax Map 54-4 ((1)) 117 pt. [Recommended Approval](#)

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, May 12, 2005

Posted: 5/12/05
Finalized: 5/13/05

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

DECISION ONLY:

S01-CW-15CP - OUT-OF-TURN PLAN AMENDMENT (Parks) (P/H on 3/16/05) [Recommended approval](#)

DEFERRALS:

RZ 2004-MV-032 - CRANFORD STREET, LLC - [P/H to 6/29/05](#)
FDP 2004-MV-032 - CRANFORD STREET, LLC - " "

CONSENT AGENDA ITEMS:

FS-Y05-7 - White Post Road and Lee Highway (Deadline 6/12/05) [Concur](#)
FS-Y05-8 - 4460 Brookfield Corporate Drive (Deadline 5/30/05) [Concur](#)

SE 2005-SU-008 - MINNIELAND PRIVATE DAY CARE SCHOOL, INC. - CENTREVILLE SQUARE PROJECT, LP [Recommended approval](#)

NO SPEAKERS

SE 2005-PR-003 - SUNOCO, INC. (R&M) [P/H held; defer D/O to 6/1/05](#)

NO SPEAKERS

PCA 82-P-069-14 - THE PETERSON COMPANIES, LC (Springfield District) [P/H held; defer D/O to 6/2/05](#)
FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC " " [P/H held; defer D/O to 6/2/05](#)
FDPA 82-P-069-08-4 - THE PETERSON COMPANIES, LC " " [P/H held; defer D/O to 6/2/05](#)
CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC " " [P/H held; defer D/O to 6/2/05](#)
FDPA 82-P-069-06-8 - THE PETERSON COMPANIES, LC " " [P/H held; defer D/O to 6/2/05](#)
FDPA 82-P-069-11-3 - THE PETERSON COMPANIES, LC " " [P/H held; defer D/O to 6/2/05](#)

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 18, 2005

Posted: 11/15/05
Revised: 5/19/05

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 ITEM

<u>Application</u>	<u>District</u>	<u>PC Action</u>
Site Plan #2507-SP-001-2 for RZ 2003-BR-003 OAK LEATHER TOWNHOMES		Approved

CONSENT AGENDA ITEM

<u>Application</u>	<u>PC Action</u>
FS-S05-6 - T-Mobile, Mainsail Drive and Sydenstricker Road	Concur

FEATURE SHOWN

<u>Application</u>	<u>PC Action</u>
FS-L05-9 - T-Mobile, 7516 Beulah Street	Concur

DECISION ONLY ITEMS

<u>Application</u>	<u>District</u>	<u>PC Action</u>
S04-IV-S1 (Lee)	OTPA Springfield Revitalization	L. Mason Recommended Approval (PH on 5/4/05)

APR MARK-UP ITEMS

<u>Application</u>	<u>District</u>	<u>PC Action</u>
APR-04-II-2M	Dranesville	Recommended approval of alternative
APR-04-II-4M	Dranesville	Recommended approval of alternative
APR-04-III-5UP	Dranesville	Recommended approval of alternative
APR-04-III-2DS	Hunter Mill	Recommended approval of alternative
APR-04-III-3DS	Hunter Mill	Recommended approval of alternative
APR-04-III-4DS	Hunter Mill/Sully	Recommended approval of alternative
APR-04-III-1BR	Sully	Recommended approval of alternative
APR-04-III-4BR	Sully	Recommended approval of alternative
APR-04-III-8BR	Sully	Denied
APR-04-III-9BR	Sully	Recommended approval of alternative
APR-04-III-10BR	Sully	Denied
APR-04-III-1DS	Sully	Denied
APR-04-III-7DS	Sully	Recommended approval of alternative
APR-04-III-1FC	Sully	Defer D/O to 6/16/05
APR-04-III-6FC	Sully	Denied

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, May 18, 2005

Page 2

Posted: 11/15/05
Revised: 5/19/05

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

APR MARK-UP ITEMS (Continued)

<u>Application</u>	<u>District</u>	<u>PC Action</u>
APR-04-II-1F	Providence	Recommended approval of alternative
APR-04-II-IV	Providence	Denied
APR-04-II-4V	Providence	Recommended approval of alternative
APR-04-II-7V	Providence	Denied
APR-04-II-10V	Providence	Denied
APR-04-III-3FC	Providence	Recommended approval of alternative
APR-04-II-9V	Providence	Recommended approval of alternative

* NOTE: The alternative approved may be the staff alternative, Task Force alternative, Planning Commissioner alternative, or any combination thereof.

ITEMS WITH INTENT TO DEFER

<u>Application</u>	<u>District</u>	<u>Staff</u>	<u>PC Action</u>
PCA/FDPA 87-P-052-2 PCA/FDPA 84-P-007-3	EYA Development, Incorporated	K. Abrahamson	Intend to defer P/H to 6/16/05 (Moved from 4/28/05)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 18, 2005**

7:30 p.m. The School Facilities Committee will meet in the Board Conference Room to discuss joint planning issues.

8:15 p.m. Commission Matters may be discussed before the markup session begins.

AREA PLANS REVIEW MARKUP SESSION - DRANESVILLE, HUNTER MILL, PROVIDENCE, AND SULLY DISTRICTS - The Planning Commission will make its recommendations on proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Dranesville, Hunter Mill, Providence, and Sully Districts, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11.

Only nominations that receive a favorable recommendation from the Planning Commission will have a public hearing before the Board of Supervisors; no further action will be required on items if the current Plan language is retained.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, May 18, 2005**

Posted: 5/18/05
Finalized: 5/19/05

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

DECISION ONLY:

S04-IV-S1 - OUT-OF-TURN PLAN AMENDMENT (Lee District) (P/H on 5/4/05)

ADMINISTRATIVE ITEM:

Site Plan #2507-SP-001-2 for RZ 2003-BR-003 – OAK LEATHER TOWNHOMES

CONSENT AGENDA ITEM:

FS-S05-6 - T-Mobile, Mainsail Drive and Sydenstricker Road (Deadline 5/30/05)

FEATURE SHOWN:

FS-L05-9 - T-Mobile, 7516 Beulah Street (Deadline 7/22/05)

NO PUBLIC HEARINGS

AREA PLANS REVIEW MARKUP

* NOTE: The alternative approved may be the staff alternative, Task Force alternative, Planning Commissioner alternative, or any combination thereof.

DRANESVILLE DISTRICT

APR-04-II-2M – App. alternative*

APR-04-II-4M – App. alternative*

APR-04-III-5UP – App. alternative*

HUNTER MILL DISTRICT

APR-04-III-2DS – App. alternative*

APR-04-III-3DS – App. alternative*

APR-04-III-4DS (Hunter Mill/Sully) – App. alternative*

SULLY DISTRICT

APR-04-III-1BR – App. alternative*

APR-04-III-4BR – App. alternative*

APR-04-III-8BR – Denied

APR-04-III-9BR – App. alternative*

APR-04-III-10BR – Denied

SULLY DISTRICT (cont.)

APR-04-III-1DS – Denied

APR-04-III-7DS – App. alternative*

APR-04-III-1FC – Defer D/O to 6/16/05

APR-04-III-6FC – Denied

PROVIDENCE DISTRICT

APR-04-II-1F – App. alternative*

APR-04-II-1V – Denied

APR-04-II-4V – App. alternative*

APR-04-II-7V – Denied

APR-04-II-10V – Denied

APR-04-III-3FC – App. alternative*

APR-04-II-9V – App. alternative*

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 19, 2005

Posted: 02/28/05
Revised: 6/1/05

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.

CONSENT AGENDA ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-B05-12	T-Mobile, 5637 Guinea Road	W. Hagan	Concur

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FSA-L00-1-2	Cingular, 6209 Rose Hill Drive	W. Hagan	Concur
FSA-L98-9-1	Cingular, 6225 Brandon Avenue	W. Hagan	Concur

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2004-PR-024	Anthony Development Ltd.	C. Belgin	Deferred D/O to 6/15/05 (P/H on 3/23/05)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 94-L-001 SE 2005-LE-001	Saul Holdings LP	C. Lewis	P/H held; deferred D/O to 6/2/05 P/H held; deferred D/O to 6/16/05
2232-P05-3	Fairfax County Parks	D. Jillson	P/H held; deferred D/O to 6/15/05

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-Y04-19	Nextel, Old Lee Road	A. Capps	P/H Deferred to 7/28/05
PCA/FDPA 87-P-052-2 PCA/FDPA 84-P-007-3	EYA Development, Incorporated	K. Abrahamson	P/H Deferred to 6/16/05

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, May 19, 2005

*Posted: 5/02/05
Finalized: 5/20/05*

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.

ITEMS SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2004-PR-024/FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD - Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and waiver of minimum district size. Located on the W. side of George Washington Rd., approximately 1,400 ft. N. of its intersection with Wolftrap Rd. on approx. 1.31 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-1 ((9)) 39. *P/H held; D/O deferred to 6/15/05*

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

SE 2005-LE-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC., GENERAL PARTNER - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a vehicle light service establishment. Located at 6700 Richmond Hwy. in the N.W. quadrant of Beacon Mall on approx. 42,600 sq. ft. of land zoned C-6, CRD and HC. Tax Map 93-1 ((1)) 1A pt. *P/H held; D/O deferred to 6/16/05*

SEA 94-L-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC., GENERAL PARTNER - Appl. under Sect. 7-607 of the Zoning Ordinance to amend SE 94-L-001 previously approved for a drive-in bank to permit a drive-in bank and fast food restaurant in a Highway Corridor Overlay District. Located at 6700 Richmond Hwy. in the S.E. quadrant of Beacon Mall on approx. 1.97 ac. of land zoned C-6, CRD and HC. Tax Map 93-1 ((1)) 1A pt. *P/H held; D/O deferred to 6/2/05*

PROVIDENCE DISTRICT

2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY – Appl. to add land to Nottoway Park, located at 9537 Courthouse Rd., Vienna, and to develop new facilities and update and renovate existing facilities at the park. Tax Map 48-1 ((1)) 74, 85, 86. Area II. Copies of the application with a description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herry Building, 12055 Government Center Pkwy., Fairfax. *P/H held; D/O deferred to 6/15/05*

SPRINGFIELD DISTRICT

PCA 87-P-052-02/FDPA 87-P-052-02 - EYA DEVELOPMENT, INC. - Appls. to amend the proffers and final development plan for RZ 87-P-052 previously approved for office

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, May 19, 2005
Page 2**

*Posted: 5/02/05
Finalized: 5/20/05*

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

development to permit a change in approved uses to residential at an overall intensity of 0.87 Floor Area Ratio (FAR). Located in the S.E. corner of the intersection of Legato Rd. and West Ox Rd., on approx. 2.44 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center area; Office/Mixed Use. Tax Map 46-3 ((1)) 40. (Concurrent with PCA/FDPA 84-P-007-03.) **P/H deferred to 6/16/05**

PCA 84-P-007-03/FDPA 84-P-007-03 - EYA DEVELOPMENT, INC. - Appls. to amend the proffers and final development plan for RZ 84-P-007 previously approved for office development to permit a change in approved uses to residential at an overall intensity of 0.87 Floor Area Ratio (FAR). Located on the S. side of Legato Rd. approx. 150 ft. E. of West Ox Rd. on approx. 5.41 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center area; Office/Mixed Use. Tax Map 46-3 ((1)) 51. (Concurrent with PCA/FDPA 87-P-052-2.) **P/H deferred to 6/16/05**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, May 19, 2005

Posted: 5/19/05
Finalized: 5/20/05

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

DECISIONS ONLY:

RZ 2004-PR-024- ANTHONY DEVELOPMENT LTD (P/H on 3/23/05) – Defer D/O to 6/15/05
FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD " " - " "

DEFERRALS:

2232-Y04-19 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – P/H to 7/28/05

PCA 87-P-052-02 - EYA DEVELOPMENT, INC. – P/H to 6/16/05

FDPA 87-P-052-02 - EYA DEVELOPMENT, INC. – " "

PCA 84-P-007-03 - EYA DEVELOPMENT, INC. – " "

FDPA 84-P-007-03 - EYA DEVELOPMENT, INC. – " "

CONSENT AGENDA ITEM:

FSB-05-12 – 5637 Guinea Road – Concur

FEATURES SHOWN:

FSA-L00-1-2 - Cingular, 6209 Rose Hill Drive (Deadline 5/31/05) - Concur

FSA-L98-9-1 - Cingular, 6225 Brandon Avenue (Deadline 6/7/05) - Concur

SE 2005-LE-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC.,
GENERAL PARTNER

SEA 94-L-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC.,
GENERAL PARTNER

2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY

- | | |
|--|---|
| 1. Vivian Morgan-Mendez
Friends of Nottoway
2854 Kelly Square
Vienna, VA 22181 | 6. Angela Elliott
3045 Hickory Grove Court
Fairfax, VA 22031 |
| 2. Richard Bavier
2860 Kelly Square
Vienna, VA 22181 | 7. Terry Lash
Vienna Youth Soccer
8809 Olympia Field Lane
Vienna, VA 22182 |
| 3. Fernando Mendez
2854 Kelly Square
Vienna, VA 22181 | 8. Shawn MacDonald
2729 Sutton Road
Vienna, VA 22181 |
| 4. Julie Appleby
Country Creek HOA
2828 Kelly Square
Vienna, VA 22181 | 9. Will Eiseman
2733 Sutton Road
Vienna VA 22182 |
| 5. Mary Kitchen
Williamsburg Commons HOA
9846 Palace Green Way
Vienna, VA 22181 | 10. Charles Hall
Blake Manor HOA
9577 Blake Park Court
Fairfax, VA 22031 |

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, May 19, 2005

Finalized: 5/20/05

D/O – Decision Only

2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY (cont.)

11. Frank Sheridan
Edgelea Woods HOA
9916 Oleander Avenue
Vienna, VA 22181

12. Mark Tipton
3018 Hickory Grove Court
Fairfax, VA 22031

13. Deborah Smith
9569 Lagersfield Circle
Vienna, VA 22181

14. Carrie Tipton
2600 Glencroft Road
Vienna, VA 22182

15. Craig Searls
2942 Gray Street
Oakton, VA 22124

16. Milan Cuc
9540 Whitecedar Court
Vienna, VA 22181

17. Robin Templeton
9577 Blake Park Court
Fairfax, VA 22031

18. Robin Yi
9636 Masterworks Drive
Vienna, VA 22181

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 26, 2005**

*Posted: 1/31/05
Revised: 5/12/05*

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

Notice: The Planning Commission meeting for this date has been cancelled.

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

Application	Applicant	Staff	PC Action
None at this time.			

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
None at this time.			

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

Application	Applicant	Staff	PC Action
SE 2005-HM-004	Great Falls Heritage Partners	K. Crookshanks	(Moved to 6/30/05)
RZ 2005-RP-003	Dunn Loring Metro Apartments Partnership	A. Shriber	(Moved to 7/14/05)
2232-L05-1	Sprint PCS	L. Hush	Withdrawn
RZ 2004-LE-045	MC Property Development	T. Swagler	(Moved to 7/13/05)
RZ/FDP 2002-HM-043 & SE 2002-HM-046 & PCA 79-C-037-5	L. Farnum Johnson Jr. and Jeffrey J. Fairfied Managing Co – Trustees of the Ruth C. Lauenders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	K. Abrahamson	(Moved to 6/29/05)
RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011	Colchester Land Company LLC	P. Braham	(Moved to 7/21/05) (Moved from 3/17/05)
2232-Y05-7	Fairfax County Park Authority	D. Jillson	(Moved to 6/16/05)
SE 2004-LE-033	Franconia Lodge #646 Loyal Order of Moose, Inc.	P. Braham	D/O to 7/21/05 (P/H on 3/9/05)