

May 2007

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

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2 View Agenda View Speaker's List	3 MEETING CANCELLED	4	5
6	7	8	9 NO PC MEETING	10 MEETING CANCELLED	11	12
13 Mother's Day	14	15	16 View Agenda View Speaker's List	17 NO PC MEETING	18	19
20	21	22	23 MEETING CANCELLED	24 View Agenda View Speaker's List	25	26
27	28  MEMORIAL DAY	29	30 View Agenda View Speaker's List	31 View Agenda View Speaker's List		

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

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA Wednesday, May 2, 2007

Posted: 2/20/07
Revised: 5/3/07

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2004-DR-031 (Dranesville)	Riverbend Golf and Country Club 9901 Beach Mill Road, Great Falls	J. Papp	NEW PH 6/13/07 (P/H on 4/18/07)
ZO Amendment (Countywide) (Commissioner Hart)	Big box retail uses	J. Reale	APPROVAL REC (from 4/26/07) (P/H on 3/29/07)
ZO Amendment (Countywide)	P District Recreation Fees Fairfax County Park Authority	A. Dorlester	APPROVAL REC (from 4/26/07) (P/H on 4/19/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA 82-P-069-12-03 FDPA 82-P-069-6-10 FDPA 82-P-069-11-4 (Springfield)	Cognac Fair Lakes LLC (Additional Parking & Site Mods)	B. O'Donnell	ALL APPROVED (from 3/29/07)
SE 2006-MA-031	St. Michael's Church/School (94601 Ravensworth Road) (To continue church/school & residence for retired priests)	J. Papp	APPROVAL REC (from 4/18/07) (from 5/3/07)
SE 2007-DR-003 (Dranesville)	Reformed Theological Seminary (for college/university) (1020 Balls Hill Road)	S. Williams	D/O to 5/16/07 (from 5/3/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 77-C-190-2 & 2232-Y07-5 (Sully)	Fairfax County Water Authority (3663 West Ox Road) (For three additional water storage tanks & site modifications)	T. Strunk D. Jillson	P/H to 5/24/07
RZ 2006-HM-019 & PCA 79-C-037-6 & (Hunter Mill)	Inland Real Estate Group	J. D. Moss	P/H to 6/13/07 (from 3/14/07)
RZ 2005-PR-004 (Providence)	Ali Ajalli, Shekarchiarezo Residential Development	B. O'Donnell	P/H to 5/30/07

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 2, 2007**

- 7:00 p.m.** The Planning Commission's Fort Belvoir Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the pending Base Realignment and Closure's (BRAC) Environmental Impact Study proposal and future planning efforts for that area.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2007-DR-003 - REFORMED THEOLOGICAL SEMINARY - Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to permit a college/university with a maximum enrollment of 33 students. Located at 1020 Balls Hill Rd. on approx. 7.5 ac. of land zoned R-1 and R-2. Tax Map 21-3 ((1)) 50, 50A, 51, and 53; 21-3 ((15)) A1. *Dranesville District*. **D/O Deferred to 5/16/07**

SE 2006-MA-031 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON AND HIS SUCCESSORS IN OFFICE - Appl. under Sect. 3-404 of the Zoning Ordinance to permit a continuation of a church with private school of general education with a total enrollment of 350 and to permit a congregate living facility (priests' retirement home). Located at 4601 Ravensworth Rd. on approx. 45.24 ac. of land zoned R-4. Tax Map 71-1 ((9)) 7A. *Mason District*. **APPROVAL RECOMMENDED**

FDPA 82-P-069-12-03 - COGNAC FAIR LAKES LLC - Appl. to amend the final development plan for FDP 82-P-069-12 previously approved for mixed-use development to permit additional parking, site modifications, and associated changes to development conditions. Located at 12601 Fair Lakes Circle on approx. 3.88 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14A pt. (Concurrent with FDPA 82-P-069-11-04 and FDPA 82-P-069-06-10.) *Springfield District*. **APPROVED**

FDPA 82-P-069-11-04 - COGNAC FAIR LAKES LLC - Appl. to amend the final development plan for FDP 82-P-069-11 previously approved for mixed-use development to permit additional parking, site modifications, and associated changes to development conditions. Located at 12601 Fair Lakes Circle on approx. 1.34 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14A pt. (Concurrent with FDPA 82-P-069-06-10 and FDPA 82-P-069-12-03.) *Springfield District*. **APPROVED**

FDPA 82-P-069-06-10 - COGNAC FAIR LAKES LLC - Appl. to amend the final development plan for FDP 82-P-069-6 previously approved for mixed-use development to permit additional parking, site modifications, and associated changes to development conditions. Located at 12601 Fair Lakes Circle on approx. 3.14 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14A pt. (Concurrent with FDPA 82-P-069-11-04 and FDPA 82-P-069-12-03.) *Springfield District*. **APPROVED**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, MAY 3, 2007**

Posted: 5/2/07
Revised: 5/3/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 2, 2007

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

DECISIONS ONLY:

SEA 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC. (P/H on 4/18/07) **NEW PH on 6/13/07**

ZONING ORDINANCE AMENDMENT (P-DISTRICT RECREATION FEES) - FAIRFAX COUNTY PARK AUTHORITY (Hart) (P/H on 4/19/07) **APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (LARGE RETAIL SALES ESTABLISHMENTS) (Hart) (P/H on 3/29/07) **APPROVAL RECOMMENDED**

FEATURE SHOWN: CONCUR

FS-Y06-118 - Nextel, 15001 Lee Highway (Deadline 6/25/07)

SE 2007-DR-003 - REFORMED THEOLOGICAL SEMINARY (Staff: St. Clair Williams) **D/O to 5/16/07**

- 1. Lien Chiu
1004 Salt Meadow Lane
McLean, VA 22101
- 2. Mark Zetts, Co-Chair
McLean Citizens Association
Planning and Zoning Committee
6640 Kirby Court
Falls Church, VA 22043

FDPA 82-P-069-12-03 - COGNAC FAIR LAKES LLC (Springfield District) **APPROVED ALL**
FDPA 82-P-069-11-04 - COGNAC FAIR LAKES LLC (Springfield District) **FDPAs**
FDPA 82-P-069-06-10 - COGNAC FAIR LAKES LLC (Springfield District) (Staff: Bill O'Donnell)

NO SPEAKERS

SE 2006-MA-031 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON AND HIS SUCCESSORS IN OFFICE (Murphy) (Staff: Jonathan Papp) **APPROVAL RECOMMENDED**

- 1. Thomas O'Brien
7553 Newcastle Drive
Annandale, VA 22003
- 2. Alexandra Sloan
7477 Jayhawk Street
Annandale, VA 22003
- 3. John Buckreis
4707 Ravensworth Road
Annandale, VA 22003

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 3, 2007

*****MEETING CANCELLED*****

Posted: 2/23/07
Revised: 4/2/07

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

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

ITEMS SCHEDULED FOR DECISION ONLY
MEETING CANCELLED

ITEMS SCHEDULED FOR PUBLIC HEARING
MEETING CANCELLED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2006-LE-026 (Lee)	The Howard Gardner School (4913 Franconia Road for Private School)	S. Williams	P/H to 5/16/07 (from 3/14/07)
PCA 85-C-088-7 DPA 85-C-088-5 (Hunter Mill)	Boston Properties Limited Partnership	J. Thompson	P/H to 5/31/07
ZO Amendment (Countywide) (Commissioner Hart)	State Code non-conformities	P. Mathes	P/H to 6/14/07 (from 4/19/07)
SE 2007-DR-003 (Dranesville)	Reformed Theological Seminary (for college/university) (1020 Balls Hill Road)	S. Williams	P/H to 5/2/07
SEA 2004-DR-031 (Dranesville)	Riverbend Golf and Country Club 9901 Beach Mill Road, Great Falls	J. Papp	P/H to 5/2/07 (from 4/18/07)
SE 2006-MA-031	St. Michael's Church/School (94601 Ravensworth Road) (To continue church/school & residence for retired priests)	J. Papp	P/H to 5/2/07 (from 4/18/07)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA
Thursday, May 10, 2007

Posted: 1/16/07
Revised: 4/17/07

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

***** *Meeting Cancelled* *****

All agenda items have been deferred to the dates listed below.

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2006-PR-016 FDP 2006-PR-016 (Providence)	Clover Tysons, LP	P. Braham	P/H to 6/21/07 (from 11/2/06 & 1/11/07)
CPA 86-C-121-2-3 (Hunter Mill)	Reston Spectrum, LLP	C. Lewis	P/H to 7/12/07 (from 1/18/07)
SE 2005-MV-017 (Mount Vernon)	Kevin J. O’Neill (1111 I Street) (4 Unit multi-family building in a floodplain)	C. Lewis	P/H to 6/28/07
2232-Y07-6 (Sully)	Fairfax Water (Centreview Drive) (For water line extension)	A. Capps	P/H to 5/16/07

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA Wednesday, May 16, 2007

Posted: 2/22/07
Revised: 5/17/07

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2006-PR-029 (Providence)	Cedar Lane Development LLC	A. Hushour	ACCP T W/DRWL (from 3/29/07 and 4/19/07)
SE 2006-LE-030 (Lee)	Petroleum Marketing Group, Inc. (Service Stations & Car Wash)	S. Williams	D/O to 6/13/07 (from 4/26/07)
SE 2007-DR-003 (Dranesville)	Reformed Theological Seminary (for college/university) (1020 Balls Hill Road)	S. Williams	APPROVAL REC (from 5/2/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 99-S-012-2 (Springfield)	The Country Club of Fairfax (5110 Ox Rd., 11001 Braddock Rd.) (For multi-purpose maintenance building and site modifications)	J. Papp	APPROVAL REC
2232-Y07-6 (Sully)	Fairfax Water (Centreview Drive) (For water line extension)	A. Capps	APPROVED (from 5/10/07)
CSPA 86-C-029-6 FDPA 86-C-029-7 (Hunter Mill)	Vardell Realty Investments (Comprehensive Sign Plan Amendment)	B. O'Donnell	APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2006-LE-026 (Lee)	The Howard Gardner School (4913 Franconia Road for Private School)	S. Williams	P/H to 6/13/07 (from 5/3/07)
SE 2007-SP-001 (Springfield)	Costco Wholesale Corporation (4725 West Ox Road) (For service station)	W. O'Donnell	P/H to 7/11/07
RZ 2006-HM-020 FDP 2006-HM-020 (Hunter Mill)	Winchester Homes, Inc.	B. O'Donnell	D/O to 5/24/07 (from 3/21/07)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 16, 2007

- 7:30 p.m.** The Planning Commission's Environment Committee met in the Board Conference Room of the Fairfax County Government Center to receive a presentation from the Northern Virginia Building Industry Association on "green" buildings.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2006-LE-030 - PETROLEUM MARKETING GROUP, INC. - Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to permit an existing service station and car wash in a Highway Corridor Overlay District to continue. Located at 5500 Franconia Rd. on approx. 31,776 sq. ft. of land zoned C-6 and HC. Tax Map 81-4 ((1)) 71C. **LEE DISTRICT. D/O to 6/13/07**

RZ 2006-PR-029 - CEDAR LANE DEVELOPMENT LLC - Appl. to rezone from R-1 to R-4 to permit residential development at a density of 2.21 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 200 ft. N. of its intersection with Willowmere Dr. on approx. 1.45 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 49-1 ((4)) 16A. **PROVIDENCE DISTRICT. ACCEPT WITHDRAWAL**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2006-HM-020/FDP 2006-HM-020 - WINCHESTER HOMES, INC. - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.80 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located approx. 200 ft. N.W. of the intersection of Timber Wood Way and West Ox. Rd. on approx. 19.97 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 35-2 ((1)) 23 - 29. **HUNTER MILL DISTRICT. D/O to 5/24/07**

CSPA 86-C-029-06 - VARDELL REALTY INVESTMENTS - Appl. to permit a revised comprehensive sign plan for Dulles Corner. Located on the E. side of Sully Rd., W. side of Sunrise Valley Dr., and approx. 200 ft. N. of its intersection with Dulles View Dr. on approx. 26.68 ac. of land zoned PDC. Tax Map 15-4 ((1)) 13D1, 13E2, 13E3, 13F1, and 13F2. **HUNTER MILL DISTRICT. APPROVED**

FDPA 86-C-029-07 - VARDELL REALTY INVESTMENTS - Appl. to amend the final development plans for FDP 86-C-029 previously approved for mixed-use development to permit building and site modifications and associated changes to development conditions. Located N. of Dulles View Dr. and W. of Sunrise Valley Dr. on approx. 13.33 ac. of land zoned PDC. Tax Map 15-4 ((1)) 13D1, 13E2, and 13E3. **HUNTER MILL DISTRICT. APPROVED**

SEA 99-S-012-02 - THE COUNTRY CLUB OF FAIRFAX, INC. - Appl. under Sects. 2-904 and 3-C04 of the Zoning Ordinance to amend SE 99-S-012 previously approved for a golf course, country club, and uses in a floodplain to permit building additions and associated

modifications to site design and development conditions. Located at 5110 Ox Rd. and 11001 Braddock Rd. on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1 ((1)) 17, 18, and 20. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

2232-Y07-6 - FAIRFAX WATER (FORMERLY FAIRFAX COUNTY WATER AUTHORITY) - Appl. to install approximately 1,650 feet of 24-inch diameter water main within the VDOT right-of-way and private property (3863 Centerview Drive) located on Centerview Drive between Metrotech Drive and Skyhawk Drive, Chantilly. Tax Map 34-4. Area III. Copies of the application and a more specific description of these facilities may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **SULLY DISTRICT. APPROVED**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MAY 17, 2007

Posted: 5/16/07
Revised: 5/17/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 16, 2007

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

DECISIONS ONLY:

SE 2006-LE-030 - PETROLEUM MARKETING GROUP, INC. (P/H on 4/26/07) **D/O to 6/13/07**

SE 2007-DR-003 - REFORMED THEOLOGICAL SEMINARY (P/H on 5/02/07) **APPROVAL REC**

ACCEPT WITHDRAWAL: CONCUR

RZ 2006-PR-029 - CEDAR LANE DEVELOPMENT LLC (P/H on 3/14/07)

FEATURES SHOWN: CONCUR

FS-S07-19, Nextel, 13208 Lee Highway (Deadline: 6/18/07)

RZ 2006-HM-020 - WINCHESTER HOMES, INC. **D/O to 5/24/07**

FDP 2006-HM-020 - WINCHESTER HOMES, INC. (Staff: Bill O'Donnell) **D/O to 5/24/07**

1. Brian Barnard
12803 Netherleigh Place
Oak Hill, VA 20171
2. Arnold Lorentson
12364 Pinafore Court
Herndon, VA 20171
3. Neil Sachdue
Address unknown

CSPA 86-C-029-06 - VARDELL REALTY INVESTMENTS (Hunter Mill District) **APPROVED**

FDPA 86-C-029-07 - VARDELL REALTY INVESTMENTS (Hunter Mill District) **APPROVED**

(Staff: Bill O'Donnell)

NO SPEAKERS

SEA 99-S-012-02 - THE COUNTRY CLUB OF FAIRFAX, INC. (Staff: Jonathan Papp) **APPROVAL REC**

NO SPEAKERS

2232-Y07-6 - FAIRFAX WATER (FORMERLY FAIRFAX COUNTY WATER AUTHORITY) (Sully District) (Staff: Anita Capps) **APPROVED**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA

Wednesday, May 23, 2007

*****MEETING CANCELLED*****

Posted: 2/2/07
Revised 4/13/07

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

The Planning Commission meeting has been cancelled due to deferral of the agenda items to future dates.

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

None

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
AR 90-D-003-2 (Dranesville)	Joan L. & Freeborn G. Jewett (8700 Lewinsville Rd) (To renew A&F District)	J. Papp	P/H to 5/24/07
RZ 2005-PR-041 & FDP 2005-PR-041 (Providence)	Merrifield Mixed Use LLC	J. Papp	P/H to 9/11/07 (from 4/25/07)

FAIRFAX COUNTY PLANNING COMMISSION

**MEETING AGENDA
Wednesday, May 24, 2007**

Posted: 2/2/07
Revised: 5/25/07

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

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

Items scheduled for Decision Only

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2006-PR-027 & SEA 00-P-050 <i>(Providence)</i>	TCR Mid-Atlantic Properties & Fairfax Ridge Development & Unit Owners Association	T. Strunk	REC DENIAL/DENIED REC DENIAL <i>(from 3/22 & 4/19/07)</i>
RZ 2006-HM-020 FDP 2006-HM-020 <i>(Hunter Mill)</i>	Winchester Homes, Inc.	B. O'Donnell	APPROVAL REC APPROVED <i>(d/o from 5/16/07)</i>

Items scheduled for Public Hearing

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 77-C-190-2 & 2232-Y07-5 <i>(Sully)</i>	Fairfax County Water Authority (3663 West Ox Road) (For three additional water storage tanks & site modifications)	T. Strunk D. Jillson	APPROVAL REC APPROVED <i>(from 5/2/07)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 1999-MV-025 & SE 2006-MV-033 <i>(Mount Vernon)</i>	Exxon-Mobil Corporation (for service station, carwash & and quick service food store)	C. Lewis	P/H to 5/31/07
RZ/FDP 2006-SU-025 & PCA 78-S-063-5 <i>(Sully)</i>	Commonwealth Centre Investors LLC	J.D. Moss	P/H to 6/27/07 <i>(from 5/30/07)</i>
RZ 2007-PR-002 SEA 84-P-105-3 <i>(Providence)</i>	Flint Hill School (Building Addition)	J. Thompson	P/H to 5/31/07 <i>(from 4/26/07)</i>
AR 90-D-003-2 <i>(Dransville)</i>	Joan L. & Freeborn G. Jewett (8700 Lewinsville Rd) (To renew A&F District)	J. Papp	P/H to 7/25/07 <i>(from 5/23/07)</i>
SEA 82-P-032-6 & 2232-P06-12 <i>(Providence)</i>	WMATA (New parking structure at Vienna Metro)	J. Thompson D. Jillson	P/H to 6/14/07 <i>(from 4/19/07)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 23, 2007**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MAY 23, 2007

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MAY 24, 2007**

7:30 p.m. The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussing an analysis of the last Area Plans Review cycle and initiating a process for the next cycle with staff from the Department of Planning and Zoning.

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

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2006-PR-027/FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION - Appls. to rezone from PDH-20 and HC to PDH-30 and HC to permit residential development at a density of 28.19 dwelling units per acre (du/ac) including bonus density for ADUs and approval of the conceptual and final development plans. Located on the S. side of I-66, W. side of Waples Mill Rd, and N. side of Lee Jackson Memorial Hwy. on approx. 23.01 ac. of land. Comp. Plan Rec: Fairfax Center Area; option for 20-25 du/ac. Tax Map 46-4 ((19)) all parcels; 56-2 ((27)) all parcels, and 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050.) **PROVIDENCE DISTRICT. RECOMMEND DENIAL/DENIED**

SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC. - Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for parking in a residential district to permit site modifications. Located in the N.W. quadrant of the intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 3.19 ac. of land zoned PDH-30 and HC. Tax Map 56-2 ((1)) 18A. (Concurrent with RZ/FDP 2006-PR-027.) **PROVIDENCE DISTRICT. RECOMMEND DENIAL**

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-P06-12 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA), FAIRFAX COUNTY BOARD OF SUPERVISORS - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a third multi-level parking structure at the Vienna Metro Station. Located at 2900 Nutley St. on approx. 40.51 ac. of land zoned PDH-20, R-1, and R-8. Tax Map 48-1 ((1)) 90A, 101B, and 103; 48-2 ((1)) 1 and 2; 48-3 ((4)) 28. (Concurrent with SEA 82-P-032-06.) **PROVIDENCE DISTRICT. P/H to INDEFINITE DATE**

SEA 82-P-032-06 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA), FAIRFAX COUNTY BOARD OF SUPERVISORS - Appl. under Sects. 3-104, 3-804, and 6-105 of the Zoning Ordinance to amend SE 82-P-032 previously approved for a WMATA facility to permit a third multi-level parking structure, deletion of land, and associated modifications to site design and development conditions at the Vienna Metro Station. Located at 2900 Nutley St. on approx. 40.51 ac. of land zoned PDH-20, R-1, and R-8. Tax Map 48-1 ((1)) 90A, 101B, and 103; 48-2 ((1)) 1 and 2; 48-3 ((4)) 28. (Concurrent with 2232-P06-12.)
PROVIDENCE DISTRICT. P/H to INDEFINITE DATE

2232-Y07-05 - FAIRFAX COUNTY WATER AUTHORITY, D/B/A FAIRFAX WATER - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit construction of three additional water storage tanks and related items. Located at 3663 West Ox Rd. on approx. 7.48 ac. of land zoned R-1. Tax Map 46-1 ((1)) 6A (Concurrent with SEA 77-C-190-02.)
SULLY DISTRICT. APPROVED

SEA 77-C-190-02 - FAIRFAX COUNTY WATER AUTHORITY, D/B/A FAIRFAX WATER - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 77-C-190 previously approved for a water storage facility to permit an increase in the number of water storage tanks and associated modifications. Located at 3663 West Ox Rd. on approx. 7.48 ac. of land zoned R-1. Tax Map 46-1 ((1)) 6A (Concurrent with 2232-Y07-5.) **SULLY DISTRICT.**
RECOMMEND APPROVAL

Posted: 5/24/07
Revised: 5/25/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 24, 2007

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

DECISIONS ONLY:

RZ 2006-HM-020 - WINCHESTER HOMES, INC. (P/H on 5/16/07) **APPROVAL REC**
FDP 2006-HM-020 - WINCHESTER HOMES, INC. (P/H on 5/16/07) **APPROVED**

RZ 2006-PR-027- TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION **DENIAL REC**
FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION **DENIED**
SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC. (P/H on 3/22/07) **DENIAL REC**

DEFERRALS:

2232-P06-12/ SEA 82-P-032-06 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA), FAIRFAX COUNTY BOARD OF SUPERVISORS - **P/H to INDEFINITE DATE**

FEATURES SHOWN: CONCUR

FSA-P04-44-1, Sprint-Nextel, 2600 Park Tower Drive (Deadline: 6/18/07)
FS-Y07-20, Nextel, 14672 Lee Road (Deadline: 6/18/07)

2232-Y07-05 - FAIRFAX COUNTY WATER AUTHORITY, D/B/A FAIRFAX WATER (Sully District) (Staff: David Jillson) **APPROVED**
SEA 77-C-190-02 - FAIRFAX COUNTY WATER AUTHORITY, D/B/A FAIRFAX WATER (Sully District) (Staff: Tracy Strunk) **APPROVAL REC**

1. Vadim Maslov
3522 Frostleaf Court
Fairfax, VA 22033
2. Jonathan Kang
3523 Frostleaf Court
Fairfax, VA 22033
3. Jonathan Phan
3520 Frostleaf Court
Fairfax, VA 22033
4. Alfred Grasso
12165 Brecknock Street
Oakton, VA 22124

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA Wednesday, May 30, 2007

Posted: 2/22/07
Revised: 5/31/07

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

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2007-MV-004 (Mount Vernon)	BADCO, LLC d/b/a DAKS Restaurant	S. Williams	D/O to 5/31/07
Phase II – Transportation Plan (All District)	Department of Transportation (Update of Area Plans)	L. Wolfenstein D. Stevens	D/O to 6/13/07
RZ 2007-LE-009 FDP 2007-LE-009 (Lee)	Sharon Chapel, LLC (Sharon Chapel Rd @ Telegraph Rd) (from PDH-2 to PDH-3; Wilton Hill dev)	S. Williams	APPROVAL REC APPROVED (from 5/31/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2006-SU-025 (Sully)	Commonwealth Centre Investors LLC	J.D. Moss	P/H to 5/24/07 (from 3/29/07)
RZ 2005-PR-004 (Providence)	Ali Ajalli, Shekarchiarezo Residential Development	B. O'Donnell	P/H to 6/21/07 (from 5/2/07)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 30, 2007

- 7:30 p.m.** The Parks Committee met in the Board Conference Room of the Fairfax County Government Center to discuss a revision to the parks proffer formula.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT - S01-CW-17CP(B) - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The proposed Plan Amendment will consider technical and editorial changes to the text and transportation-related figures in the four Area Plan volumes of the Comprehensive Plan to be consistent with the adopted Fairfax County Transportation Plan Map, as adopted by the Board of Supervisors on July 31, 2006 in S01-CW-17CP, as well as to be technically correct, with respect to: typographical errors, transportation figure annotations and cartographic improvements, text formatting improvements, and factual corrections due to something being factually incorrect or due to a transportation improvement or project having been implemented or completed. In addition to the technical and editorial changes to the text and transportation-related figures, a circle is proposed to be added to the Fairfax County Transportation Plan Map designating a full interchange improvement at Fairfax County Parkway and Sunset Hills Road/Spring Street. Copies of the proposed technical and editorial changes and the staff report, may be found on the Transportation Plan Update Web page at <http://www.fairfaxcounty.gov/fcdot/transplanupdate.htm> or obtained from the Department of Transportation, 10th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, two weeks prior to the public hearing. **COUNTYWIDE. D/O to 6/13/07**

RZ 2007-LE-009/FDP 2007-LE-009 - SHARON CHAPEL, LLC - Appls. to rezone from PDH-2 to PDH-3 to permit residential development at a density of 2.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Sharon Chapel Rd. at its intersection with Telegraph Rd. on approx. 6.19 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 82-4 ((1)) 34. **LEE DISTRICT. APPROVAL RECOMMENDED/APPROVED**

RZ 2007-MV-004 - BADCO, LLC D/B/A DAKS RESTAURANT - Appl. to rezone from R-2, CRD, and HC to C-6, CRD, and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.14. Located in the N.W. quadrant of the intersection of Richmond Hwy. and Woodlawn Ct. on approx. 2.0 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 101-3 ((1)) 96. **MOUNT VERNON DISTRICT. D/O to 5/31/07**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, May 30, 2007

Page 2

RZ 2005-PR-004 - ALI AJALLI, SHEKARCHIAREZOO - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.14 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Division Ave. and Oak St. on approx. 40,717 sq. ft. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 39-4 ((8)) 1. **PROVIDENCE DISTRICT. D/O to 6/21/07**

Posted: 5/30/07
Revised: 5/31/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 30, 2007

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

DEFERRAL:

RZ 2005-PR-004 - ALI AJALLI, AREZOO SHEKARCHI – **PH to 6/21/07**

FEATURE SHOWN: CONCUR

FS-P06-117, Nextel, 2817 Jermantown Road (Deadline: 6/1/07)

COMPREHENSIVE PLAN AMENDMENT - S01-CW-17CP(B) **D/O TO 6/13/07**
(Staff: Leonard Wolfenstein and Daniel Stevens)

1. Bruce Bennett
Chairman, Hunter Mill Traffic Calming Committee
1459 Hunter View Farms
Vienna, VA 22182
2. Fran Wallingford
Pine Ridge Civic Association
3311 Mantua Drive
Fairfax, VA 22031

RZ 2007-LE-009 - SHARON CHAPEL, LLC **APPROVAL REC**
FDP 2007-LE-009 - SHARON CHAPEL, LLC **APPROVED**
(Staff: St. Clair Williams)

NO SPEAKERS

RZ 2007-MV-004 - BADCO, LLC D/B/A DAKS RESTAURANT **D/O TO 5/31/07**
(Staff: St. Clair Williams)

1. Richard F. Neel, Jr.
Southeast Fairfax Development Corporation
8850 Richmond Highway, Suite 105
Alexandria, VA 22309
2. John R. Byers
8218 Chancery Court
Alexandria, VA 22308

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA Thursday, May 31, 2007

Posted: 3/2/07
Revised: 6/1/07

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

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

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-M07-29	Nextel (Little River Trmpk & 495)	D. Marshall	CONCUR

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	A. Hushour	ACCPT TEMP W/DR (from 3/29/07)
RZ 2007-MV-004 (Mount Vernon)	BADCO, LLC d/b/a DAKS Restaurant	S. Williams	APPROVAL REC (PH on 5/30/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 85-C-088-7 DPA 85-C-088-5 (Hunter Mill)	Boston Properties Limited Partnership	J. Thompson	APPROVAL REC (from 5/3/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ST06-III-UP2 (Hunter Mill)	Department of Planning & Zoning (for Lake Anne Village Center)	H. Merkel	P/H to 6/28/07
RZ/FDP 2006-MV-031 & SEA 2004-MV-035 (Mount Vernon)	KB Home (Huntington Mews) (Uses in a flood plain)	C. Lewis	P/H to 7/19/07 (from 3/22/07)
RZ/FDP 2007-LE-009 (Lee)	Sharon Chapel, LLC (Sharon Chapel Rd @ Telegraph Rd) (from PDH-2 to PDH-3; Wilton Hill dev)	S. Williams	P/H to 5/30/07
PCA 1999-MV-025 & SE 2006-MV-033 (Mount Vernon)	Exxon-Mobil Corporation (for service station, carwash & and quick service food store)	C. Lewis	INTENT TO DEFER TO 6/14/07 (from 5/24/07)
RZ 2007-PR-002 SEA 84-P-105-3 (Providence)	Flint Hill School (Building Addition)	J. Thompson	P/H to 6/21/07 (from 5/24/07)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MAY 31, 2007

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

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC - Appl. to rezone from C-3, C-6, C-8, and HC to C-6 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.15. Located in the S.W. quadrant of the intersection of Lee Hwy. and Nutley St. and the N.W. quadrant of the intersection of Arlington Blvd. and Nutley St. on approx. 13.52 ac. of land. Comp. Plan Rec: Retail and Other and Public Park. Tax Map 48-4 ((1)) 12. (Concurrent with SE 2006-PR-005.) **PROVIDENCE DISTRICT. ACCEPT TEMPORARY WITHDRAWAL**

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC - Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to permit a drive-in bank and a drive-through pharmacy. Located at 9200 Arlington Blvd. on approx. 3.68 ac. of land zoned C-6 and HC. Tax Map 48-4 ((1)) 12 pt. (Concurrent with RZ 2006-PR-013.) **PROVIDENCE DISTRICT. ACCEPT TEMPORARY WITHDRAWAL**

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 85-C-088-07 - BOSTON PROPERTIES LIMITED PARTNERSHIP - Appl. to amend the proffers for RZ 85-C-088 previously approved for mixed-use development to permit modifications to approved proffers with an overall commercial Floor Area Ratio (FAR) of 2.59. Located in the S.W. quadrant of the intersection of Library St. and Market St. and N. of Bluemont Wy. on approx. 2.34 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-3 ((10)) 15. (Concurrent with DPA 85-C-088-05 and PRC 85-C-088.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

DPA 85-C-088-05 - BOSTON PROPERTIES LIMITED PARTNERSHIP - Appl. to amend the Development Plan for RZ 85-C-088 previously approved for mixed-use development to permit site modifications to include an increase in building height from a maximum of 15 stories to 16 stories with an overall commercial Floor Area Ratio (FAR) of 2.59. Located in the S.W. quadrant of the intersection of Library St. and Market St. and N. of Bluemont Wy. on approx. 2.34 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-3 ((10)) 15. (Concurrent with PCA 85-C-088-07 and PRC 85-C-088.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

PRC 85-C-088 - BOSTON PROPERTIES LIMITED PARTNERSHIP - Plan Appl. to approve the PRC Plan associated with PCA 85-C-088-07 and DPA 85-C-088-05 to permit an increase in building height from a maximum of 15 stories to 16 stories. Located in the S.W. quadrant of the intersection of Library St. and Market St. and N. of Bluemont Wy. on approx. 2.34 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-3 ((10)) 15. (Concurrent with PCA 85-C-088-07 and DPA 85-C-088-05.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

RZ 2007-PR-002 - FLINT HILL SCHOOL - Appl. to rezone from R-1 to R-3 to permit expansion of an existing private school of general education, child care center, and nursery school with a Floor Area Ratio (FAR) of up to 0.25. Located in the NW quadrant of the intersection of Chain Bridge Rd. and Jermantown Rd. on approx. 15.22 ac. of land. Comp. Plan Rec: Institutional. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with SEA 84-P-105-03.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Academic Drive to proceed under Section 15.2-2272 of the *Code of Virginia*.) **PROVIDENCE DISTRICT. P/H TO 6/21/07**

SEA 84-P-105-03 - FLINT HILL SCHOOL - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-P-105 previously approved for a private school of general education, child care center, and nursery school to permit an increase in land area, building additions, and associated modifications to site design and development conditions. Located at 3012 Chain Bridge Rd., 3044 Jermantown Rd., 10429 and 10431 Miller Rd. on approx. 15.22 ac. of land zoned R-3. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2007-PR-002.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Academic Drive to proceed under Section 15.2-2272 of the *Code of Virginia*.) **PROVIDENCE DISTRICT. P/H TO 6/21/07**

Posted: 5/31/07
Revised: 6/1/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 31, 2007

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

DECISIONS ONLY:

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 3/14/07) **ACCEPT**
TEMPORARY WITHDRAWAL

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 3/14/07) “

RZ 2007-MV-004 - BADCO, LLC D/B/A DAKS RESTAURANT (P/H on 5/30/07) **APPROVAL REC**

DEFERRALS:

RZ 2007-PR-002 - FLINT HILL SCHOOL - **P/H to 6/21/07**
SEA 84-P-105-03 - FLINT HILL SCHOOL - **P/H to 6/21/07**

FEATURE SHOWN: CONCUR

FS-M07-29 - Nextel, Little River Turnpike & I-495 (Deadline: 7/22/07)

PCA 85-C-088-07 - BOSTON PROPERTIES LIMITED PARTNERSHIP (Hunter Mill District)
DPA 85-C-088-05 - BOSTON PROPERTIES LIMITED PARTNERSHIP (Hunter Mill District)
PRC 85-C-088 - BOSTON PROPERTIES LIMITED PARTNERSHIP (Hunter Mill District)
(Staff: Jack Thompson) **RECOMMEND APPROVAL**

NO SPEAKERS