

# May 2009

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          |
| 3                         | 4   | 5          | 6<br><a href="#">View Agenda</a><br><a href="#">View Speaker's List</a>   | 7<br><b>NO PC MEETING</b>   | 8          | 9          |
| 10<br><b>Mother's Day</b> | 11  | 12         | 13<br><b>NO PC MEETING</b>  | 14<br><a href="#">View Agenda</a><br><a href="#">View Speaker's List*</a> | 15         | 16         |
| 17                        | 18  | 19         | 20<br><a href="#">View Agenda</a><br><a href="#">View Speaker's List*</a> | 21<br><b>NO PC MEETING</b>  | 22         | 23         |
| 24                        | 25<br><br><b>MEMORIAL DAY</b> | 26         | 27<br><b>NO PC MEETING</b>  | 28<br><a href="#">View Agenda</a><br><a href="#">View Speaker's List</a>  | 29         | 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.

Posted: 3/26/09  
Revised: 5/7/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, May 6, 2009**

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

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

**ITEMS SCHEDULED FOR DECISION ONLY**

| <b><u>Application</u></b>       | <b><u>Applicant</u></b>   | <b><u>Staff</u></b> | <b><u>PC Action</u></b>                                       |
|---------------------------------|---|---------------------|---|
| SE 2008-SU-040<br>(Sully)       | NOVA Retail Holdings Inc.<br>(14631 Lee Highway, Centreville)<br>(Extend hours of existing Dunkin Donuts store) | C. DeManche         | <b>APPROVAL REC</b><br>(P/H 4/16/09)                          |
| SE 2008-DR-037<br>(Dranesville) | Mark and Lyn McFadden<br>(1470 Ingleside Avenue, McLean)<br>(For office use)                                    | B. Cho              | <b>APPROVAL REC</b><br>(P/H on 4/16/09)<br>(D/O from 4/30/09) |

**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 2007-DR-025<br>(Dranesville) | Mr. Mostafa & Dr. Lily Nadimi<br>(8325 Old Dominion Drive)<br>(Waive minimum lot width requirement to allow 2 sf homes) | S. Lin              | <b>D/O to 5/28/09</b><br>(from 2/26/09) |
| 2232-D09-5<br>(Dranesville)     | Public Works & Environmental Svcs.<br>(1244 Oak Ridge Avenue)(Dolley Madison<br>Library renovation and expansion)       | D. Jillson          | <b>APPROVED</b><br>(from 6/11/09)       |

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

| <b><u>Application</u></b>                               | <b><u>Applicant</u></b>   | <b><u>Staff</u></b>   | <b><u>Schedule Notes</u></b>            |
|---|---|-----------------------|---|
| 2232-S09-4<br>(Springfield)                             | Public Works & Environment Svcs.<br>(West Ox Road Animal Shelter renovation and expansion)  | D. Jillson            | <b>P/H to 4/30/09</b>                   |
| PRC 77-C-005<br>(Hunter Mill)                           | JBG/Rockwood Sunrise Valley, L.L.<br>(11720 Sunrise Valley Drive)<br>(For Reston Heights East Office Project)                               | B. Cho                | <b>P/H to 7/8/09</b>                    |
| SE 2008-LE-030<br>(Lee)                                 | 7420 Beulah, LLC<br>7420 Beulah Street (child care center)  | S. Williams           | <b>P/H to 7/8/09</b><br>(from 3/11/09)  |
| PCA 2003-MV-033 &<br>FDPA 2003-MV-033<br>(Mount Vernon) | Lorton Arts Foundation, Inc.<br>E. side Ox Rd, S. of intersection w/<br>Lorton Rd. (to permit site modifications)                           | S. Lin                | <b>P/H to 6/25/09</b><br>(from 3/26/09) |
| PRC A-502/<br>SE 2008-HM-024<br>(Hunter Mill)           | Trustees of the United Christian Parish<br>of Reston (11506 & 11508 North Shore Dr.<br>(for church w/ child care center and nursery school) | K. Goddard-<br>Sobers | <b>P/H to 5/28/09</b><br>(from 1/8/09)  |

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MAY 6, 2009**

- 7:00 p.m.** The Land Use Process Review Committee met in the Board of Supervisors Conference Room of the Fairfax County Government Center to continue discussions on agenda topics.
- 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**

**2232-D09-5 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** – To renovate and expand the Dolley Madison Library at 1244 Oak Ridge Ave., McLean, VA. Tax Maps 30-2 ((1)) 3; 30-2 ((3)) 21, 24. Area II. Copies of the application with a 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. **DRANESVILLE DISTRICT. APPROVED**

**SE 2007-DR-025 – MR. MOSTAFA AND DR. LILY NADIMI** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 8325 Old Dominion Dr. on approx. 5.0 ac. of land zoned R-E. Tax Map 20-3 ((2)) 2. **DRANESVILLE DISTRICT. D/O TO 5/28/09**

**SE 2008-HM-024 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON** – Appl. under Sect. 9-301 of the Zoning Ordinance to permit an existing church with child care center and nursery school with a maximum daily enrollment of 135 children to permit a building expansion and increase in seats within the church up to 350. Located at 11506 and 11508 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 6 and 13. (Concurrent with PRC A-502.) **HUNTER MILL DISTRICT. P/H to 5/28/09**

**PRC A-502 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON** – Appl. to approve the PRC plan associated with RZ A-502 to permit the expansion of an existing church with a childcare center and nursery school. Located at 11506 and 11508 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 6 and 13. (Concurrent with SE 2008-HM-024.) **HUNTER MILL DISTRICT. P/H to 5/28/09**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, May 6, 2009**

**Page 2**

**PCA 2003-MV-033/FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. –**  
Appls. to amend the proffers, conceptual and final development plans for RZ 2003-MV-033 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .22. Located on the E. side of Ox Rd. S. of its intersection with Lorton Rd. on approx. 53.08 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities Governmental and Institutional. Tax Map 106-4 ((1)) 58. **MOUNT VERNON DISTRICT. P/H TO 6/25/09**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MAY 7, 2009**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON THURSDAY, MAY 7, 2009.**

Posted: 5/6/09  
Revised: 5/7/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MAY 6, 2009**

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

**DECISIONS ONLY:**

SE 2008-DR-037 - MARK AND LYN McFADDEN (P/H on 4/16/09) **APPROVAL REC**

SE 2008-SU-040 - NOVA RETAIL HOLDINGS, INC. (P/H on 4/16/09) **APPROVAL REC**

**DEFERRALS:**

PCA 2003-MV-033 - LORTON ARTS FOUNDATION, INC. – **P/H TO 6/25/09**

FDPA 2003-MV-033 - LORTON ARTS FOUNDATION, INC. – **P/H TO 6/25/09**

PRC A-502 - TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON – **P/H TO 5/28/09**

SE 2008-HM-024 - TRUSTEES OF UNITED CHRISTIAN PARISH OF RESTON – **P/H TO 5/28/09**

**CONSENT AGENDA ITEM: CONCUR**

FS-H09-23 – Cingular Wireless (d/b/a AT&T) 9620 Verdict Drive (Deadline: 7/07/09)

**FEATURE SHOWN: CONCUR**

FS-P09-4 – Verizon Wireless, 3300 Gallows Road (Deadline: 6/15/09)

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2232-D09-5 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL WORKS (Renovation and Expansion of Dolley Madison Library) (Staff: David Jillson) **APPROVED**

NO SPEAKERS

SE 2007-DR-025 - MR. MOSTAFA AND DR. LILY NADIMI (Staff: Suzanne Lin) **D/O TO 5/28/09**

1. Mark Zetts  
McLean Citizens Association  
6640 Kirby Court  
Falls Church, VA 22043
2. Edward Nadimi  
8325 Old Dominion Drive  
McLean, VA 22102
3. Timothy Howard  
8400 Parham Court  
McLean, VA 22102

Posted: 3/26/09  
Revised: 5/15/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 14, 2009**

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

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

**ITEMS SCHEDULED FOR DECISION ONLY**

| <b><u>Application</u></b>                  | <b><u>Applicant</u></b>   | <b><u>Staff</u></b> | <b><u>PC Action</u></b>  |
|--|---|---------------------|--|
| SE 2008-BR-029/<br>PRC A-787<br>(Braddock) | 7-Eleven, Inc.<br>(6221 Rolling Road) (To construct new service station & quick-service food store)                                     | T. Strunk           | <b>APPROVAL REC</b><br>(P/H on 3/26/09)                        |
| SE 2008-SP-025<br>(Springfield)            | Islamic Saudi Academy<br>11101/11115,11121,11123 Popes Head Rd<br>(for building additions, increase in enrollment & site modifications) | T. Strunk           | <b>D/O to 6/11/09</b><br>(D/O from 5/6/09)<br>(P/H on 3/18/09) |
| RZ 2008-LE-014/<br>SE 2008-LE-028<br>(Lee) | Opus East, L.L.C.<br>7800 Backlick Road (hotel & increase in building height)   | S. Williams         | <b>APPROVAL REC</b><br>(P/H on 4/30/09)                        |

**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>               |
|----------------------------------|--|---------------------|---------------------------------------|
| AR 83-S-011-03<br>(Springfield)  | Ober Trust, Sarah Ober<br>(8226/8228 Roseland Dr)(Agricultural/ Forestal District Renewal)   | S. Zottl            | <b>APPROVAL REC</b>                   |
| SEA 95-H-066-02<br>(Hunter Mill) | Sunoco, Inc. (R&M)<br>(13470 Coppermine Road, Herndon)<br>(To enlarge quick service food store & site modifications)   | W. O'Donnell        | <b>APPROVAL REC</b>                   |
| AF 2009-SP-002<br>(Springfield)  | Raymond & Teresa Crawford<br>(12655 Wiltonshire Drive) (For A&F District)  | S. Zottl            | <b>APPROVAL REC</b>                   |
| SE 2009-SU-002<br>(Sully)        | Centreville Day School/Centreville United Methodist Church<br>(6400 Old Centreville Rd)(church & nursery School & related facilities)  | C. Demanche         | <b>APPROVAL REC</b><br>(from 5/28/09) |
| AF 2009-SP-001<br>(Springfield)  | Mary T. Kincheloe, John T. Kincheloe & John T. Kincheloe, Trustee<br>(7900 My Way & 7875, et al, Evans Ford Road)<br>(To combine two existing A&F Districts with addition of other properties into one consolidated A&F District in Clifton) | S. Zottl            | <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>Schedule Notes</u></b>            |
|---|--|---------------------|---|
| PCA 2006-SU-025<br>FDPA 2006-SU-025<br>(Sully)    | Commonwealth Centre Investors, LLC<br>(NW quadrant of Sully Rd. & Westfields Blvd. intersection)(For optional two structured parking garages & use as child care center) | T. Strunk           | <b>P/H to 6/11/09</b>                   |
| RZ 2008-PR-017/<br>SE 2006-PR-018<br>(Providence) | Merrifield Garden Center Corp.<br>(8112 Lee Highway) (plant nursery)   | T. Strunk           | <b>P/H to 6/25/09</b><br>(From 4/16/09) |

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MAY 13, 2009**

**7:00 p.m.** The Tysons Corner Committee met in Conference Rooms 9/10 of the Fairfax County Government Center to continue discussions on proposed Plan language for the Tysons area. The following agenda items are planned for discussion:

- \* Planning Horizon;
- \* Intensity and building height;
- \* Continuation of discussion of demonstrations project(s) from the April 22<sup>nd</sup> meeting; and
- \* Existing uses (incorporating existing service and repair uses into redevelopment).

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, MAY 13, 2009**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MAY 14, 2009**

**7:15 p.m.** The Planning Commission met in the Board Conference Room of the Fairfax County Government Center for an update on telecommunications policies.

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

**ITEMS SCHEDULED FOR DECISION ONLY**

**PRC A-787 – 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND CORPORATION** – Appl. to approve the PRC plan associated with DPA A-787 to permit a service station/quick service food store. Located at 6221 Rolling Rd. on approx. 43,289 sq. ft. of land zoned PRC and HC. Comp. Plan Rec: PRC – Village Center. Tax Map 79-3 ((8)) 5A3. (Concurrent with SE 2008-BR-029.) **BRADDOCK DISTRICT. APPROVAL RECOMMENDED**

**SE 2008-BR-029 – 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND CORPORATION** – Appl. under Sect. 7-607 of the Zoning Ordinance to permit a service station and quick-service food store in a highway corridor overlay district. Located at 6221 Rolling Rd. on approx. 43,289 sq. ft. of land zoned PRC and HC. Tax Map 79-3 ((8)) 5A3. (Concurrent with PRC-A-787.) **BRADDOCK DISTRICT. APPROVAL RECOMMENDED**

**SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY** – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit building additions and associated modifications to site design and development conditions to an existing private school of general education. Located at 11101, 11115, 11121, 11123 Popes Head Rd. on approx. 34.05 ac. of land zoned R-C and WS. Tax Map 68-3 ((1)) 61, 62, 63, and 64. **SPRINGFIELD DISTRICT. D/O TO 6/11/09**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SEA 95-H-066-02 – SUNOCO, INC. (R&M)** – Appl. under Sects. 4-604 and 9-501 of the Zoning Ordinance to amend SE 95-H-066 previously approved for a service station and quick service food store to permit modifications to site design and development conditions. Located at 13470 Coppermine Rd. on approx. 42,941 sq. ft. of land zoned C-6. Tax Map 16-3 ((1)) 38A. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**AF 2009-SP-002 – RAYMOND S. CRAWFORD III & TERESA A. CRAWFORD** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 12655 Wiltonshire Dr. on approx. 21.24 ac. of land zoned R-C and WS. Tax Map 85-2 ((10)) 1-4. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**AF 2009-SP-001 – MARY T. KINCHELOE, JOHN T. KINCHELOE, & JOHN T. KINCHELOE, TRUSTEE** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 7900 My Way, 7875, 7901, 7925, 7955, 8001, 8009, 8015, 8021, 8025, 8031, 8037, and 8041 Evans Ford Rd. on approx. 261.88 ac. of land zoned R-C and WS. Tax Map 85-1 ((6)) 2; 85-3 ((2)) 18 - 20, 48 - 53; 85-4 ((1)) 1Z, 10Z, 20Z, 21Z, 22Z, 23Z; 85-4 ((6)) 2 and 3. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**AR 83-S-011-03 – OBER TRUST, SARAH OBER** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 8226 and 8228 Roseland Dr. on approx. 21.317 ac. of land zoned R-C and WS. Tax Map 96-4 ((1)) 7Z, 8Z, 10Z, and 11Z. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**SE 2009-SU-002 – CENTREVILLE DAY SCHOOL/CENTREVILLE UNITED METHODIST CHURCH** – Appl. under Sect. 3-104 of the Zoning Ordinance for an existing church and nursery school to permit additional church facilities. Located at 6400 Old Centreville Rd. on approx. 9.46 ac. of land zoned R-1, PDH-12, and WS. Tax Map 65-1 ((1)) 14A, 14A1, and 65-1 ((5)) J1. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 5/14/09  
Revised: 5/15/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MAY 14, 2009**

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

**DECISIONS ONLY:**

PRC A-787/SE 2008-BR-029 – 7-ELEVEN, INC. (P/H on 3/26/09) – **APPROVAL REC**

RZ 2008-LE-014/SE 2008-LE-028– OPUS EAST, LLC (P/H on 4/30/09) – **APPROVAL REC**

**DEFERRAL:**

SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY (P/H on 3/18/09) – **D/O to 6/11/09**

**FEATURES SHOWN: CONCUR**

FS-L08-94 – Cricket Communications, 5801 Franconia Road (Deadline: 5/15/09)

FS-V09-25 – Fairfax County Public Schools, Laurel Crest Drive (Deadline: 6/8/09)

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SEA 95-H-066-02 – SUNOCO, INC. (R&M) (Staff: William O'Donnell) – **APPROVAL REC**

NO SPEAKERS

AR 83-S-011-03 – OBER TRUST, SARAH OBER (Staff: Suzianne Zottl) – **APPROVAL REC**

NO SPEAKERS

AF 2009-SP-001 – MARY T., J. KINCHELOE & JOHN KINCHELOE, – **APPROVAL REC**  
TRUSTEE (Staff: Suzianne Zottl)

NO SPEAKERS

AF 2009-SP-002 – RAYMOND & TERESA CRAWFORD – **APPROVAL REC**  
(Staff: Suzianne Zottl)

NO SPEAKERS

SE 2009-SU-002 – CENTREVILLE DAY SCHOOL / CENTREVILLE – **APPROVAL REC**  
UNITED METHODIST CHURCH (Staff: Chris DeManche)

1. Steven Roberts  
5409 Hedgerow Court  
Centreville, VA 20120
2. Alan R. Felumlee  
6400 Old Centreville Road  
Centreville, VA 20121

Posted: 3/26/09  
Revised: 5/21/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, May 20, 2009**

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

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

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**Application**

**PC Action**

NORTH COUNTY AREA PLAN REVIEW – NON VDOT ITEMS  
(SULLY, PROVIDENCE, DRANESVILLE, HUNTER MILL)

**Markup on 6/10/09**

|                               |               |
|-------------------------------|---------------|
| 08-III-13UP                   | A. Klibaner   |
| 08-III-15UP                   | A. Klibaner   |
| 08-III-16UP, 17UP, 18UP, 19UP | C. Quintero   |
| 08-III-20UP                   | A. Klibaner   |
| 08-III-21UP<br>(DRANESVILLE)  | A. Klibaner   |
| 08-III-14UP                   | F. Darab      |
| 08-III-4UP                    | F. Darab      |
| 08-III-5UP<br>(HUNTER MILL)   | F. Darab      |
| 08-II-4V<br>(PROVIDENCE)      | M. Van Dam    |
| 08-III-1DS                    | B. Suchicital |
| 08-III-3DS                    | B. Suchicital |
| 08-III-4DS                    | B. Suchicital |
| 08-III-5DS                    | B. Suchicital |
| 08-III-7DS                    | B. Suchicital |
| 08-III-2BR                    | B. Suchicital |
| 08-III-FC1<br>(SULLY)         | B. Suchicital |

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

None at this time.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MAY 20, 2009**

**7:30 p.m.** The Planning Commission held public hearings on proposed Plan Amendment nominations submitted as part of the 2008-2009 North County Area Plans Review (APR) process for Non-VDOT items in the Dranesville, Hunter Mill, Providence, and Sully Supervisory Districts. **Public hearings were held in the order noted below and no new public hearings began after midnight. No items will be carried over for public hearing on Thursday, May 21, 2009. All hearings are held in the Board Auditorium of the Government Center.**

**THE MARKUP DATE FOR ALL ITEMS IS JUNE 10, 2009**

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**

*(Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf= square feet.)*

**DRANESVILLE DISTRICT:**

**APR #08-III-13UP:** Properties abutting Georgetown Pike from Leesburg Pike to Difficult Run, approx. 205.30 ac. AP: Georgetown Pike designated as Virginia Byway. Right of Way (ROW) should be maintained in current configuration. Traffic mitigation other than through road widening should be utilized. Seek conservation easements to preserve scenic and historic character. NP: Add Plan text that Georgetown Pike is eligible for listing on Virginia Landmarks Register and National Register of Historic Places. To protect the aesthetic character of the Pike, Fairfax County should limit densities on the land on both sides of the Pike to a depth of 100 to 150 feet beyond the ROW.

**APR #08-III-15UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with some private recreation, private open space, public park, and retail. NP: Add plan text to encourage placement of utilities underground and protection of heritage trees.

**APR #08-III-16UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, River Bend Road, Beach Mill Road, Seneca Road, and Loudoun Co. AP: Generally planned for low-density residential with private recreation and public park. NP: Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.

**APR #08-III-17UP:** Area generally bounded by Seneca Road, Beach Mill Road, River Bend Road, Georgetown Pike, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with private recreation, public park, and retail. NP: Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.

**APR #08-III-18UP:** Area generally bounded by Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, and Leesburg Pike. AP: Generally planned for low-density residential with private open space, public park, and retail. NP: Add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.

**APR #08-III-19UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with some private recreation, private open space, public park, and retail. NP: Add Plan text to encourage the use of pervious and semi-pervious materials for paved areas.

**APR #08-III-20UP:** Area generally bounded by Potomac River, Towlston Road, Difficult Run, Vale Road, Lee Jackson Mem. Hwy., Sully Road, and Loudoun Co. AP: Generally planned for a variety of land uses including residential, non-residential, park, and open space. NP: Update the Environment section of the Upper Potomac Planning District Overview and incorporate current Policy Plan guidance.

**APR #08-III-21UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with some private recreation, private open space, public park, and retail. NP: Add Plan text to Public Facilities section of Upper Potomac Planning District to explore sites for a community center in planning sectors UP1, UP2, and UP3.

#### **HUNTER MILL DISTRICT:**

**APR #08-III-4UP:** Reston Community Planning Sector (UP5) and Reston-Herndon Suburban Center's Land Units C, D, E, F, G, and H. AP: Reston-Herndon Suburban Center's Transit Station Area's Design Review Guidelines provide guidance for public art. The Reston Community Planning Sector Plan text is silent on provision of public art. NP: Incorporate text regarding public art within planning sector UP5 and the Reston-Herndon Suburban Center's Land Units C, D, E, F, G, and H.

**APR #08-III-5UP:** General area bounded by Centreville Road, Monroe St., Fox Mill Road, and Herndon Pkwy., on 365.00 ac. AP: Reston-Herndon Suburban Center's Land Unit A currently

includes the Worldgate development located within the Town of Herndon. NP: Editorial changes to Reston-Herndon Suburban Center's Land Units A and B. Changes affect Land Unit designation and text due to transfer of planning and zoning responsibilities to Town of Herndon as well as implementation of Plan recommendations.

**APR #08-III-14UP:** NW intersection of Sunrise Valley Dr. and Reston Pkwy., on 40.87 ac. AP: Sub-unit E-5 is missing Plan text that was inadvertently left out after the adoption of Plan Amendment 2000-01. NP: Correct an editorial error that occurred in Plan Amendment 2000-01 in 2001. No change in plan designation.

**PROVIDENCE DISTRICT:**

**APR #08-II-4V:** S. of Vienna Transit Station, W. of Hunters Branch Condos, on 28.91 ac. AP: Residential use at 4-5 du/ac; Opt. 1 for residential use at 16-20 du/ac and 12-16 du/ac with conditions; Opt. 2 for mixed-use up to 2.25 FAR in core area with conditions. NP: Substitute 700,000 sf of residential use in core area for 700,000 sf of office use in core area, 2.25 FAR to remain.

**SULLY DISTRICT:**

**APR #08-III-2BR:** SW corner of Centreville Road and New Braddock Road, on 1.33 ac. AP: Low-intensity Office use at FAR up to .20. NP: S. of New Braddock Road: Remove from Land Bay C-8 private open space with option for residential up to 5-8 du/ac.

**APR #08-III-1DS:** Along the W. side of Stonecroft Blvd., S. of Pepsi Pl., N. of Stonecroft Center Ct., on 9.86 ac. AP: Industrial, research and development, and industrial/flex uses up to a maximum FAR of .35. NP: An optional use of Parcel 34-3((1))1D is an expansion of the existing adjacent auto park, not to exceed .35 FAR.

**APR #08-III-3DS:** E. of Sully Rd, N. of McLearen Road, W. of Centreville Road, S. and W. of Horsepen Run., on 265 ac. AP: Light industrial, industrial/flex, office use, and the former Redskins Park. NP: Revisions to acknowledge current land uses such as Rachel Carson Middle School, departure of Redskins Park, and Creekside neighborhood. Re-plan parcel E. of middle school for office use up to 0.5 FAR.

**APR #08-III-4DS:** SW corner of Elmwood St. and Rt. 50, on .55 ac. AP: Tax Map parcel 34-4((1))52A is planned for retail use up to .08 and .20 FAR. NP: Retail use up to .08 FAR for Tax Map parcel 34-4((1))52A.

**APR #08-III-5DS:** Bounded by Sully Road on the W., Willard Road to the S., Brookfield Corporate Dr. to the E., and the Sullyfield Business Park to the N., on 49.50 ac. AP: Non-residential mixed-use up to 0.5 FAR. NP: Non-residential mixed-use up to 0.7 FAR.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, May 20, 2009**

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**APR #08-III-7DS:** Rt. 50 E. of Fairfax/Loudoun County line, S. of Dulles Airport, W. of Stonecroft Blvd., on 265 ac. AP: High quality campus-style office and industrial/flex use up to .35 FAR. NP: In addition to current Plan language, allow I-5 Zoning District uses.

**S08-III-FC1 – OUT-OF-TURN PLAN AMENDMENT:** NE corner of Rt. 50 and Fair Ridge Dr., on 28.05 ac. AP: Low-intensity office, retail, and institutional use not to exceed .25 FAR at the overlay level. Option: Hotel use with an overall intensity not to exceed .15 FAR may be considered on the Rt. 50 frontage as an alternative to planned low-intensity mix of uses. NP: Change 90,000 sf of office space to 100 units of affordable elderly housing.

Copies of APR documents, including all 2008-2009 North County APR nominations, Task Force recommendations, and staff reports may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA or by visiting <http://www.fairfaxcounty.gov/dpz/apr/>.

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MAY 21, 2009**

**NOTE: Since there were no carry-over items remaining from the May 20, 2009, Planning Commission meeting, this public hearing is cancelled.**

Posted: 5/20/09  
Revised: 5/21/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MAY 20, 2009**

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

**CONSENT AGENDA ITEM: CONCUR**

FS-Y08-80 – Cricket Communications, 13873 Park Center Drive (Deadline: 5/30/09)

**FEATURES SHOWN: CONCUR**

FS-S09-11 – Fairfax County Planning & Design Div., 4600 West Ox Road (Deadline: 6/4/09)

2232A-S05-15 – Fairfax County FMD, 12470 Braddock Road (Deadline: 8/7/09)

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**NORTH COUNTY AREA PLANS REVIEW (APR) – NON-VDOT ITEMS – MARKUP on 6/10/09**

**DRANESVILLE DISTRICT**

APR-08-III-13UP (Staff: A. Klibaner)

1. Eric Knudsen (Nominator)  
808 Golden Arrow Street  
Great Falls, VA 22066
2. Ralph Lazaro  
Great Falls Business & Prof. Assn.  
75 Walker Road, Suite 6  
Great Falls, VA 22066
3. Manfred Von Fricken  
9320 Georgetown Pike  
Great Falls, VA 22066

APR-08-III-15UP (Staff: A. Klibaner)  
(Nominator: Douglas Cobb)

1. Marta Roy  
837 Walker Road  
Great Falls, VA 22066

APR-08-III-16UP (Staff: Clara Quintero)

APR-08-III-17UP

APR-08-III-18UP

APR-08-III-19UP

1. Eleanor Weck  
(Nominator – 16UP, 17UP, 18UP)  
Great Falls Trail Blazers  
660 Mine Ridge Road  
Great Falls, VA 22066

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, May 20, 2009**

2. Eleanor Anderson (Nominator – 19UP)  
10106 Beach Road  
Great Falls, VA 22066

APR-08-III-20UP (Staff: A. Klibaner)

1. Stella Koch (Nominator)  
1056 Manning Street  
Great Falls, VA 22066

APR-08-III-21UP (Staff: A. Klibaner)

- 1 Kathleen Murphy (Nominator)  
Great Falls Citizens Association  
506 Arnon Meadows Road  
Great Falls, VA 22066

- 2 Ralph Apton  
9610 Beach Mill Road  
Great Falls, VA 22066

**HUNTER MILL DISTRICT**  
(Staff: Faheem Darab)

APR-08-III-4UP

1. John Thillmann (Nominator)  
12510 Manderley Way  
Oak Hill, VA 20171

APR-08-III-5UP (Nominator: DPZ Staff)

APR-08-III-14UP (Nominator: DPZ Staff)

**PROVIDENCE DISTRICT**  
(Staff: Meghan Van Dam)

APR-08-II-4V

1. Tim Sampson (Nominator)  
2200 Clarendon Boulevard  
Arlington, VA 22201
2. Stephen Pastorkovich  
2909 Nutley Street  
Vienna, VA 22031

**AGENDA/SPEAKERS LIST**  
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**SULLY DISTRICT**

(Staff: Bernie Suchicital)

**APR-08-III-1DS**

1. David Houston (Nominator/Property Owner)  
Representing Pohanka of Chantilly, Inc.  
Pillsbury Winthrop Shaw Pittman  
1650 Tysons Boulevard, Suite 1400  
McLean, VA 22102

**APR-08-III-3DS** (Nominator: DPZ Staff)

**APR-08-III-4DS** (Nominator: DPZ Staff)

**APR-08-III-5DS** (Nominator: Frank McDermott)

1. John Motz  
8456-A Tyco Road  
Vienna, VA 22182
2. John Worden  
1022 Challedon Road  
Great Falls, VA 22066
3. Frank McDermott (Nominator)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

**APR-08-III-7DS**

1. Mack Arnold (Nominator)  
11350 Random Hills Road, Suite 500  
Fairfax, VA 22030

**APR-08-III-2BR**

1. Carol Hawn (Nominator)  
6500 Harvest Mill Court  
Centreville, VA 20212

**OTPA S08-III-FC1**

1. John McGranahan  
10206 Colvin Run Road  
Great Falls, VA 22066

Posted: 3/26/09  
Revised: 5/29/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 28, 2009**

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

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

**ITEMS SCHEDULED FOR DECISION ONLY**

| <b><u>Application</u></b>                          | <b><u>Applicant</u></b>  | <b><u>Staff</u></b> | <b><u>PC Action</u></b>                                    |
|--|--|---------------------|--|
| RZ 2005-HM-028/<br>SE 2007-HM-023<br>(Hunter Mill) | Pedro & Carmen Toscano<br>(N. side of Vale Rd.; e. of Corsica St.)<br>(From R-1 to R-2 for two dwellings & waiver of min. lot width) | S. Williams         | <b>DENIAL REC</b><br>(from 3/25/09)                        |
| SE 2007-DR-025<br>(Dranesville)                    | Mr. Mostafa & Dr. Lily Nadimi<br>(8325 Old Dominion Drive)<br>(Waive minimum lot width requirement to allow 2 sf homes)              | S. Lin              | <b>APPROVAL REC</b><br>(P/H 5/6/09)                        |
| SEA 85-S-109-2<br>(Braddock)                       | Medical Facilities of America<br>XXIX(29)LP (9640 Burke Lake Road)(to permit site Modifications and building additions)              | S. Battista         | <b>APPROVAL REC</b><br>(from 12/11/08)<br>(from indef def) |

**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>                 |
|---|---|-----------------------------|---|
| RZ 2008-PR-009/<br>SEA 80-P-078-15/<br>PCA 87-P-038-4<br>(Providence) | Inova Health Care Services<br>3300-3312 Gallows Rd (to increase FAR<br>for new Women's Hospital & Patient Tower,<br>bed expansion, office & community services) | W. O'Donnell<br>S. Williams | <b>D/O TO 6/25/09</b><br>(from 4/16/09) |
| PRC A-502/<br>SE 2008-HM-024<br>(Hunter Mill)                         | Trustees of the United Christian Parish<br>of Reston (11506 & 11508 North Shore Dr.)<br>(for church w/ <b>child care center and nursery school</b> )            | K. Goddard-<br>Sobers       | <b>D/O TO 6/11/09</b><br>(from 5/6/09)  |

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

| <b><u>Application</u></b>                         | <b><u>Applicant</u></b>  | <b><u>Staff</u></b>   | <b><u>Schedule Notes</u></b>            |
|---|--|-----------------------|---|
| AF 2008-SP-001<br>SEA 83-S-036                    | Russell G. Hall<br>(12510 Yates Ford Road) (For A&F District<br>and reduction in land area for microwave facility)   | S. Zottl              | <b>P/H to 6/11/09</b>                   |
| SEA 85-L-059-6<br>(Lee)                           | BSI Inc. T/A Browne Academy<br>5917 Telegraph Road (for private school<br>Of general education, nursery school, child care<br>Center and uses in a floodplain to permit increase<br>In land area and site modifications) | K. Goodard-<br>Sobers | <b>P/H to 6/11/09</b><br>(from 4/16/09) |
| SEA 85-D-033-02<br>(Dranesville)                  | Metro Washington Airports Auth.<br>w/ The VA Dept. of Transportation<br>(7305 M Idylwood Rd) (to permit electrically powered<br>Regional rail transit facility (rail yard/accessory uses)<br>& site modifications)       | S. Williams           | <b>P/H to 9/10/09</b><br>(from 4/15/09) |
| RZ 2008-PR-010/<br>SE 2008-PR-021<br>(Providence) | James W. Jackson<br>2801 Chain Bridge Rd (for child care<br>and nursery school)  | S. Lin                | <b>P/H to 9/9/09</b><br>(from 3/26/09)  |

Posted: 3/26/09  
Revised: 5/29/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 28, 2009**

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

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)**

| <b><u>Application</u></b>                        | <b><u>Applicant</u></b>   | <b><u>Staff</u></b> | <b><u>Schedule Notes</u></b>            |
|--|---|---------------------|---|
| SE 2009-SU-002<br>(Sully)                        | Centreville Day School/Centreville<br>United Methodist Church<br>(6400 Old Centreville Rd)(church & nursery<br>School & related facilities) | C. Demanche         | <b>P/H to 5/14/09</b>                   |
| RZ 2008-MV-007<br>SEA 85-L-137<br>(Mount Vernon) | JK INVESTMENTS, INC.<br>(8850 Richmond Highway)(to permit<br>increase in FAR)   | S. Williams         | <b>P/H to 7/8/09</b><br>(from 4/16/09)  |
| SE 2008-HM-010<br>(Hunter Mill)                  | George B & Carolyn L.E. Sagatov<br>(10120 Wendover Drive) (waiver of minimum<br>Lot requirements)   | K. Sobers           | <b>P/H to 7/23/09</b><br>(from 4/30/09) |

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MAY 27, 2009**

**7:00 p.m.** The Tysons Corner Committee met in Conference Rooms 4/5 of the Fairfax County Government Center for discussions on the following topics:

- Review revised draft text for stormwater management
- Initial discussion of Urban Design section
- Follow-up discussion of demonstration project(s) criteria from 5/13/09 meeting
- Coordinating redevelopment and parcel consolidation to maximize internal trip capture and other Comprehensive Plan goals; concurrent rezoning applications addressing general-level consolidation. (alternative to consolidation)\*\*

*\*\* Note: Address general level, not specific amount of consolidation, which is addressed during review of District text.*

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, MAY 27, 2009**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MAY 28, 2009**

**7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to discuss a Zoning Ordinance Amendment regarding the heights of residential structures.

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

**ITEMS SCHEDULED FOR DECISION ONLY**

**SE 2007-DR-025 – MR. MOSTAFA AND DR. LILY NADIMI** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 8325 Old Dominion Dr. on approx. 5.0 ac. of land zoned R-E. Tax Map 20-3 ((2)) 2.

**DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**RZ 2005-HM-028 – PEDRO & CARMEN M. TOSCANO, JR.** – Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.2 dwelling units per acre (du/ac). Located on the E. side of Vale Rd. approx. 500 ft. S. of its intersection with Corsica St. on approx. 1.67 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 38-3 ((1)) 4. (Concurrent with SE 2007-HM-023.) **HUNTER MILL DISTRICT. DENIAL RECOMMENDED**

**SE 2007-HM-023 – PEDRO & CARMEN M. TOSCANO, JR.** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 9946 Vale Rd. on approx. 1.67 ac. of land zoned R-2. Tax Map 38-3 ((1)) 4. (Concurrent with RZ 2005-HM-028.) **HUNTER MILL DISTRICT. DENIAL RECOMMENDED**

**SEA 85-S-109-02 – MEDICAL FACILITIES OF AMERICA XXIX (29) LP** – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 85-S-109, previously approved for a medical care facility, to permit a building addition and associated modifications to site design and development conditions. Located at 9640 Burke Lake Rd. on approx. 7.66 ac. of land zoned R-1. Tax Map 78-3 ((1)) 12A. **BRADDOCK DISTRICT. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** – Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Rd. on approx. 39.16 ac. of land zoned R-1, R-2, and HC. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A, and 93B. **DRANESVILLE DISTRICT. P/H to 9/10/09**

**SE 2008-HM-024 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON** – Appl. under Sect. 9-301 of the Zoning Ordinance to permit an existing church with child care center and nursery school with a maximum daily enrollment of 135 children to permit a building expansion and increase in seats within the church up to 350. Located at 11506 and 11508 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 6 and 13. (Concurrent with PRC A-502.) **HUNTER MILL DISTRICT. D/O TO 6/11/09**

**PRC A-502 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON** – Appl. to approve the PRC plan associated with RZ A-502 to permit the expansion of an existing church with a childcare center and nursery school. Located at 11506 and 11508 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 6 and 13. (Concurrent with SE 2008-HM-024.) **HUNTER MILL DISTRICT. D/O TO 6/11/09**

**RZ 2008-PR-010 – JAMES W. JACKSON** – Appl. to rezone from R-1 to R-3 to permit a child care center and nursery school with an overall Floor Area Ratio (FAR) of .17. Located in the S.E. quadrant of the intersection of Chain Bridge Rd. and Sutton Rd. on approx. 1.29 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50. (Concurrent with SE 2008-PR-021.) **PROVIDENCE DISTRICT. P/H to 9/9/09**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, May 28, 2009**

**Page 3**

**SE 2008-PR-021 – JAMES W. JACKSON** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a child care center and nursery school with a maximum daily enrollment of 170 children. Located at 2701 Chain Bridge Rd. on approx. 1.29 ac. of land zoned R-3. Tax Map 48-1 ((1)) 50. (Concurrent with RZ 2008-PR-010.) **PROVIDENCE DISTRICT. P/H to 9/9/09**

**RZ 2008-PR-009 – INOVA HEALTH CARE SERVICES** – Appl. to rezone from R-1 and R-12 to C-3 to permit an expansion of existing medical care facilities (hospital and accessory uses) and public uses with an overall floor area ratio (FAR) of 0.8. Located in the N.W. quadrant of the intersection of Woodburn Rd. and Gallows Rd. on approx. 65.46 ac. of land. Comp. Plan Rec: Public Facilities and Institutional Uses. Tax Map 49-3 ((1)) 136C and 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D, and 1E. (Concurrent with SEA 80-P-078-15 and associated with PCA 87-P-038-04.) **PROVIDENCE DISTRICT. D/O TO 6/25/09**

**SEA 80-P-078-15 – INOVA HEALTH CARE SERVICES** – Appl. under Sects. 4-304, 9-301, and 9-607 of the Zoning Ordinance to amend SE 80-P-078 previously approved for medical care facilities (hospital and accessory uses) and increase in building height to permit increase in land area, building additions, site modifications, and associated modifications to site design and development conditions. Located at 3300-3312 Gallows Rd. and 3300-3340 Woodburn Rd. on approx. 65.46 ac. of land proposed to be zoned C-3. Tax Map 49-3 ((1)) 136C and 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D, and 1E. (Concurrent with RZ 2008-PR-009 and associated with PCA 87-P-038-04.) **PROVIDENCE DISTRICT. D/O TO 6/25/09**

**PCA 87-P-038-04 – INOVA HEALTH CARE SERVICES** – Appl. to amend the proffers for RZ 87 P-038 as amended previously approved for an assisted living facility and office uses to permit commercial development and public uses and associated modifications to proffers and site design with an overall floor area ratio (FAR) of 0.7. Located in the S.E. quadrant of the intersection of Arlington Blvd. and Williams Dr. on approx. 16.14 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 141. (Associated with RZ 2008-PR-009 and SEA 80-P-078-15.) **PROVIDENCE DISTRICT. D/O TO 6/25/09**

Posted: 5/28/09  
Revised: 5/29/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MAY 28, 2009**

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

**DECISIONS ONLY:**

RZ 2005-HM-028 – PEDRO AND CARMEN TOSCANO (P/H on 4/30/09) **DENIAL REC**  
SE 2007-HM-023 – PEDRO AND CARMEN TOSCANO (P/H on 4/30/09) **DENIAL REC**

SEA 85-S-109-02 – MEDICAL FACILITIES OF AMERICA XXIX (29) LP (Braddock District)  
(P/H on 12/11/08) (Sargeant) **APPROVAL REC**

SE 2007-DR-025 – MR. MOSTAFA AND DR. LILY NADIMI (P/H on 5/06/09) **APPROVAL REC**

**DEFERRALS:**

RZ 2008-PR-010 – JAMES W. JACKSON - **P/H to 9/09/09**  
SE 2008-PR-021 – JAMES W. JACKSON - **P/H to 9/09/09**

SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE  
VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION – **P/H to 9/10/09**

**ADMINISTRATIVE ITEM:**

Criteria for Tysons Corner Demonstration Projects - **ENDORSED**

**FEATURES SHOWN: CONCUR**

FSA-V08-92-1 – Cricket Communications, 5904 Mount Eagle Drive (Deadline: 8/19/09)  
FS-M09-21 – Cricket Communications, 6129 Leesburg Pike (Deadline: 7/8/09)

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RZ 2008-PR-009 – INOVA HEALTH CARE SERVICES  
SEA 80-P-078-15 – INOVA HEALTH CARE SERVICES  
PCA 87-P-038-04 – INOVA HEALTH CARE SERVICES (Staff: William O'Donnell) **D/O to 6/25/09**

- |  |  |
|--|--|
| 1. Linda Fischer<br>3125 Williams Drive<br>Fairfax, VA 22031 | 2. Fran Wallingford<br>Pine Ridge Civic Association &<br>Mantua Citizens Association<br>3311 Mantua Drive<br>Fairfax, VA 22031 |
|--|--|
- PRC A-502 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA  
SE 2008-HM-024 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA  
(Staff: Kelli Goddard-Sobers) **D/O to 6/11/09**
- |  |  |
|--|--|
| 1. William Schillig<br>Sunderbriar Cluster Association<br>11500 Sunder Court<br>Reston, VA 20190 | 3. Madeline Cohen<br>Hickory Cluster Homeowners Association<br>11521 Hickory Cluster<br>Reston, VA 20190       |
| 2. Otto Tubito<br>1656 Bachan Court<br>Reston, VA 20190  | 4. Reverend Joan Bell-Haynes, Pastor<br>United Christian Parish<br>11508 North Shore Drive<br>Reston, VA 20190 |