

May 2015

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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3	4	5	6 <b>View Agenda</b> <i>Committee Meeting</i>	7 <b>View Agenda</b> <i>Committee Meeting</i>	8	9
10	11	12	13 <b>View Agenda</b> <i>Committee Meeting</i>	14 <b>No PC Meeting</b>	15	16
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Planning Commission Meetings are held in the Board Auditorium of the Government Center at:  
 12000 Government Center Parkway, Fairfax, VA 22035  
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, May 6, 2015**

Posted: 5/6/15  
 Revised: 5/7/15

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

**COMMITTEE MEETINGS**

**The Policy and Procedures Committee met in the Board Conference Room at 7:00 p.m.**

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

**FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)**

**ITEMS SCHEDULED FOR DECISION ONLY**

Application	Applicant	Staff	PC Action
<a href="#"><u>Plan Amendment</u></a> (Lee)	<a href="#"><u>PA 2014-IV-MV1 (4201 AND 4203 BUCKMAN ROAD)</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 0.80 ac. located at 4201 and 4203 Buckman Road (Tax Map Reference 101-3 ((1)) 15A and 101-3 ((1)) 15B). 4201 Buckman Road is planned for single-family detached residential use at 2-3 dwelling units per acre. 4203 Buckman Road is planned for the existing development and uses; if redeveloped, the appropriate residential density is 2-3 dwelling units per acre. The amendment will consider single-family attached residential use and consolidation of the parcels. Recommendations relating to the transportation network may also be modified.	J. Garcia	<b>ADOPTION REC</b> (P/H from 4/30/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

Application	Applicant	Staff	PC Action
<a href="#"><u>CSPA 1998-LE-048</u></a> (Lee)	<a href="#"><u>METROPARK 2345, LLC</u></a> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ/FDP 1998-LE-048 to permit sign modifications. Located at 6348, 6350, 6354, 6359, 6361 and 6363 Walker Ln.; and 6909 Metro Park Dr., Alexandria, 22310, on approx. 29.09 ac. of land zoned PDC. Tax Map 91-1 ((1)) 11 B2, 91-1 ((1)) 23E, 91-1 ((28)) 1A and 2B; 91-1 ((31)) 1A, 1B, 2A, 2B, 2C, 3, 3A, 3B, 4A, 4B1, and 4C1.	K. Atkinson	<b>APPROVED</b>
<a href="#"><u>RZ 2011-PR-009</u></a> (Providence)	<a href="#"><u>CITYLINE PARTNERS, LLC</u></a> – Appl. to rezone from C-3, HC to PTC, HC to permit mixed use with an overall Floor Area Ratio (FAR) of 2.96. Located on the N.E. quadrant of the intersection of Dolley Madison Blvd. and Scotts Crossing Rd., on approx. 9.88 ac. of land. Comp. Plan Rec: Transit Station Mixed Use and Parks/Open Space. Tax Map 29-4 ((5)) 9, 9A and 10A and Scotts Crossing Rd. public right-of-way to be vacated and/or abandoned. (Concurrent with PCA 92-P-001-11). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Scotts Crossing to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i> .)	S. Wright	<b>APPROVAL REC</b> (from 4/29/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, May 6, 2015**

Posted: 5/6/15  
Revised: 5/7/15

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

[PCA 92-P-001-11](#)  
(Providence)

[CITYLINE PARTNERS, LLC](#) – Appl. to amend the proffers for RZ 92-P-001 previously approved for office and accessory uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.96. Located on the N.E. quadrant of the intersection of Dolley Madison Blvd. and Scotts Crossing Rd., on approx. 9.41 ac. of land zoned C-3, HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-4 ((5)) 9, 9A and 10A. (Concurrent with RZ 2011-PR-009.)

S. Wright

**APPROVAL REC**  
(from 4/29/15)

[SE 2014-BR-039](#)  
(Braddock)

[RATI KC D/B/A MRS. RATI'S FAMILY HOME DAYCARE](#) – Appl. under Sects. 6-105, 6-106, 8-305, and 10-104 of the Zoning Ordinance to permit a home child care facility and an increase in fence height. Located at 10639 John Ayres Dr., Fairfax, 22032, on approx. 11,397 sq. ft. of land zoned PDH-3. Tax Map 77-1 ((12)) 182.

J. Gorney

**APPROVAL REC**  
(from defer indef.)  
(from 11/20/14)  
(from 11/6/14)

[PCA/FDPA 2005-PR-041-04](#)  
(Providence)

[ESKRIDGE \(E&A\) LLC](#) – Appls. to amend the proffers, conceptual, and final development plans for RZ 2005-PR-041 previously approved for mixed use development to permit modifications to proffers and site design. Located on District Ave., Glass Alley, Strawberry Ln., Merrifield Town Center, and Merrifield Cinema Dr., on approx. 7.69 ac. of land zoned PDC, PRM, and HC. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((37)) F, J, K, and N.

W. O'Donnell

**APPROVAL REC**  
(from 3/25/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, May, 7, 2015**

Posted: 5/7/15  
Revised: 5/8/15

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

**COMMITTEE MEETINGS**

**The Policy and Procedures Committee met in the Board Conference Room at 7:00 p.m.**

**CONSENT AGENDA**

**None at this time**

**FEATURE SHOWN**

**FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)**

**ITEMS SCHEDULED FOR DECISION ONLY**

**None at this time**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>Plan Amendment</u> (Mason)	<b>PA 2013-I-B2</b> - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approximately 218 acres of land surrounding Arlington Boulevard (Route 50), and Leesburg Pike (Route 7). The area is generally bounded by portions of Wilson Boulevard and the City of Falls Church to the north, and Arlington County to the north/southeast. The area includes single family properties south of Route 50 and multi-family properties south of Patrick Henry Drive between Route 50 and Leesburg Pike. On the south/northwest, the boundary follows the non-residential uses that are along Leesburg Pike and are adjacent to Juniper Lane, Castle Road, and Sleepy Hollow Road. The area is described as the Seven Corners Community Business Center (CBC) in the Baileys Planning District of the Area I Volume of the Comprehensive Plan. Plan text changes are proposed in the Seven Corners CBC section as well as other sections of the Baileys Planning District and Jefferson Planning District.	B. Suchicital	<b>D/O TO 7/8/15</b>
	<p>The subject area is currently planned for retail, office, residential, mixed use, public facilities, institutional and other uses at various intensities. The proposed Plan amendment recommends a mixed-use town center anchored by two less intense mixed use villages that are connected by a central spine road that serves motorists, pedestrians and bicyclists. Each mixed-use center would include a refined grid of streets with enhanced streetscapes. The transportation system is recommended to be improved with a redesign of the Seven Corners interchange into a four-legged intersection of Leesburg Pike, Wilson Boulevard and Sleepy Hollow Road and with the construction of a new ring road around this intersection. All roads are recommended to be complete streets that accommodate multiple modes of transportation. Recommended open spaces include a large-scale civic plaza for community gathering in the town center, a common green, pocket parks, additional recreational facilities and a linear green space with a trail.</p> <p>Corresponding to the proposed villages and town center, the recommended Comprehensive Plan for the Seven Corners CBC concentrates redevelopment in areas described as Opportunity Areas</p>		

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Thursday, May, 7, 2015

Posted: 5/7/15  
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that were determined to have the greatest redevelopment potential. The proposed Plan uses a form-based approach to replace existing recommendations expressed as Floor Area Ratio (FAR) to guide the intensity and form of redevelopment in Opportunity Areas. Development in each of the three Opportunity Areas is recommended as follows: 1) Willston Village up to 2,760,000 square feet of residential use, and 391,000 square feet of non-residential uses; 2) Town Center up to 2,450,000 square feet of residential use, and 1,350,000 square feet of non-residential uses; and, 3) Leesburg Pike Village up to 404,000 square feet of residential use, and 135,000 square feet of non-residential uses. The overall maximum number of square feet in the CBC recommended in the Plan could be up to 3,584,000 square feet of existing and new non-residential uses, and 6,723,000 square feet of existing and new residential uses and urban design guide build-out potential in an Opportunity Area. In addition, redevelopment is expected to be accompanied by coordinated development and phasing plans; contributions to the transportation network, public parks and public facilities; achievement of at least LEED certification, provision of affordable housing and demonstration of compatibility with adjacent lower density areas planned to remain. Potential development in areas outside the Opportunity Areas is recommended to continue to be guided by floor area ratio limits. Other revisions to areawide text are recommended as needed to be consistent with new site specific guidance or to reflect editorial updates. Other changes to transportation network and public facilities guidance may also be adopted. In addition, the description of the Baileys Crossroads CBC Concept for Future Development is also recommended to be revised to reflect Plan Amendments PA 2013-I-B2 and ST10-CW-3CP.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, May 13, 2015**

Posted: 5/13/15  
 Revised: 5/15/15

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

**COMMITTEE MEETINGS**

**The Tysons Committee met in the Board Conference Room at 7:00 p.m.**

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

**FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<p><u>Plan Amendment</u>                      (Hunter Mill)</p>	<p><b><u>ST09-III-UP1 (B) (RESTON MASTER PLAN SPECIAL STUDY PHASE II)</u></b> – concerns approximately 8,400 acres of land (inclusive of roads), generally located approximately 20 miles west of Washington DC, seven miles west of Tysons and six miles east of Washington Dulles International Airport. The study area is within the Hunter Mill Supervisor District and shown on the adopted Comprehensive Plan maps as Residential Planned Community (RPC) and it is bisected by the Dulles Airport Access Road (DAAR) and extends as far as Route 7 on the north and is bounded on the north, east and south by low density residential neighborhoods that are accessible from Route 7, Hunter Mill Road and Lawyers Road.</p> <p>The Plan Amendment proposes to update Comprehensive Plan guidance for the community of Reston and several small areas adjacent to Reston. The guidance is applicable to Reston’s Transit Station Areas (Wiehle-Reston East, Reston Town Center and Herndon), residential neighborhoods, Village Centers (Hunters Woods, South Lakes, Tall Oaks, North Point and Lake Anne) and several non-residential areas located within the residential neighborhoods. The Plan Amendment for Phase 2 retains and integrates the community-wide Reston Vision and Planning Principles and Reston Transit Station Areas guidance previously adopted (February 11, 2014) as part of the Comprehensive Plan amendment for Phase 1 of the Reston study (ST09-III-UP1(A)). It also retains the recommendations previously adopted (December 2, 2014) as part of the Lake Anne Village Center/Reston Crescent Plan Amendment (2013-III-UP1). The retention and integration of previously adopted guidance necessitates minor editorial changes in some instances.</p> <p>As a part of this proposed update, planning guidance for Reston will be consolidated into one location within Fairfax County’s Comprehensive Plan. The Area Plan III volume will include a new Reston section for ease of use and improved accessibility. The proposed Reston Plan guidance will also reference pertinent Comprehensive Plan guidance from the Upper Potomac Planning District and the UP5 Community Planning Sector, the county planning geographies in which Reston resides.</p> <p>Furthermore, the consolidation of Reston’s Comprehensive Plan guidance into a single section requires editorial changes in the UP4,</p>	<p>F. Darab</p>	<p><b><u>ADOPTION REC</u></b>                      (P/H from 4/22/15)</p>

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, May 13, 2015

Posted: 5/13/15  
Revised: 5/13/15

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UP5 and UP7 Community Planning Sectors along with editorial changes within the Upper Potomac Planning District and Volume III of the Area Plans to align facts and figures with the changes proposed within the Reston guidance.

This area has been the subject of Phase 2 of the Reston Master Plan Special Study (RMPSS), a special planning study initiated to evaluate Plan guidance for the planned community of Reston. Specifically, the Plan amendment for Phase 2 proposes an updated Reston Plan map that merges the Land Use Plan, the Community Facilities Plan and presents updated land use designations that further community desires to maintain established residential neighborhoods. In addition, it communicates expectations for future development in Reston by providing structured Reston specific processes and more rigorous criteria for the consideration of single-family and multi-family redevelopment proposals. Moreover, it establishes general guidance for the vision and expectations for redevelopment of the Village Centers. Lastly, it maintains the existing characters of Reston's convenience center and commercial area along Baron Cameron Avenue between Bennington Woods Road to the west, Reston Parkway to the east and Stevenage Road to the north.

Reston's growth is planned to occur in Reston's Transit Station Areas (the areas along the Dulles Toll Road, generally within walking distance of planned or existing Metrorail stations) and Village Centers. All other areas of Reston (residential neighborhoods and Convenience Centers) are generally planned to remain as currently built. The Reston Neighborhoods section provides guidance to maintain the established residential neighborhoods. Residential land use categories have been expanded from their current 3 broad categories (low, medium, and high density) to 5 categories to more closely reflect what has been built in the community, with the desired result of maintaining established neighborhoods. The proposed residential categories are Low-density Single-family (0-4 DU/AC), Medium-Density Single-Family (5-12 DU/AC), Low-Density Multi-Family (13-20 DU/AC), Medium-Density Multi-Family (21-50 DU/AC), and High-Density Multi-Family (greater than 50 DU/AC). Existing Countywide Comprehensive Plan land use categories are applied to the few areas in Reston not included in the RPC Plan designation. In the event of residential neighborhood redevelopment requests, more stringent redevelopment criteria have been established that go beyond the County-wide criteria. Other proposed land use designations include Office, Retail, Village Center Mixed Use; Public Facilities, Government and Institutional; and Parks, Recreation and Open Space.

Reston's Village Centers are planned to reflect the land uses that currently exist, with the exception of Lake Anne Village Center which currently has detailed planning guidance to guide future redevelopment. This guidance will be retained. A general vision and guidelines for redevelopment is established for any future Village Center redevelopment proposals. Currently the Village Centers have neither a vision, nor redevelopment guidelines to create a common set of expectations for residents, landowners and businesses regarding

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**MEETING AGENDA**

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future changes. The proposed general vision establishes the basic elements necessary for any redevelopment proposal in any Village Center. The guidelines for redevelopment establish the process required of any redevelopment proposal as well as detailed planning objectives.

Housing choices are encouraged to maintain Reston’s diverse age, family status and income structure. These choices include different unit types, architectural styles, ownership patterns, senior housing and universally designed housing. Housing affordability has been increased beyond County-wide policies to recommend 12% or more Affordable Dwelling Units or Workforce Dwelling Units for any residential development or redevelopment in Reston. A higher percentage is expected in the Transit Station Areas, along with a contribution to affordable housing by non-residential development.

All Public Parks, Private Recreation, and Private Open Space are now reflected in Reston’s Land Use Map and are further detailed on the Parks and Open Space map. More parks and recreation facilities and open space are included in the Reston Land Use Map. Existing trails are proposed to be shown within the Reston Plan. Reston’s two golf courses are planned to remain.

Transportation recommendations expand and improve pedestrian and bicyclist mobility and infrastructure. The majority of transportation recommendations were adopted with the Plan Amendment for Phase 1, and thus, are advanced in the Plan Amendment for Phase 2.

Plan Amendment  
(Hedetniemi)

**PA 2013-CW-4CP (CONSERVATION AREAS AND COMMUNITY NEIGHBORHOOD IMPREOVEMENT AREAS)**

A. Klibaner **D/O TO 9/17/15**  
(P/H from 4/30/15)

– To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment proposes to remove references to expired Conservation Areas and completed Community Improvement Areas that from the Comprehensive Plan.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
PRC 80-C-111 (Hunter Mill)	<b>CORPORATION FOR THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</b> – Appl. to approve the PRC plan associated with RZ 80-C-111 to permit modifications to an existing place of worship. Located on the S. side of Lake Newport Rd. and E. side of Fairfax County Pkwy., on approx. 3.53 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 11-3 ((13)) 1.	C. Bishop	<b>P/H TO 7/15/15</b>
<u>CSPA 86-C-029-10</u> (Dranesville)	<b>AIRBUS AMERICAS, INC.</b> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 86-C-029 to permit sign modifications. Located on the W. side of Wasser Ter. at the terminus of Mansarde	M. Lynskey	<b>APPROVED</b> (from 5/6/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, May 13, 2015**

Posted: 5/13/15  
Revised: 5/13/15

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

Ave., on approx. 4.14 ac. of land zoned PDC. Tax Map 15-4 ((1)) 13 E3.

[RZ 2014-SP-015](#)  
*(Springfield)*

**SUNRISE DEVELOPMENT, INC.** – Appl. to rezone from R-1 to R-3 to permit a medical care facility with an overall Floor Area Ratio (FAR) of 0.25. Located on the E. side of Burke Lake Rd., S. of its intersection with Shiplett Blvd., on approx. 4.96 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac with an option for Residential 2-3 du/ac or for a medical care facility subject to the conditions to retain and preserve the Silas Burke House. Tax Map 78-3 ((1)) 4. (Concurrent with SE 2014-SP-060.)

M. Tsai

**D/O TO 6/18/15**

*(from 4/30/15)*  
*(from 4/23/15)*  
*(from 3/19/15)*  
*(from 3/12/15)*

[SE 2014-SP-060](#)  
*(Springfield)*

**SUNRISE DEVELOPMENT, INC.** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a medical care facility. Located at 9617 Burke Lake Rd., Burke, 22015, on approx. 4.96 ac. of land proposed to be rezoned from R-1 to R-3. Tax Map 78-3 ((1)) 4. (Concurrent with RZ 2014-SP-015.)

M. Tsai

**D/O TO 6/18/15**

*(from 4/30/15)*  
*(from 4/23/15)*  
*(from 3/19/15)*  
*(from 3/12/15)*

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, May 14, 2015**

*Posted: 4/20/15*  
*Revised: 4/20/15*

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

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

**MEETING CANCELLED**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, May 20, 2015**

Posted: 5/20/15  
 Revised: 5/21/15

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

**COMMITTEE MEETINGS**

**The Environment Committee met in the Board Room at 7:00 p.m.**

**CONSENT AGENDA**

**None at this time.**

**FEATURES SHOWN**

**FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>Plan Amendment</u></a> (Sully)	<a href="#"><u>PA 2014-III-DS1 (DULLES SUBURBAN CENTER, LAND UNIT J/AKRIDGE)</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approx. 50 ac. generally located north of the Stonecroft Boulevard and Westfields Boulevard intersection (Tax Map #44-3((1)) 15). The area is planned for office, conference center/hotel, industrial/flex and industrial uses at an average intensity of .50 FAR. There are two higher intensity options: Option A envisions a mixed-use focal point with office, retail, hotel, and limited residential up to 1.0 FAR; Option B pertains to the area within 1/4 mile of a transit stop and recommends intensities up to 1.5 FAR and with additional residential up to 2.25 FAR. The Amendment will consider an option for residential use up to .50 FAR, that could include office and supporting retail uses, with conditions that support the creation of a high-quality living environment. Recommendations relating to the transportation network may also be modified.	C. Johnson	<b>ADOPTION REC</b> (P/H from 4/15/15) (from 4/9/15)
<a href="#"><u>SE 2014-PR-067</u></a> (Providence)	<a href="#"><u>KONSTANTIN E. PANOV</u></a> – Appl. under Sects. 3-204 and 9-300 of the Zoning Ordinance to permit a child care center. Located at 9653 Blake Ln., Fairfax, 22031, on approx. 18,679 sq. ft. of land zoned R-2. Tax Map 48-3 ((19)) 1.	S. Wright	<b>D/O TO 6/25/15</b> (P/H from 4/16/15) (from 4/8/15 from 4/2/15)
<a href="#"><u>RZ 2014-PR-018</u></a> (Providence)	<a href="#"><u>THE EVERGREENE COMPANIES, LLC</u></a> – Appl. to rezone from R-1 to R-4 to permit residential development with a total density of 3.12 du/ac. Located on the S. side of Chain Bridge Rd., in the S.W. quadrant of its intersection with Sutton Rd., on approx. 1.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50.	S. Wright	<b>D/O TO 6/25/15</b> (D/O from 4/30/15) (D/O from 4/22/15) (P/H from 4/16/15) (from 3/25/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, May 20, 2015**

Posted: 5/20/15  
Revised: 5/21/15

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

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>PCA 76-M-007-02</u> (Mason)	<u>FAIRFAX COUNTY SCHOOL BOARD</u> - Appl. to amend the proffers for RZ 76-M-007 previously approved for office uses to permit an addition to the school (gymnasium), an outdoor play area, bus drop-off and pick-up area, and associated modifications to proffers, site design, and building setbacks in the CRD District, with an overall Floor Area Ratio (FAR) of 0.71. The public school use in the existing building was approved with application 2232-M13-14. Located on the S.W. side of Leesburg Pike, approx. 1,200 ft. S.E. of its intersection with Arlington Blvd., on approx. 3.41 ac. of land zoned C-3, CRD, SC, and HC. Comp. Plan Rec: Office. Tax Map 51-3 ((1)) 30 and 31; 51-3 ((11)) 188 A; 51-3 ((13)) 5, 10, and 11.	J. Gorney	<b>D/O TO 5/21/15</b> (from 6/10/15) (from 7/22/15)
<u>SE 2015-SP-002</u> (Springfield)	<u>TERRY M. PETER / LOVE'N CARE DAY CARE, INC</u> - Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8388 Crosslake Dr., Fairfax Station, 22039, on approx. 9,911 sq. ft. of land zoned PDH-2. Tax Map 97-3 ((13)) 52.	C. Bishop	<b>APPROVAL REC</b> (from 5/21/15)
<u>PFM Amendment</u> (Hedetniemi)	<u>SIDEWALK WAIVER PROVISIONS</u> - The proposed amendment revises the PFM's sidewalk waiver provisions to 1) revise PFM Section 8-0101.5 to codify instances when the developer will be relieved of the requirement to construct a sidewalk and to provide an escrow; 2) revise PFM Section 8-0101.6 to replace the reference to "undue hardship" with a list of criteria that may be considered by the Director of the Department of Public Works and Environmental Services (DPWES), in consult with the Board of Supervisors member for the relevant magisterial district, when evaluating a modification or waiver request; and 3) add PFM Section 8-0101.6A and B related to conditions to any modification or waiver.	J. Matusik	<b>APPROVAL REC</b> (from defer indef.)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, May 21, 2015**

Posted: 5/21/15  
Revised: 5/22/15

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

**COMMITTEE MEETINGS**

**None at this time.**

**CONSENT AGENDA**

**None at this time.**

**FEATURES SHOWN**

**FS-M14-47** – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 76-M-007-02</u></a> (Mason)	<a href="#"><u>FAIRFAX COUNTY SCHOOL BOARD</u></a> - Appl. to amend the proffers for RZ 76-M-007 previously approved for office uses to permit an addition to the school (gymnasium), an outdoor play area, bus drop-off and pick-up area, and associated modifications to proffers, site design, and building setbacks in the CRD District, with an overall Floor Area Ratio (FAR) of 0.71. The public school use in the existing building was approved with application 2232-M13-14. Located on the S.W. side of Leesburg Pike, approx. 1,200 ft. S.E. of its intersection with Arlington Blvd., on approx. 3.41 ac. of land zoned C-3, CRD, SC, and HC. Comp. Plan Rec: Office. Tax Map 51-3 ((1)) 30 and 31; 51-3 ((11)) 188 A; 51-3 ((13)) 5, 10, and 11.	J. Gorney	<b>APPROVAL REC</b> (P/H from 5/20/15 (from 6/10/15) (from 7/22/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2015-BR-001</u></a> (Braddock)	<a href="#"><u>AREC 2018, LLC</u></a> - Appl. to rezone from I-4 to I-5 to permit mini-warehouse, truck, heavy equipment and specialized vehicle rental with an overall Floor Area Ratio (FAR) of 0.90. Located on the E. side of Port Royal Rd., S. of Braddock Rd., on approx. 5.03 ac. of land. Comp. Plan Rec: Industrial. Braddock District. Tax Map 70-4 ((10)) 503 and 503 A. (Concurrent with SE 2015-BR-001).	S. Williams	<b>APPROVAL REC</b>
<a href="#"><u>SE 2015-BR-001</u></a> (Braddock)	<a href="#"><u>AREC 2018, LLC</u></a> - Appl. under Sect(s). 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) to 0.90. Located at 5271 and 5285 Port Royal Rd., Springfield, 22151, on approx. 5.03 ac. of land proposed to be zoned from I-4 to I-5. Braddock District. Tax Map 70-4 ((10)) 503 and 503 A. (Concurrent with RZ 2015-BR-001).	S. Williams	<b>APPROVAL REC</b>
<a href="#"><u>ZOA Amendment</u></a> (Countywide) (Hedetniemi)	(1) Revises the administration of Historic Overlay District regulations, as set forth in Part 2 of Article 7, by: <ul style="list-style-type: none"> <li>a. no longer requiring Architectural Review Board (ARB) approval for building permits for additions to buildings and structures, or for accessory structures, when such proposed development is not adjacent to nor visible from a major thoroughfare, historic byway, or road listed or determined to be eligible for listing in the National Register; and</li> <li>b. removing the redundant phrase “within a Historic</li> </ul>	T. Robalik	<b>D/O TO 6/18/15</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, May 21, 2015**

*Posted: 5/21/15  
Revised: 5/22/15*

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

Overlay District” from several paragraphs.

- (2) Revises the membership criteria of the ARB, as set forth in Part 3 of Article 19, to:
- a. allow the member from the History Commission to vote;
  - b. modify the professional standards required which members must possess to serve on the ARB;
  - c. require that ARB membership include one historian who meets the Secretary of the Interior’s Professional Qualification Standards for History;
  - d. enlarge the pool of professional groups from which ARB membership draws;
  - e. clarify that the History Commission member is selected by the History Commission and not appointed, and therefore not subject to the appointment terms which affect the remaining ARB membership; and
  - f. require that members possess a demonstrated interest, competence, or knowledge of historic preservation.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, May 27, 2015**

Posted: 4/20/15  
Revised: 4/20/15

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

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

# **MEETING CANCELLED**

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

**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>
SE 2014-MV-073 (Mount Vernon)	Superior Concrete Materials Inc. (8420 Terminal Road) (Concrete mixing and batching plant with storage and accessory uses and increase in building height)	M. Tsai	<b>P/H to 6/10/15</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, May 28, 2015**

*Posted: 4/20/15*  
*Revised: 4/20/15*

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

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

**MEETING CANCELLED**