

OCTOBER 2013

Click on the desired [view agenda](#) or [speakers list](#) for detailed information.
 Click on the application number on the agenda to access the staff report.
 The speakers list is available at 3:30 p.m. on the day of the meeting.

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
		1	2 VIEW AGENDA SPEAKER'S LIST	3 VIEW AGENDA SPEAKER'S LIST	4	5
6	7	8	9 VIEW AGENDA SPEAKER'S LIST	10 VIEW AGENDA SPEAKER'S LIST	11	12
13	14 <i>HOLIDAY</i>	15	16 VIEW AGENDA SPEAKER'S LIST	17 VIEW AGENDA SPEAKER'S LIST	18	19
20	21	22	23 VIEW AGENDA SPEAKER'S LIST	24 VIEW AGENDA SPEAKER'S LIST	25	26
27	28	29	30 VIEW AGENDA SPEAKER'S LIST	31 <i>NO PC MEETING</i>		

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, October 2, 2013

Posted: 9/3/13
Revised: 10/3/13

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

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR WORK SESSION

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>
<u>Z.O. Amendment</u> (Sargeant)	Residential Studios Work Session #2 <i>(Establish a multiple-family dwelling unit use, to be called Residential Studios, which will be specifically limited in terms of unit size, development size, maximum income/rent, and other factors.</i>	D. Pesto

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
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FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 2, 2013

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to review possible additional discussion items for Fairfax Forward.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEM SCHEDULED FOR WORKSHOP

ZONING ORDINANCE AMENDMENT (RESIDENTIAL STUDIOS) – The second of two public workshops will be held to review this proposed Zoning Ordinance Amendment with particular emphasis on ensuring that the proposal will maximize the compatibility and harmony of the use within each Zoning District. At this workshop, County staff will provide additional clarification on the proposed amendment. Citizens will be given an opportunity to ask staff questions or seek clarifications about the proposal and responses will be given either immediately, or prior to the scheduled public hearing. Testimony in support or opposition to the proposed Zoning Ordinance Amendment will not be allowed until the public hearing, which is currently scheduled before the Planning Commission on Wednesday, November 20, 2013.
COUNTYWIDE.

Posted: 10/02/13
Revised:

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

AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 2, 2013

NO PUBLIC HEARINGS

WORKSHOP #2 ON PROPOSED ZONING ORDINANCE AMENDMENT – RESIDENTIAL STUDIO UNITS (Staff: Donna Pesto)

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 3, 2013

Posted: 9/3/13
 Revised: 10/4/13

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2013-LE-003 (Lee)	DDR Southeast Spring Mall, LLC (6717 Spring Hill Road) (For fast food restaurant-Subway)	S. Williams	D/O TO 10/9/13 (P/H from 9/19/13) (from 7/31/13)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2009-PR-022 Original Staff Report (Providence)	James H. Hollingsworth (2818 Cedar Lane, Vienna VA) (From R-1 to R-4 to permit 3 single-family dwellings)	S. Williams	D/O TO 10/24/13 (from indef.)
PCA 88-S-026-03/ SEA 88-S-077-06 (Sully)	Sunoco, Inc. (4475 Daily Drive, Chantilly) (For site modifications & renovations to existing station)	B. Krasner	APPROVAL REC APPROVAL REC
PCA 86-D-108 (Dranesville)	William Weiss (9416 Atwood Road) (To modify proffers on tree removal)	M. Brady	D/O TO 10/24/13
SE 2013-PR-004 (Providence)	INOVA Health Care Services (Southeast quadrant of the intersection of Williams Drive and Arlington Blvd.) (For comprehensive cancer service center)	W. O'Donnell	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2013-PR-007 (Providence)	Eskridge Realty (E&A), LLC (NE quadrant of intersection of Eskridge Road and Merrifield Town Center) (To rezone from I-5 to PDH-30 for 27 townhouses)	M. Lynskey	P/H to 9/19/13
CSPA 86-C-029-09 (Dranesville)	Brandywine Acquisition Partners, LP (13880 Dulles Corner Lane-western terminus) (For site modifications & renovations to existing station)	J. Gorney	P/H to 7/18/13
AR 96-S-002-02 (Springfield)	Nila M. Castro (11720 Chapel Road, Clifton) (Renew A&F District)	M. Lynskey	P/H to 10/10/13

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 3, 2013

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

ITEMS SCHEDULED FOR DECISION ONLY

SE 2013-LE-003 - DDR SOUTHEAST SPRING MALL, LLC – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a fast food restaurant. Located at 6717 Spring Mall Road, Springfield, on approx. 5.04 ac. of land zoned C-8 and SC. Tax Map 90-2 ((1)) 51.
LEE DISTRICT. D/O TO 10/9/13

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 86-D-108 – WILLIAM WEISS – Appl. to amend the proffers for RZ 86-D-108 previously approved for residential development to permit modification of approved proffers at a density of 1.54 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located at 9416 Atwood Rd., Vienna, on approx. 36,000 sq. ft. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 19-3 ((17)) 23. **DRANESVILLE DISTRICT. D/O TO 10/24/13**

RZ 2009-PR-022 – JAMES M. HOLLINGSWORTH – Appl. to rezone from R-1 to R-4 to permit 3 single-family detached dwellings at a density of 2.07 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 150 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. D/O TO 10/24/13

SE 2013-PR-004 - INOVA HEALTH CARE SERVICES – Appl. under Sect. 4-304 of the Zoning Ordinance to permit a medical care facility. Located in the S.E. quadrant of the intersection of Williams Dr. and Arlington Blvd. on approx. 4.87 ac. of land zoned C-3. Tax Map 49-3 ((39)) 3. **PROVIDENCE DISTRICT. APPROVAL REC**

PCA 88-S-026-03 – SUNOCO, INC. (R&M) – Appl. to amend the proffers for a portion of RZ 88-S-026 previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.35 overall, for the shopping center. Located at 4475 Daly Drive, Chantilly, on approx. 4.07 ac. of land zoned C-6 and WS. Comp. Plan Rec: Retail and Other. Tax Map 44-1 ((9)) E2 pt. and F2 pt. (Concurrent with SEA 88-S-077-06.) **SULLY DISTRICT. APPROVAL REC**

SEA 88-S-077-06 – SUNOCO, INC. (R&M) – Appl. under Sect. 4-604 of the Zoning Ordinance to amend a portion of SE 88-S-077 previously approved for a service station, quick service food store, carwash, drive-in financial institutions, fast food restaurants with drive-through windows, increase in building height, hotels, vehicle rental establishments, a waiver of sign regulations to permit redevelopment of the existing service station, quick service food store, and car wash, and associated modifications to site design and development conditions. Located at 4475 Daly Drive, Chantilly, on approx. 1.45 ac. of land zoned C-6 and WS. Tax Map 44-1 ((9)) E2 pt. and F2 pt. (Concurrent with PCA 88-S-026-03.) **SULLY DISTRICT. APPROVAL REC**

Posted: 10/3/13
Revised: 10/4/13

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 3, 2013

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

DEFERRAL:

SE 2013-LE-003 – DDR SOUTHEAST SPRING MALL, LLC – **D/O TO 10/9/13**
(P/H on 9/19/13)

CONSENT AGENDA ITEM: CONCUR

FSA-H11-30-1 – New Cingular Wireless, 1850 Centennial Drive (Deadline: 12/18/13)

SE 2013-PR-004 – INOVA HEALTH CARE SERVICES – **RECOMMEND APPROVAL**

NO SPEAKERS

PCA 88-S-026-03/SEA 88-S-077-06 – SUNOCO, INC. (R&M) – **RECOMMEND APPROVAL**

NO SPEAKERS

RZ 2009-PR-022 – JAMES HOLLINGSWORTH – **D/O TO 10/24/13**

- | | |
|---|--|
| 1. George Prior
8763 Cedar Meadow Court
Vienna, VA 22180 | 3. Ragae Said
6906 Sprouse Court
Springfield, VA 22133 |
| 2. Ray Rogers
102 Yeonas Drive Southwest
Vienna, VA 22180 | 4. Scott Cubbler
2811 Hunter Road
Fairfax, VA 22031 |

PCA 86-D-108 – WILLIAM WEISS – **D/O TO 10/24/13**

- | | |
|---|--|
| 1. William Gray
9463 Deramus Farm Court
Vienna, VA 22182 | 4. David Hu
327 Senate Court
Herndon, VA 20170 |
| 2. John Nelsen, Representing
Siara Estates Association Inc.
9461 Deramus Farm Court
Vienna, VA 22182 | 5. George Smith
1416 Montegue Drive
Vienna, VA 22182 |
| 3. Lin Cao
1440 Carrington Ridge Lane
Vienna, VA 22182 | |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 9, 2013

Posted: 9/3/13
Revised: 10/10/13

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2013-LE-003 (Lee)	DDR Southeast Spring Mall, LLC (6717 Spring Hill Road) (For fast food restaurant-Subway)	S. Williams	APPROVAL REC (D/O from 10/3/13) (P/H from 9/19/13)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Code Amendment PFM Amendment (Hart)	Stormwater Management Ordinance Storm Drainage & Vegetation Preservation	P. Shirey M. Brickner	D/O TO 10/24/13 D/O TO 10/24/13 (from 7/25/13)
RZ 2013-SP-005 (Springfield)	MHI-Spring Lake, LLC (6408 Spring Hill Lake Drive@Old Keene Mill Road) (From R-1 to R-3 for 13 sf detached homes)	J. Gorney	D/O TO 11/21/13 (from 9/18/13) (from 7/25/13)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2012-PR-002 (Providence)	Greensboro Park Property Owner LLC (NW quadrant of Greensboro/International Drive intersections) (From C-4 to PTC)	B. Kati	P/H to 9/25/13 (from 6/27/13) (from 6/13/13) (from 6/20/13)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 9, 2013

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

ITEMS SCHEDULED FOR DECISION ONLY

SE 2013-LE-003 - DDR SOUTHEAST SPRING MALL, LLC – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a fast food restaurant. Located at 6717 Spring Mall Road, Springfield, on approx. 5.04 ac. of land zoned C-8 and SC. Tax Map 90-2 ((1)) 51.
LEE DISTRICT. APPROVAL REC

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTY CODE AMENDMENTS (STORMWATER MANAGEMENT ORDINANCE) – To consider proposed revisions to The Code of the County of Fairfax, Virginia, (County Code) as follows: the adoption of Chapter 124 (Stormwater Management Ordinance), repeal of Chapters (Pollution of State Waters) and 106 (Storm Drainage), and proposed amendments to Chapters 101 (Subdivision Ordinance), 104 (Erosion and Sedimentation Control), 112 (Zoning Ordinance), 118 (Chesapeake Bay Preservation Ordinance), and Appendix Q (Land Development Services Fees) of The Code of the County of Fairfax, Virginia. Pursuant to authority granted by *Virginia Code* Sects. 15.2-107, 15.2-2204, 15.2-2241 (A)(9), 15.2-2286(A)(6), and Virginia Administrative Code Sections 4VAC50-60-820, 4VAC50-60-825, and 4VAC50-60-830, the amendments propose to implement fees charged under Chapter 124 for Chesapeake Bay Act Land-Disturbing Activities, VSMP Permit maintenance and modifications, amendments to the fees charged under Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance) of the County Code for the review of plans, processing of permits, and performing site inspections. The new ordinance and proposed amendments implement the Virginia Stormwater Management Act (762.1-44.15:24, et seq.) and associated regulations, the Virginia Erosion and Sediment Control Law (762.1-44.15:51, et seq.) and associated regulations, and the Virginia Chesapeake Bay Preservation Act (762.1-44.15:67, et seq.) and associated regulations.

The proposed Stormwater Management Ordinance includes the following: 1) General Provisions including: Purpose and Administration, Definitions, Areas of Applicability, Exemptions, Right of Entry, Severability, Applicability of and Conflicts with Other Laws and Regulations, Time Limits on Applicability of Approved Design Criteria, Grandfathering, Chesapeake Bay Preservation Act Land-Disturbing Activity; 2) General Administrative Criteria for Regulated Land-Disturbing Activities including: Applicability, Permit Required, Annual Standards and Specifications for State Agencies, Federal Entities, and Other Specified Entities, Security for Performance, Monitoring, Reports, Investigations, and Inspections, Stormwater Pollution

Prevention Plan Requirements, Stormwater Management Plans, Pollution Prevention Plans, Stormwater Management Plan Review, Long-term Maintenance of Permanent Stormwater Management Facilities, Construction Record Drawings; 3) Fees including: General, Exemptions, Fees for Coverage Under the General Permit for Discharges of Stormwater from Construction Activities and Permits for Chesapeake Bay Preservation Act Land-Disturbing Activities, Fees for the Modification or Transfer of Registration Statements for the General Permit for Discharges of Stormwater from Construction Activities, State Permit Maintenance Fees; 4) Technical Criteria for Regulated Land-Disturbing Activities including: Applicability, Water Quality Design Criteria Requirements, Water Quality Compliance, Water Quantity, Offsite Compliance Options, Design Storms and Hydrologic Methods, Stormwater Harvesting,. Linear Development Projects, Comprehensive Stormwater Management Plans; 5) Technical Criteria for Regulated Land-Disturbing Activities for Grandfathered Projects and Projects Subject to Time Limits on Applicability of Approved Design Criteria including; Definitions, Applicability, General, Water Quality, Stream Channel Erosion, Flooding, Regional (watershed-wide) Stormwater Management Plans; 6) Exceptions; 7) Appeals including: Right to Administrative Review, Hearings, Appeals of Final Orders; 8) Violations and Penalties including: General Provisions, Criminal Violations and Penalties, Civil Penalties; and 9) Illicit Discharges to the Storm Sewer System and State Waters including: Purpose, Responsibilities of the Director, Illicit Discharges to the Storm Sewer System and State Waters, Standards for Inspection of Industrial and Commercial Property Discharging to the County's Storm Sewer System. The proposed amendment to the Subdivision Ordinance adds requirements of the Stormwater Management Ordinance to the minimum requirements for new subdivisions. The proposed amendment to the Zoning Ordinance adds requirements of the Stormwater Management Ordinance to the minimum requirements for site plans. The proposed amendments to the Erosion and Sedimentation Control Ordinance update the regulatory citations, definitions, administrative requirements, and conservation standards consistent with the Virginia Erosion and Sediment Control Law, re-enacted in 2013, and associated regulations. The proposed amendments also explicitly designate the Director of DPWES as responsible for administering the ordinance, incorporate a general right of entry provision for enforcement of the ordinance separate from the existing provisions for inspection related to permits, and incorporate variance provisions. The proposed amendments to the Chesapeake Bay Preservation Ordinance eliminate stormwater management requirements duplicated in the proposed Stormwater Management Ordinance and clarify that enforcement of provisions relating to requirements for erosion and sediment control be conducted under provisions of the Erosion and Sediment Control Act. In addition, the Chesapeake Bay Exception Review Committee is being eliminated. The review and approval of the types of exception requests currently handled by the committee is to be transferred to the Board of Supervisors.

The proposed amendments to Appendix Q incorporate fees for: Coverage Under the General Permit for Discharges of Stormwater from Construction Activities (\$308) and Permits for Chesapeake Bay Preservation Act Land-Disturbing Activities (\$308); Modification or Transfer of Registration Statements for the General Permit for Discharges of Stormwater from

Construction Activities (\$200 - \$700 depending on disturbed acreage); Annual Permit Maintenance Fees (\$20 - \$1,400 depending on disturbed acreage); Modifications/Waivers/Exceptions (\$710); and Review and Inspection of Stormwater Management and BMP facilities (\$500 - \$3,200 by type of facility) with a maximum cumulative total of \$7,500. Fees for state permits will be paid directly to the state. Copies of the full text may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. **COUNTYWIDE. D/O TO 10/24/13**

PUBLIC FACILITIES MANUAL AMENDMENTS (STORMWATER MANAGEMENT ORDINANCE)

– To consider proposed revisions to the Public Facilities Manual (PFM) as follows: to amend Chapters 6 (Storm Drainage), and 12 (Vegetation Preservation and Planting). The proposed amendments to the PFM are necessary to implement the proposed County Stormwater Management Ordinance and the Virginia Stormwater Management Program (VSMP) Permit Regulations (4VAC 50-60 et seq.). The proposed amendments include the following: 1) The extent of review of downstream drainage systems to determine adequacy is being replaced with a reference to the requirements in the Stormwater Management Ordinance; 2) The use of the critical shear stress method in determining adequacy is being eliminated; 3) The detention method used in demonstrating adequacy is being replaced with a reference to the detention method in the Stormwater Management Ordinance; 4) Specific water quality control criteria related to the Chesapeake Bay Preservation Ordinance is being removed from the PFM and replaced with a reference to the criteria in the Stormwater Management Ordinance; 5) The table of assigned phosphorus removal efficiencies is being deleted and replaced with a reference to state assigned values the use of which is mandatory under the VSMP Permit Regulations; 6) A separate section for each Best Management Practice (BMP) that is listed in the VSMP Permit Regulations is included in the PFM; sections for existing practices have been modified and new sections have been added. Restrictions on the use and location for each BMP are included; 7) Nineteen plates related to design standards and criteria for BMPs, standard BMP plan views, the critical shear stress method, and example problems are being deleted. Standard BMP plan views are included in the online Virginia BMP specifications; 8) Two alternatives are presented for maintenance of stormwater management facilities in residential areas. The first alternative is a continuation of current policy under which the County will maintain dry ponds, extended detention ponds, and regional wet ponds. All other types of BMPs will be maintained by Homeowner Associations (HOAs) or property owners. The second alternative expands County maintenance to the following: sheet flow to a vegetated filter or conserved open space; infiltration practices; bioretention; vegetated swales; wet swales (linear wetlands); filtering practices (e.g. sand filters); constructed wetlands; wet ponds; extended detention ponds; manufactured (proprietary) BMPs. Under the second alternative, HOAs or property owners will maintain the following: rooftop disconnections; soil compost amendment; reforestation; vegetated roof; rainwater harvesting; permeable pavement; 9) additional amendments related to implementation of the Stormwater Management Ordinance are included. All persons wishing to

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 9, 2013

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present their views Copies of the full text may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. **COUNTYWIDE.**
D/O TO 10/24/13

RZ 2013-SP-005 - MHI-SPRING LAKE, L.L.C- Appl. to rezone from R-1 to R-3 to permit 13 single-family detached houses at an overall density of 2.46 dwelling units per acre (du/ac). Located at 6408 Spring Lake Dr., Burke, 22015, on approx. 5.28 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 88-1 ((2)) 8. **SPRINGFIELD DISTRICT.** **D/O TO 11/21/13**

Posted: 10/9/13
Revised: 10/10/13

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 9, 2013

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

DECISION ONLY:

SE 2013-LE-003 – DDR SOUTHEAST SPRING MALL, LLC – **APPROVAL RECOMMENDED**

CONSENT AGENDA ITEM: CONCUR

FSA-23-2 - Verizon Wireless, 4050 Legato Road (Deadline:12/23/13)

PUBLIC FACILITIES MANUAL AMENDMENT – STORMWATER MANAGEMENT ORDINANCE

– **D/O TO 10/24/13**

PUBLIC FACILITIES MANUAL AMENDMENT – STORM DRAINAGE AND VEGETATION

PRESERVATION AND PLANTING

– **D/O TO 10/24/13**

1. Christopher Spahr, Representing
Northern Virginia Building Industry Association
2640 South Kenmore Court
Arlington, VA 22206
2. Paul Johnson
12744 Lavender Keep Circle
Fairfax, VA 22033

RZ 2013-SP-005 – MH1 SPRING LAKE, LLC – **D/O TO 11/21/13**

- | | |
|--|---|
| <ol style="list-style-type: none">1. James A. Ray, Representing
Calvary Christian Church
43245 Lighthouse Place
South Riding, VA 201522. Deborah Calcaterra
6455 Honey Tree Court
Burke, VA 220153. Mary Allan
6417 Spring Lake Drive
Burke, VA 220154. Jon Allan
6417 Spring Lake Drive
Burke, VA 220155. Kevin Cahill
9817 Westwood Manor Court
Burke, VA 220156. Jeffrey Sands
9711 Velilla Road
Burke, VA 22015 | <ol style="list-style-type: none">7. James R. Rowland
6403 Spring Lake Drive
Burke, VA 220158. Mariane F. Rowland
6403 Spring Lake Drive
Burke, VA 220159. Richard Miserendino
6409 Spring Lake Drive
Burke, VA 2201510. Michael Grabski
9819 Westwood Manor
Burke, VA 2201511. Sebastian Lorigo
6421 Spring Lake Drive
Burke, VA 22015 |
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FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 10, 2013

Posted: 9/3/13
Revised: 9/30/13

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

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MEETING CANCELLED

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
2232-Y13-5 (Sully)	Milestone Communications and AT&T Mobility (6100 Stone Road) (For 115' monopine@London Towne Elementary School)	D. Pemberton	Withdrawn
RZ 2012-MV-015 (Mount Vernon)	McShay Communities, Inc. (N. side of Richmond Hwy., just south of Dutchman Drive) (From R-1 to R-8 for 88 residential units)	N. Rogers	P/H to 11/14/13 (from indef.)
SE 2013-LE-005 (Lee)	Franconia Square, LLC (6136 Franconia Road) (For site modifications to existing service station)	M. Tsai	P/H to 10/24/13
SE 2013-MA-002 (Mason)	TD Bank, National Association (6566 Little River Turnpike) (For drive-in bank, with 3 lane drive-through)	S. Williams	P/H to 12/5/13 (from 9/12/13)
AR 96-S-002-02 (Springfield)	Nila M. Castro (11720 Chapel Road, Clifton) (Renewal A&F District)	M. Lynskey	P/H to 10/24/13 (from 10/3/13)
SE 2013-MA-007 (Mason)	South Baylo University (7535 Little River Turnpike 4 condominium units) (For school of acupuncture & oriental medicine)	J. Gorney	P/H to 10/24/13
Plan Amendment (Dranesville)	S13-II-M3 (McLean CBC update)	A. Klibaner	P/H to 10/17/13

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 16, 2013

Posted: 9/3/13
Revised: 10/17/13

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.

COMMITTEE MEETINGS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2012-BR-020</u> (Braddock)	<u>EASTWOOD PROPERTIES, INC</u> – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.5 du/ac and approval of the conceptual and final development plans. Located on the E. side of Ox Rd., approx. 100 ft. N. of its intersection with Adare Dr. on approx. 5.15 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 77-1 ((1)) 36, 37 and 38.	B. Kasner	D/O TO 10/30/13
<u>RZ 2011-PR-005</u> (Providence)	<u>NVCOMMERCIAL INCORPORATED AND CLYDE’S REAL ESTATE GROUP, INC.</u> – Appl. to rezone from C-8, HC, and SC to PTC, HC, and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 8.05, and a waiver #1682-WSWD-001-1 to permit the location of underground storm water management facilities in a residential area. Located in the N.E. quadrant of the intersection of Leesburg Pk. and Chain Bridge Rd. on approx. 5.79 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76 and 78A. (Concurrent with FDP 2011-PR-005 and SEA 2008-MD-036).	S. Lin	D/O TO 11/6/13
<u>FDP 2011-PR-005</u> (Providence)	<u>NVCOMMERCIAL INCORPORATED</u> – Appl. to approve the final development plan for RZ 2011-PR-005 to permit a residential mixed use building. Located in the N.E. quadrant of the intersection of Leesburg Pk. and Chain Bridge Rd. on approx. 42,213 sq. ft. of land zoned PTC, HC and SC. Tax Map 29-3 ((1)) 73 pt., 75 pt. and 76 pt. (Concurrent with RZ 2011-PR-005 and SEA 2008-MD-036).	S. Lin	D/O TO 11/6/13
<u>SEA 2008-MD-036</u> (Providence)	<u>NVCOMMERCIAL INCORPORATED</u> – Appl. under Sects. 4-704, 4-804, and 9-401 of the Zoning Ordinance to amend SE 2008-MD-036, previously approved for an electrically-powered regional rail transit facility and associated components, to permit deletion of land area and associated modifications to site design and development conditions. Located at 8348 Leesburg Pk., Vienna, 22182, on approx. 110,461 sq. ft. of land zoned C-7, C-8, HC and SC. Tax Map 29-3 ((1)) 32 and 71A pt. and Route 7 public right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2011-PR-005 and FDP 2011-PR-005). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Route 7 to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i>).	S. Lin	D/O TO 11/6/13

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 16, 2013

Posted: 9/3/13
Revised: 10/17/13

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

ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
Plan Amendment (Dranesville) (Hunter Mill)	S13-II-TC1 (Tysons Plan Update)	M. Ladd	P/H to 10/24/13
Plan Amendment (Hunter Mill)	ST09-III-UP1 (A) Reston Study Master Plan <i>Reston Transit Station Areas</i>	H. Merkel	P/H to 10/30/13
Plan Amendment) (Dranesville)	Rt. 28 South Station Special Study ST 09-III-DS1, S07-III-UP2 and S09-III-UP (Rt. 28 Station South Special)	C. Johnson	P/H to 10/30/13

Posted: 10/16/13
Revised: 10/17/13

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 16, 2013

CONSENT AGENDA ITEM: CONCUR

FSA-Y08-113-1 - Verizon Wireless, 3663 West Ox Road

FEATURE SHOWN: CONCUR

FS-P13-31- NextNav, LLC, 1800 Tysons Boulevard

RZ 2011-PR-005 – NV COMMERCIAL, INC. & CLYDE’S REAL EST. GROUP, INC. – **D/O TO 11/06/13**

FDP 2011-PR-005/SEA 2008-MD-036 – NV COMMERCIAL INC.

(Providence District)

1. Mark Zetts, Representing
McLean Citizens Association
6640 Kirby Court
Fairfax, VA 22043

RZ/FDP 2012-BR-020 – EASTWOOD PROPERTIES, INC. – **D/O TO 10/30/13**

FDP 2012-BR-020 – EASTWOOD PROPERTIES, INC.

- | | |
|--|---|
| 1. Betty Hickey
10914 Oak Park Court
Fairfax, VA 22032 | 5. Sarah Mayhew
10756 John Turley Place
Fairfax, VA 22032 |
| 2. Timothy Hickey
10914 Oak Park Court
Fairfax, VA 22032 | 6. Betty Mills
10913 Oak Park Court
Fairfax, VA 22032 |
| 3. Carol Stiller
10714 John Turley Place
Fairfax, VA 22032 | 7. Sebastian Stolorz
10911 Oak Park Court
Fairfax, VA 22032 |
| 4. Robert Paine
5323 Kipp Court
Fairfax, VA 22032 | 8. Rick Jones, President
Middle Ridge Civic Association
10916 Spurlock Court
Fairfax, VA 22032 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 17, 2013

Posted: 9/3/13
Revised: 10/18/13

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.

COMMITTEE MEETINGS

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

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2013-DR-001</u> (Lee)	<u>TD BANK, NATIONAL ASSOCIATION</u> – Appl. under Sects. 4-604 and 4-804 of the Zoning Ordinance to permit a drive-in financial institution. Located at 9901 Georgetown Pike, Great Falls, on approx. 27,426 sq. ft. of land zoned C-6 and C-8. Tax Map 13-1 ((1)) 5A.	M. Lynskey	D/O TO 10/30/13 <i>(D/O from 9/12/13)</i> <i>(P/H from 6/20/13)</i> <i>(from 6/20/13)</i> <i>(from 6/13/13)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2013-SU-010 (Sully)	CHRISTOPHER LAND, L.L.C. – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.89 du/ac and approval of the conceptual and final development plans. Located at 13865 Walney Park Dr., Chantilly, 20151, on approx. 3.7 ac. of land. Comp. Plan Rec: 1-2 du/ac. Sully District. Tax Map 44-4 ((1)) 18.	J. Gorney	P/H TO 11/21/13
<u>Plan Amendment</u> (Dranesville)	<u>S13-II-M3</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. The Amendment concerns the McLean Community Business Center (CBC) that extends north, south, east and west of the intersection of Old Dominion Drive and Chain Bridge Road. The northern boundary is Dolley Madison Boulevard (Route 123) in the Dranesville Supervisor District. The amendment proposes to clarify and make editorial changes to the McLean CBC Comprehensive Plan language. Copies of the staff report for this proposed Plan amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA	A. Klibaner	P/H TO 10/30/13 <i>(from 10/10/13)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 17, 2013

Posted: 9/3/13
Revised: 10/18/13

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
RZ/FDP 2012-DR-016/ PCA C-696-09/ PCA C-698-03 (<i>Dranesville</i>)	Dulles Rockhill Partners and W. O'Donnell Nuggett Joint Venture, LC (RZ/FDP – s. side of Dulles Toll Rd.; n. of Sayward Blvd. & w. of Dulles Station Blvd; PCAs – s. & e. of Sunrise Valley Drive) (<i>From PDC to PRM to replace 6-story office with 5-story residential building and land swap for future Metro garage</i>)		P/H to 11/21/13
PCA 2004-LE-042/ SE 2012-LE-008 (<i>Lee</i>)	VILC, LLC-Nguyen H.T. Vuong S. Williams VILC, LLC-Alex Vuong (6309 Grovedale Drive, Just s. of Franconia Rd.) (<i>To Modify proffers to allow a child care center in Commercial Retail Center</i>)		P/H to 11/13/13
CSPA 2005-PR-041-02 (<i>Providence</i>)	Eskridge (E&A) LLC M. Lynskey (S. side of Lee Highway, just w. of Gallows Road intersection) (<i>Amend signage plan</i>)		P/H to 11/6/13
RZ/FDP 2013-PR-007 (<i>Providence</i>)	Eskridge Realty (E&A), LLC M. Lynskey (NE quadrant of intersection of Eskridge Road and Merrifield Town Center) (<i>To rezone from I-5 to PDH-30 for 27 townhouses</i>)		P/H to 11/6/13 (<i>from 9/18/13</i>) (<i>from 10/3/13</i>)

Posted: 10/17/13
Revised: 10/17/13

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 17, 2013

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

DEFERRALS:

SE 2013-DR-001 – TD BANK, NATIONAL ASSOCIATION – **D/O TO 10/30/13**
(P/H on 7/18/13)

RZ/FDP 2013-SU-010 – CHRISTOPHER LAND, LLC – **P/H TO 11/21/13**

S13-II-M3 – COMPREHENSIVE PLAN AMENDMENT (MCLEAN COMMUNITY BUSINESS CENTER)
(Dranesville District) – **P/H TO 10/30/13**

NO PUBLIC HEARINGS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 23, 2013

Posted: 9/3/13
Revised: 10/15/13

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
<u>Z.O. Amendment</u> (Sargeant)	Residential Studios <i>(Establish a multiple-family dwelling unit use, to be called Residential Studios, which will be specifically limited in terms of unit size, development size, maximum income/rent, and other factors.</i>	D. Pesto	P/H TBD

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 24, 2013

Posted: 9/3/13
Revised: 10/28/13

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

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

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ 2009-PR-022 Original Staff Report (Providence)	JAMES H. HOLLINGSWORTH Appl. to rezone from R-1 to R-4 to permit 3 single-family detached dwellings at a density of 2.07 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 150 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.	S. Williams	D/O TO 10/30/13 (P/H from 10/3/13) (from indef.)
PCA 86-D-108 (Dranesville)	WILLIAM WEISS – Appl. to amend the proffers for RZ 86-D-108 previously approved for residential development to permit modification of approved proffers at a density of 1.54 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located at 9416 Atwood Rd., Vienna, on approx. 36,000 sq. ft. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 19-3 ((17)) 23.	M. Brady	D/O TO 11/21/13 (P/H from 10/3/13)
Code Amendment PFM Amendment (Hart)	COUNTY CODE AMENDMENTS (STORMWATER MANAGEMENT ORDINANCE) – To consider proposed revisions to The Code of the County of Fairfax, Virginia, (County Code) as follows: the adoption of Chapter 124 (Stormwater Management Ordinance), repeal of Chapters (Pollution of State Waters) and 106 (Storm Drainage), and proposed amendments to Chapters 101 (Subdivision Ordinance), 104 (Erosion and Sedimentation Control), 112 (Zoning Ordinance), 118 (Chesapeake Bay Preservation Ordinance), and Appendix Q (Land Development Services Fees) of The Code of the County of Fairfax, Virginia. Pursuant to authority granted by Virginia Code Sects. 15.2-107, 15.2-2204, 15.2-2241 (A)(9), 15.2-2286(A)(6), and Virginia Administrative Code Sections 4VAC50-60-820, 4VAC50-60-825, and 4VAC50-60-830, the amendments propose to implement fees charged under Chapter 124 for Chesapeake Bay Act Land-Disturbing Activities, VSMP Permit maintenance and modifications, amendments to the fees charged under Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance) of the County Code for the review of plans, processing of permits, and performing site inspections. The new ordinance and proposed amendments implement the Virginia Stormwater Management Act (762.1-44.15:24, et seq.) and associated regulations, the Virginia Erosion and Sediment Control Law (762.1-44.15:51, et seq.) and associated regulations, and the Virginia Chesapeake Bay Preservation Act (762.1-44.15:67, et seq.) and associated regulations.	P. Shirey M. Brickner	D/O TO 11/21/13 D/O TO 11/21/13 (P/H from 10/9/13) (from 7/25/13)

The proposed Stormwater Management Ordinance includes the following: 1) General Provisions including: Purpose and

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 24, 2013

Posted: 9/3/13
Revised: 10/28/13

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Administration, Definitions, Areas of Applicability, Exemptions, Right of Entry, Severability, Applicability of and Conflicts with Other Laws and Regulations, Time Limits on Applicability of Approved Design Criteria, Grandfathering, Chesapeake Bay Preservation Act Land-Disturbing Activity; 2) General Administrative Criteria for Regulated Land-Disturbing Activities including: Applicability, Permit Required, Annual Standards and Specifications for State Agencies, Federal Entities, and Other Specified Entities, Security for Performance, Monitoring, Reports, Investigations, and Inspections, Stormwater Pollution Prevention Plan Requirements, Stormwater Management Plans, Pollution Prevention Plans, Stormwater Management Plan Review, Long-term Maintenance of Permanent Stormwater Management Facilities, Construction Record Drawings; 3) Fees including: General, Exemptions, Fees for Coverage Under the General Permit for Discharges of Stormwater from Construction Activities and Permits for Chesapeake Bay Preservation Act Land-Disturbing Activities, Fees for the Modification or Transfer of Registration Statements for the General Permit for Discharges of Stormwater from Construction Activities, State Permit Maintenance Fees; 4) Technical Criteria for Regulated Land-Disturbing Activities including: Applicability, Water Quality Design Criteria Requirements, Water Quality Compliance, Water Quantity, Offsite Compliance Options, Design Storms and Hydrologic Methods, Stormwater Harvesting, Linear Development Projects, Comprehensive Stormwater Management Plans; 5) Technical Criteria for Regulated Land-Disturbing Activities for Grandfathered Projects and Projects Subject to Time Limits on Applicability of Approved Design Criteria including: Definitions, Applicability, General, Water Quality, Stream Channel Erosion, Flooding, Regional (watershed-wide) Stormwater Management Plans; 6) Exceptions; 7) Appeals including: Right to Administrative Review, Hearings, Appeals of Final Orders; 8) Violations and Penalties including: General Provisions, Criminal Violations and Penalties, Civil Penalties; and 9) Illicit Discharges to the Storm Sewer System and State Waters including: Purpose, Responsibilities of the Director, Illicit Discharges to the Storm Sewer System and State Waters, Standards for Inspection of Industrial and Commercial Property Discharging to the County's Storm Sewer System. The proposed amendment to the Subdivision Ordinance adds requirements of the Stormwater Management Ordinance to the minimum requirements for new subdivisions. The proposed amendment to the Zoning Ordinance adds requirements of the Stormwater Management Ordinance to the minimum requirements for site plans. The proposed amendments to the Erosion and Sedimentation Control Ordinance update the regulatory citations, definitions, administrative requirements, and conservation standards consistent with the Virginia Erosion and Sediment Control Law, re-enacted in 2013, and associated regulations. The proposed amendments also explicitly designate the Director of DPWES as responsible for administering the ordinance, incorporate a general right of entry provision for enforcement of the ordinance separate from the existing provisions for inspection related to permits, and incorporate variance provisions. The proposed amendments to the Chesapeake Bay Preservation Ordinance

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 24, 2013

Posted: 9/3/13
Revised: 10/28/13

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eliminate stormwater management requirements duplicated in the proposed Stormwater Management Ordinance and clarify that enforcement of provisions relating to requirements for erosion and sediment control be conducted under provisions of the Erosion and Sediment Control Act. In addition, the Chesapeake Bay Exception Review Committee is being eliminated. The review and approval of the types of exception requests currently handled by the committee is to be transferred to the Board of Supervisors.

The proposed amendments to Appendix Q incorporate fees for: Coverage Under the General Permit for Discharges of Stormwater from Construction Activities (\$308) and Permits for Chesapeake Bay Preservation Act Land-Disturbing Activities (\$308); Modification or Transfer of Registration Statements for the General Permit for Discharges of Stormwater from Construction Activities (\$200 - \$700 depending on disturbed acreage); Annual Permit Maintenance Fees (\$20 - \$1,400 depending on disturbed acreage); Modifications/Waivers/Exceptions (\$710); and Review and Inspection of Stormwater Management and BMP facilities (\$500 - \$3,200 by type of facility) with a maximum cumulative total of \$7,500. Fees for state permits will be paid directly to the state.

PUBLIC FACILITIES MANUAL AMENDMENTS

(STORMWATER MANAGEMENT ORDINANCE) – To consider proposed revisions to the Public Facilities Manual (PFM) as follows: to amend Chapters 6 (Storm Drainage), and 12 (Vegetation Preservation and Planting). The proposed amendments to the PFM are necessary to implement the proposed County Stormwater Management Ordinance and the Virginia Stormwater Management Program (VSMP) Permit Regulations (4VAC 50-60 et seq.). The proposed amendments include the following: 1) The extent of review of downstream drainage systems to determine adequacy is being replaced with a reference to the requirements in the Stormwater Management Ordinance; 2) The use of the critical shear stress method in determining adequacy is being eliminated; 3) The detention method used in demonstrating adequacy is being replaced with a reference to the detention method in the Stormwater Management Ordinance; 4) Specific water quality control criteria related to the Chesapeake Bay Preservation Ordinance is being removed from the PFM and replaced with a reference to the criteria in the Stormwater Management Ordinance; 5) The table of assigned phosphorus removal efficiencies is being deleted and replaced with a reference to state assigned values the use of which is mandatory under the VSMP Permit Regulations; 6) A separate section for each Best Management Practice (BMP) that is listed in the VSMP Permit Regulations is included in the PFM; sections for existing practices have been modified and new sections have been added. Restrictions on the use and location for each BMP are included; 7) Nineteen plates related to design standards and criteria for BMPs, standard BMP plan views, the critical shear stress method, and example problems are being deleted. Standard BMP plan views are included in the online Virginia BMP specifications; 8) Two alternatives are presented for maintenance of stormwater management facilities in residential areas. The first alternative is a continuation of current

FAIRFAX COUNTY PLANNING COMMISSION
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policy under which the County will maintain dry ponds, extended detention ponds, and regional wet ponds. All other types of BMPs will be maintained by Homeowner Associations (HOAs) or property owners. The second alternative expands County maintenance to the following: sheet flow to a vegetated filter or conserved open space; infiltration practices; bioretention; vegetated swales; wet swales (linear wetlands); filtering practices (e.g. sand filters); constructed wetlands; wet ponds; extended detention ponds; manufactured (proprietary) BMPs. Under the second alternative, HOAs or property owners will maintain the following: rooftop disconnections; soil compost amendment; reforestation; vegetated roof; rainwater harvesting; permeable pavement; 9) additional amendments related to implementation of the Stormwater Management Ordinance are included.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2013-MV-001</u> (Mount Vernon)	A&R HUNTINGTON METRO, LLC – Appls. to rezone from C-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.0, approval of the conceptual and final development plans, waiver of minimum district size and waiver #25678-WPFM-001-1 to permit the location of underground storm water management facilities in a residential area. Located at 2338, 2340, 2342, and 2344 Glendale Ter. and 2317 Huntington Ave., Alexandria, 22303, on approx. 1.04 ac. of land. Comp. Plan Rec: Option for transit oriented mixed use with up to 3.0 FAR. Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A.	M. Brady	D/O TO 11/7/13 (from 7/18/13)
<u>AR 96-S-002-02</u> (Springfield)	NILA M. CASTRO TRUST & CASTRO COLCHESTER FARMS, LLC – A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 11720 Chapel Rd., Clifton, 22024, on approx. 118.25 ac. of land zoned R-C and WS. Tax Map 76-3 ((1)) 13Z and 76-4 ((1)) 15Z.	M. Lynskey	APPROVAL REC (from 10/10/13) (from 10/3/13)
<u>SE 2013-MA-007</u> (Mason)	SOUTH BAYLO UNIVERSITY – Appl. under Sect. 4-204 of the Zoning Ordinance to permit a college/university. Located at 7535 Little River Tnpk., Annandale, 22003, on approx. 2.44 ac. of land zoned C-2, HC, and SC. Tax Map 71-1 ((42)) 310E; 71-1 ((42)) 325A, 325B, 325C, and common areas associated with 7535 Little River Tnpk.	J. Gorney	APPROVAL REC (from 10/10/13)
<u>SE 2013-LE-005</u> (Lee)	FRANCONIA SQUARE, LLC – Appl. under Sect. 9-601 of the Zoning Ordinance to permit a service station. Located at 6136 Franconia Rd., Alexandria, 22310, on approx. 32,088 sq. ft. of land zoned C-5 and HC. Tax Map 81-3 ((4)) 4A.	M. Tsai	APPROVAL REC (from 10/10/13)
<u>CSPA 2005-PR-041-02</u> (Providence)	ESKRIDGE (E&A) LLC – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2005-PR-041 to permit sign modifications. Located on the S. side of Lee Hwy., approx. 400 ft. W. of its intersection with Gallows Rd. on approx. 28.54 ac. of land zoned	M. Lynskey	APPROVED (from 11/6/13) (from 10/17/13)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 24, 2013

Posted: 9/3/13
Revised: 10/28/13

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

PRM, PDC, HC, and SC. Tax Map 49-3 ((37)) (1) A; 49-3 ((37)) (2) B and a portion of Eskridge Rd. from Merrifield Town Center to Merrifield Cinema Dr.; 49-3 ((37)) D, F, H, J, K, L, N, P, and Q; 49-3 ((38)) (1) 1-11; 49-3 ((38)) (2) 1, 2, 3, and 4; 49-3 ((38)) (3) 1-7; 49-3 ((38)) (4) 1-6; 49-3 ((38)) 1-4.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
2232-B-13-8 <i>(Braddock)</i>	Milestone Communications and AT&T Mobility <i>(9200 Burke Lake Road) (For 130-foot monopole at Lake Braddock Secondary School)</i>	D. Hansen	P/H to 9/19/13
Plan Amendment <i>(Hunter Mill)</i> <i>(Dranesville)</i>	S13-II-TY1 <i>(Tysons Plan Update)</i>	M. Ladd	P/H to 12/4/13
Plan Amendment <i>(Dranesville)</i>	S13-II-M2 <i>(Ashby Apartments)</i> <i>(Evaluate subject areas for mixed-use development)</i>	A. Klibaner	TBD
Plan Amendment <i>(Dranesville)</i>	S13-II-M1 <i>(6862 Elm Street)</i> <i>(Evaluate subject areas for mixed-use development)</i>	A. Klibaner	P/H to 12/4/13

Posted: 10/24/13
Revised: 10/25/13

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 24, 2013

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

DEFERRALS:

RZ 2009-PR-022 – JAMES HOLLINGSWORTH – **D/O TO 10/30/13**
(P/H on 10/3/13)

PFM AMENDMENT – STORMWATER MANAGEMENT ORDINANCE – **D/O TO 11/21/13**
PFM AMENDMENT – STORM DRAINAGE & VEGETATION PRESERVATION & PLANTING
(P/H on 10/09/13)

PCA 86-D-108 – WILLIAM WEISS – **D/O TO 11/21/13**
(P/H on 10/3/13)

INTENT TO DEFER:

SE 2013-MA-009 – ABBAS AZIZI – **P/H TO INDEFINITE DATE**

RZ/FDP 2012-BR-020 – EASTWOOD PROPERTIES, INC. – **D/O TO TBD**

AR 96-S-002-02 – NILA M. CASTRO TRUST; CASTRO COLCHESTER FARMS, LLC (Springfield District)
– **RECOMMEND APPROVAL**

NO SPEAKERS

SE 2013-MA-007 – SOUTH BAYLO UNIVERSITY – **RECOMMEND APPROVAL**

NO SPEAKERS

SE 2013-LE-005 – FRANCONIA SQUARE, LLC – **RECOMMEND APPROVAL**

NO SPEAKERS

CSPA 2005-PR-041-02 – ESKRIDGE (E&A) LLC – **APPROVED**

1. Ernest Jutte
2959 Stella Blue Lane
Fairfax, VA 22031

RZ/FDP 2013-MV-001 – A&R HUNTINGTON METRO, LLC – **D/O TO 11/7/13**

1. Janet Hedrick
2128 Farrington Avenue
Alexandria, VA 22303

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 30, 2013

Posted: 9/3/13
Revised: 10/31/13

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.

COMMITTEE MEETINGS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

<u>RZ/FDP 2012-BR-020</u> (Braddock)	<u>EASTWOOD PROPERTIES, INC</u> – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.5 du/ac and approval of the conceptual and final development plans. Located on the E. side of Ox Rd., approx. 100 ft. N. of its intersection with Adare Dr. on approx. 5.15 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 77-1 ((1)) 36, 37 and 38.	B. Krasner	D/O TO 11/14/13 (D/O from 10/24/13) (P/H from 10/16/13) (from 7/10/13) (from 4/4/13)
<u>RZ 2009-PR-022 Original Staff Report</u> (Providence)	<u>JAMES H. HOLLINGSWORTH</u> Appl. to rezone from R-1 to R-4 to permit 3 single-family detached dwellings at a density of 2.07 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 150 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.	S. Williams	APPROVAL REC (D/O from 10/24/13) (P/H from 10/3/13) (from indef.)
<u>SE 2013-DR-001</u> (Lee)	<u>TD BANK, NATIONAL ASSOCIATION</u> – Appl. under Sects. 4-604 and 4-804 of the Zoning Ordinance to permit a drive-in financial institution. Located at 9901 Georgetown Pike, Great Falls, on approx. 27,426 sq. ft. of land zoned C-6 and C-8. Tax Map 13-1 ((1)) 5A.	M. Lynskey	D/O TO 12/5/13 (D/O from 10/30/13) (D/O from 9/12/13) (P/H from 6/20/13) (from 6/20/13) (from 6/13/13)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Plan Amendment</u> (Dranesville)	<u>S13-II-M3</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. The Amendment concerns the McLean Community Business Center (CBC) that extends north, south, east and west of the intersection of Old Dominion Drive and Chain Bridge Road. The northern boundary is Dolley Madison Boulevard (Route 123) in the Dranesville Supervisor District. The amendment proposes to clarify and make editorial changes to the McLean CBC Comprehensive Plan language. Copies of the staff report for this proposed Plan amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA.	A. Klibaner M. Van Dam	ADOPTION REC (from 10/17/13) (from 10/10/13)
<u>Plan Amendment</u> (Dranesville)	<u>ST09-III-DS1 AND S07-III-UP2</u> – To consider proposed revisions to the Comprehensive Plan for Land Unit A of the Dulles Suburban Center which is bounded on the north by the Dulles Airport Access Road and Toll Road (DAAR, Route 267), on the east by Centreville	C. Johnson	D/O TO 11/21/13 (from 10/16/13)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 30, 2013

Posted: 9/3/13
Revised: 10/31/13

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

Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County boundary. The commercial portion of Land Unit B, on the east side of Centerville Road, was included in the study but is not proposed for any changes. The Plan Amendments include new guidance to achieve stronger transit-oriented development and encourage a mix of uses in an urban form in the planned Innovation Center Transit Station Area (TSA). The area north of the Merrybrook Run Stream Valley is proposed to be in the designated TSA with planned intensity ranging from .75 to 3.0 FAR. South of the Merrybrook Run Stream Valley, the proposed plan is to maintain the existing character and uses with intensity ranging from .50 to 1.0 FAR. The large area of vacant land north of Frying Pan Road is also proposed for a mix of uses at an intensity range of .50 to 1.0 FAR. Additional proposed guidance addresses transportation improvements, environmental stewardship, urban design and provision of services such as parks and schools. Changes to other sections of the Dulles Suburban Center text to reflect the above revisions are also proposed.

Plan Amendment
(Dranesville)

S09-III-UP2 – To consider proposed revisions to the Comprehensive Plan that addresses the commercial area located north of the Dulles Toll Road and west of Centerville Road and its transition to Elden Street; and the proposed plan guidance encourages improvements to the transitional buffers and pedestrian connectivity.

C. Johnson

D/O TO 11/21/13
(from 10/16/13)

Copies of the proposed Amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> or from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, prior to the public hearing.

ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
Plan Amendment (Hunter Mill)	ST09-III-UP1 (A) Reston Study Plan Amendment Part 1 Reston Transit Station Areas	H. Merkel	P/H to 11/13/13 (from 10/16/13)

Posted: 10/30/13
Revised: 10/30/13

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 30, 2013

DECISION ONLY:

RZ 2009-PR-022 – JAMES HOLLINGSWORTH – **APPROVAL RECOMMENDED**
(P/H on 10/3/13)

DEFERRALS:

RZ/FDP 2012-BR-020 – EASTWOOD PROPERTIES, INC. – **D/O TO 11/14/13**
(P/H on 10/16/13)

SE 2013-DR-001 – TD BANK, NATIONAL ASSOCIATION – **D/O TO 12/5/13**
(P/H on 7/18/13)

FEATURE SHOWN: CONCUR

2232A-D02-13-1 – Verizon Wireless, 1350 Beverly Road

S13-II-M3 – COMPREHENSIVE PLAN AMENDMENT (MCLEAN COMMUNITY BUSINESS CENTER)

– APPROVAL RECOMMENDED

NO SPEAKERS

ST 09-III-DS1, S07-III-UP2, S09-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (LAND UNIT A, ROCKS PARCEL, AND ELDEN STREET PARCEL) – **D/O TO 11/21/13**

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