



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
June 2, 2015

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 2014 Annual Report of the Volunteer Fire Commission
10:45 Presentation of the Friends of the Trees Awards
10:55 Items Presented by the County Executive
11:05 Matters Presented by Board Members
12:00 Closed Session

3:00 P.M. Decision Only on RZ 2013-MV-015 (Vulcan Construction Materials, LP) (Mount Vernon District)

3:00 P.M. Decision Only on PCA 1998-MV-032 (Fairfax County Water Authority) (Mount Vernon District)

3:00 P.M. Decision Only on PCA 1998-MV-033 (Fairfax County Water Authority) (Mount Vernon District)

3:00 P.M. Decision Only on SEA 81-V-017-02 (Fairfax County Water Authority) (Mount Vernon District)

3:00 P.M. Public Hearing on SE 2014-DR-052 - TRINITY LAND LLC, SE Appl. under Sect(s). 9-615 and 3-104 of the Zoning Ordinance to permit residential cluster subdivision. Located at 11801 Leesburg Pi., Herndon, 20170, on approx. 28.94 ac. of land zoned R-1 and HD. Dranesville District. Tax Map 6-3 ((1)) 33 and 33 A.

3:00 P.M. Public Hearing on SE 2014-MV-071 - BARRY MAGLAUGHLIN / CATHERINE POWELL, SE Appl. under Sect(s). 2-904 and 9-606 of the Zoning Ordinance Provisions for Uses in a Floodplain, to permit an addition to a single family dwelling. Located at 6415 15th St., Alexandria, 22307, on approx. 8,750 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-2 ((8)) (10) 12.

3:00 P.M. Public Hearing on PCA 82-P-015 - YUE WANG (ALSO KNOWN AS MIKE WANG), PCA Appl. to amend the proffers and conceptual plans for RZ 82-P-015 previously approved for residential development at 9.73 du/ac, to permit residential development and associated modifications to proffers and site design at a density of 11.64 dwelling units per acre (du/ac). Located on the W. side of Hollywood Rd., E. of Morris St. and S. of Lee Landing, on approx. 2.49 ac. of land zoned PDH-12 and HC. Comp. Plan Rec: 8-12 du/ac. Providence District. Tax Map 50-1 ((22)) A, and 50-1 ((22)) 1-22.

3:30 P.M. Public Hearing on RZ 2011-PR-009 - CITYLINE PARTNERS LLC, RZ and Appl. to rezone from C-3, HC to PTC, HC to permit mixed use with an overall Floor Area Ratio (FAR) of 2.96 and a waiver #6835-WPFM-007-1 to permit the location of underground storm water management facilities in a residential area. 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. Providence District. 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 Code of Virginia).

3:30 P.M. Public Hearing on PCA 92-P-001-11 - CITYLINE PARTNERS LLC, PCA 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 0.65. 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. Providence District. Tax Map 29-4 ((5)) 9, 9A and 10A. (Concurrent with RZ 2011-PR-009).

3:30 P.M. Public Hearing on SE 2014-BR-039 - RATI KC DBA MRS. RATI'S FAMILY HOME DAYCARE, SE Appl. under Sect(s). 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. Braddock District. Tax Map 77-1 ((12)) 182.

3:30 P.M. Public Hearing on PCA 76-M-007-02 - FAIRFAX COUNTY SCHOOL BOARD, PCA 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. Mason District. Tax Map 51-3 ((1)) 30 and 31; 51-3 ((11)) 188 A; 51-3 ((13)) 5, 10, and 11.

Notice is hereby given that the Fairfax County Board of Supervisors will hold a PUBLIC HEARING on TUESDAY, JUNE 2, 2015 at 4:00 P.M. in the Board Auditorium of the Government Center, 12000 Government Center Pkwy., Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

Plan Amendment #2014-III-DS1 concerns approx. 50 ac. generally located north of the Stonecroft Boulevard and Westfields Boulevard intersection (Tax Map #44-3((1))15) in the Sully Supervisor District. 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.

Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be

viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> . Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-3151 (TTY 703-324-3903) to have their names placed on the speakers' list. Any questions may be directed to the Planning Div. at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-3151 or TTY 711 (Virginia Relay Center).

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Plan Amendment 2014-IV-MV1 concerns approx. 0.80 ac. located at 4201 and 4203 Buckman Road (Tax Map Reference 101-3 ((1)) 15A and 101-3 ((1)) 15B) in the Lee Supervisor District. 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.

Copies of the staff report for this proposed Plan amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>, two weeks prior to the public hearing. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers' list. Any questions may be directed to the Planning Div. at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

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Comprehensive Plan Amendment ST09-III-UP1(B) Reston Master Plan Special Study, Phase II – Residential Neighborhoods and Village Centers 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.

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.

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.

Furthermore, the consolidation of Reston's Comprehensive Plan guidance into a single section requires editorial changes in the UP4, 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 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.

Copies of the staff report can be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, or by visiting the County's Web site at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-3151 to have their names placed on the speakers' list. Any questions about the amendment may be directed to the Planning Division at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.

4:00 p.m. Public hearing regarding the proposed restriction of through truck traffic on Ravensworth road between Little River Turnpike and Braddock Road, as part of the County's Residential Traffic Administration Program (RTAP), and in accordance with Section 46.2-809 of the Code of Virginia. A possible alternate route for Ravensworth Road has been identified starting at Ravensworth Road and Little River Turnpike to the intersection of Interstate 495 and Little River Turnpike, and from the intersection of Interstate 495 and Little River Turnpike to the intersection of Interstate 495 and Braddock Road and then on to the intersection of Ravensworth Road and Braddock Road. Questions regarding this proposed restriction may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Mason District)

4:30 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the West Springfield

Residential Permit Parking District, District 7. The proposed amendment will expand the District boundaries to include the following street block faces: Garden Road from Tuttle Road to the southern property boundary of 6313 Garden Road, east side only; and from Tuttle Road to the southern property boundary of 6312 Garden Road, west side only. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Springfield District)

4:30 p.m. Public hearing on the matter of amendments to the Public Facilities Manual (PFM), as follows: The proposed amendment revises the process for approving the use of underground detention facilities. Specifically, four options are proposed to revise the PFM as follows: Option 1: Retain a portion of the current Board of Supervisors (Board) waiver process for residential and mixed use developments with less than 50 units/lots and expand the use to such by-right developments subject to Board approval via the waiver process. Use of underground detention facilities in residential and mixed use developments greater than or equal to 50 units would be by approval of the Director of the Department of Public Works and Environmental Services ("the Director"). Option 1A: Only the Board may approve any such underground detention facility in residential and mixed-use developments (i) with less than 50 units, or (ii) that are in conjunction with the approval of a rezoning (RZ), proffered condition amendment (PCA), special exception (SE), or special exception amendment (SEA) application. Option 2: Revise the current process to allow the Director to approve the use of all underground detention facilities in all residential and mixed use developments. Option 2A: Revise the process to allow the Director to approved the use of underground detention facilities in residential and mixed use developments except that only the Board may approve any such underground detention facility in conjunction with the approval of a RZ, PCA, SE, or SEA application. All options also require a private maintenance agreement to be executed and to be recorded in the property's chain of title before the construction plan is approved. All options also prohibit such facilities to be located in a County Stormwater-related easement. All options also clarify that underground detention facilities may consist of reinforced concrete box-shaped vaults or reinforced concrete, metal, or plastic pipe that meet PFM requirements. All options further provide that, the Director may approve a non-standard facility ("product modification") upon the submission of supporting data that establishes that the facility functions in the manner intended by the PFM. In such instances, a developer shall be required to post an escrow to a property owner's association equal in amount to the cost of a 20-year maintenance cycle and a 40 percent replacement cost. In addition, this escrow shall be required for all residential and mixed use developments that are less than 50 units, regardless of whether the facility was approved for a product modification. No escrow shall be required for a product modification for industrial or commercial development. All options further detail construction and installation requirements for these facilities including certification by a professional engineer with structural and geotechnical specialization. Such certification shall provide that the facility was constructed per manufacturer's specifications. All options further provide that the certification, material delivery tickets, certifications from material suppliers, and results from tests and inspections shall be submitted to the County with as-built plans, or if no such plans are required, prior to the issuance of use permits. In either event, all such documents and information must be submitted to the County before bond release.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects,

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Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.



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