



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
May 2, 2017

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
10:00 Board Adoption of the FY 2018 Budget Plan
10:10 Items Presented by the County Executive
10:40 Matters Presented by Board Members
11:30 Closed Session

3:30 p.m. PCA 96-L-005-04 - GREENSPRING VILLAGE INCORPORATED, PCA Appl. to amend the proffers for RZ 96-L-005 previously approved for elderly housing with accessory nursing facilities to permit telecommunications facilities monopole and associated modifications to proffers and site design. Located N. of Franconia-Springfield Pkwy. approx. 1,500 ft. W. of its intersection with Spring Village Dr. on approx. 58.08 ac. of land zoned R-3. Comp. Plan Rec: Residential 2-3 du/ac and Institutional. Lee District. Tax Map. 90-1 ((01)) 63G. (Concurrent with SEA 96-L-034-04).

3:30 p.m. SEA 96-L-034-04 - CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS/GREENSPRING VILLAGE INCORPORATED, SEA Appl. under Sects. 2-514, 3-304, 9-101, and 9-306 of the Zoning Ordinance to amend SE 96-L-034 previously approved for housing for elderly to permit a telecommunications facility monopole and associated modifications to site design and development conditions. Located at 7410 Spring Village Dr., Springfield, 22150 on approx. 58.08 ac. of land zoned R-3. Lee District. Tax Map 90-1 ((01)) 63G. (Concurrent with PCA 96-L-005-04).

3:30 p.m. SEA 97-P-027 - KBSII WILLOW OAKS, LLC, SEA Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 97-P-027 previously approved for a waiver of certain sign regulations to permit additional signage and associated modifications to development conditions. Located at 8260, 8270, & 8280 Willow Oaks Corporate Dr., Fairfax, 22031 on approx. 11.41 ac of land zoned C-3. Providence District. Tax Map 49-3 ((01)) 138, 139 and 140.

3:30 p.m. RZ 2015-PR-017 - FP TYSONS I, LLC, RZ Appl. to rezone from PTC, SC, and HC to PTC, SC, and HC to permit office and retail development with an overall Floor Area Ratio (FAR) of 8.32 and approval of the conceptual plan. Located on approximately 1,119 sq. ft. of to be vacated and/or abandoned public right-of-way associated with the Leesburg Pike Service Drive adjacent to Tax Map 29-3 ((1)) 65A. Comp Plan Rec: Transit Station Mixed Use. Providence District. (Concurrent with PCA/CDPA 2011-PR-005). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Leesburg Pike to proceed under Section 15.2-2272 (2) of the Code of Virginia).

3:30 p.m. PCA 2011-PR-005/CDPA 2011-PR-005 - TYSONS CENTRAL LOT A, LLC, PCA and CDPA Appls. to amend the proffers and conceptual development plan for RZ 2011-PR-005, previously approved for mixed-use development, to permit office and retail development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 8.32. Located on the E. side of Leesburg Pike immediately S. of Greensboro Metro Station on 1.13 ac. of land zoned PTC, SC, and HC. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map 29-3 ((1)) 65A pt. (Concurrent with RZ 2015-PR-017).

3:30 p.m. RZ 2016-SP-009 - WINCHESTER HOMES INC., RZ Appl. to rezone from R-1 and WS to PDH-8 and WS to permit Residential with an overall density of 8.7 dwelling units per acre (du/ac) including bonus density associated with affordable dwelling units and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of West Ox Road with Post Forest Dr. on approx. 21.6 ac. of land. Comp. Plan Rec: Residential at 8 du/ac. Springfield District. Tax Map 56-1 ((1)) 11H.

4:00 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of Project 2G40-088-010, CSYP C&I Bike & Pedestrian Program - McWhorter Place (Mason District). This project consists of adding pedestrian improvements to connect cul-de-sacs between McWhorter Place (Route 3087) and McWhorter Place (Route 757). Plans and plats describing the work proposed to be done and the property interests to be acquired for this project are on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia 22035.

4:00 p.m. **To Be Deferred to July 25, 2017** - Public hearing 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 # 2017-CW-1CP considers integrating the review process of Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. §1455) into the Public Facilities section of the Policy Plan element of the County's Comprehensive Plan. 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. Any questions may be directed to the Planning Div. at 703 324-1380.

4:00 p.m. Public hearing to consider the adoption of an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix M to expand the Pickwick Community Parking District (CPD). The proposed CPD would be expanded in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Helmsly Court from Newhall Court to the cul-de-sac inclusive; Newhall Court from Pickwick Road to the cul-de-sac inclusive; Pickwick Road from Wharton Lane to Leland Road; Shelburne Court from Shelburne Street to the cul-de-sac inclusive; and Shelburne Street from Wharton Lane to the cul-de-sac inclusive; and at all times prohibit the parking of watercraft, boat trailers, motor homes, camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4. No such CPD shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles

temporarily parked on a public street within any such CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Sully District).

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Submission DSC-E4-1 (Pohanka) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) concerns approx. 13.96 ac. generally located at 13901, 13909, 13911, 13915, and 13917 Lee Jackson Memorial Highway, Fairfax, on the south side of Lee Jackson Memorial Highway between Walney Road and Elmwood Street (Tax Map Parcels: 34-4 ((1)) 49, 50, 50A, 51, 53) in the Sully Supervisor District. The site is planned for community-serving retail at a maximum FAR of .25 for Parcels 34-4 ((1)) 49, 50, 50A, and 51, and a maximum FAR of .20 for Parcel 34-4 ((1)) 53, with an option for auto dealership use. The submission considers increasing the maximum permitted FAR to .30 and removal of current Plan language limiting Parcel 53 to a maximum building height of 35 feet. 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. Any questions may be directed to the Planning Div. at 703 324-1380.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Submission DSC-J-1 (Commonwealth Centre) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) concerns approx. 39 ac. generally located at 4508 Walney Rd., north of Westfields Blvd. and east of the planned Newbrook Drive loop road (Tax Map # 44-1((1))6 part) in the Sully Supervisor District. The area is planned for office, conference center/hotel, industrial/flex, industrial, private open space, and public park uses at an average intensity of .50 floor area ratio (FAR). The submission will consider adding an option for residential and retail uses up to .50 FAR. Recommendations relating to the transportation network may also be modified. The submission is concurrently under review with Proffer Condition Amendment PCA 2006-SU-025-3. Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBOS.aspx> for a description and information on the status of the rezoning. 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. Any questions may be directed to the Planning Div. at 703 324-1380.

4:30 p.m. SE 2016-DR-001 - SUNRISE DEVELOPMENT, INC., SE Appl. under Sect. 3-304 of the Zoning Ordinance to permit a medical care facility. Located at 1988 Kirby Rd., McLean, 22101, on approx. 3.70 ac. of land zoned R-3. Dranesville District. Tax Map 40-2 ((1)) 48.

5:00 p.m. Citizens and Businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.



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: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.