



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
October 16, 2018

Note: This draft agenda is produced 10 days 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 <https://www.fairfaxcounty.gov/boardofsupervisors/board-supervisors-meetings> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:00 Items Presented by the County Executive
10:10 Matters Presented by Board Members
11:00 Closed Session

3:30 p.m. AR 84-D-004-04 - CHARLES NICHOLS AND LAURA NICHOLS, Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of AF 84-D-004 previously approved agricultural and forestal district. Located at 438 River Bend Rd., Great Falls, 22066 on approx. 33.87 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after September 27, 2018, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Dranesville District. Tax Map 8-3 ((9)) 13Z; 8-4 ((1)) 33Z, and 34Z; 8-4 ((9)) 10Z and 14Z.

3:30 p.m. AR 93-S-003-03 - THE FARM AT CLIFTON STATION LLC, Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of AF 93-S-003 previously approved agricultural and forestal district. Located at 13442 Compton Rd., Clifton, 20124 on approx. 28 ac. of land zoned R C and WS. Please call the Zoning Evaluation Division at 703-324-1290 after September 27, 2018, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 75-1 ((1)) 8Z.

3:30 p.m. RZ 2018-MV-012 - FAIRFAX COUNTY DPWES CAP BDCD, RZ Appl. to rezone from R-2, R-20, and HC to R-20 and HC to permit a public use with an overall Floor Area Ratio (FAR) of 0.39. Located on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Mount Vernon District. Tax Map 110-1 ((1)) 28A and 29.

3:30 p.m. PCA-A-502-03/DPA-A-502-09 - NEW LAKE ANNE HOUSE LP, PCA and DPA Appls. to amend the proffers, conceptual, and development plans for RZ-A-502 previously approved for senior housing to permit an independent living facility and single family attached units and associated modifications to proffers and site design at a density of 46.3 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Baron Cameron Ave. and Village Rd. on approx. 5.96 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-2 ((1)) 2 and 3. (Concurrent with PRC-A-502-05).

3:30 p.m. PRC-A-502-05 - NEW LAKE ANNE HOUSE LP, PRC Appl. to approve the PRC plan associated with RZ-A-502 to permit residential development. Located in the S.W. quadrant of the intersection of Baron Cameron Ave. and Village Rd. on approx. 5.96 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-2 ((1)) 2 and 3. (Concurrent with PCA-A-502-03 and DPA-A-502-09).

3:30 p.m. RZ 2018-LE-014 - THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, RZ Appl. to rezone from R-1, C-5, and HC to C-5 and HC to permit office use and a waiver of minimum lot size requirements. Located on the S. side of Grovedale Dr., approx. 500 ft. from its intersection with Beulah St. on approx. 43,554 sq. ft. of land. Comp. Plan Rec: Office. Lee District. Tax Map 81-3 ((5)) 10A.

4:00 p.m. RZ 2018-SU-008 - K. HOVNANIAN HOMES AT PENDER OAKS, LLC, RZ Appl. to rezone from PDC, WS, and HC to PDH-12, WS, and HC to permit residential development with an overall density of 12.12 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located N. of Lee Jackson Memorial Hwy. approx. 315 ft. N.W. of Fair Ridge Dr. on approx. 18.07 ac. of land. Comp. Plan Rec: Residential. Sully District. Tax Map 46-3 ((1)) 15A1 and 15C. (Concurrent with PCA 2009-SU-020-03).

4:00 p.m. PCA 2009-SU-020-03 - K. HOVNANIAN HOMES AT PENDER OAKS, LLC, PCA Appl. to amend the proffers for RZ 2009-SU-020 to delete land area. Located N. of Lee Jackson Hwy. approx. 315 ft. from N.W. of Fair Ridge Dr. on approx. 18.07 ac. of land zoned PDC, WS, and HC. Comp. Plan Rec: Residential. Sully District. Tax Map 46-3 ((1)) 15A1 and 15C. (Concurrent with RZ 2018-SU-008).

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. Plan Amendment #2018-III-BR1 concerns approx. 17.43 ac. generally located at 5001 and 5035 Westfields Boulevard (Tax Map Parcels 44-3 ((7)) B2 and B3), located at the southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection and bordered to the south by Sequoia Farms Drive in the Sully Supervisor District. The area is planned for retail use up to 0.25 Floor Area Ratio (FAR). The amendment will consider extending the boundary of the Dulles Suburban Center to create a new land unit that includes the Sully Station shopping center. No proposed changes to planned land use. 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 www.fairfaxcounty.gov/planning-zoning/plan-amendments/staff-reports. 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. RZ 2018-MV-007 - LAFAYETTE BUILDING LLC, RZ Appl. to rezone from C-2 to C-5 to permit commercial uses, waiver of minimum lot size, width, setback, and increase in office percentage in accordance with Sects. 9-515 and 9-610 of the Zoning Ordinance with an overall Floor Area Ratio (FAR) of 0.27. Located on the N.W. corner of the intersection of Lafayette Dr. and Fort Hunt Rd. on approx. 20,322 sq. ft. of land. Comp. Plan Rec: Office. Mount Vernon District. Tax Map 102-2 ((2)) (1) 605 and 606.

4:00 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of Project 5G25-060-022, Braddock Road Walkway – Carlbern Drive to Clubside Lane (Sully District). This project consists of the construction of approximately 1,150 linear feet of 5 foot concrete sidewalk along the south side of Braddock Road between Carlbern Drive and Clubside Lane. 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. SE 2018-MA-003 - NORTHPOINT REALTY PARTNERS, LLC, SE Appl. under Sects. 5-402 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 to 0.7. Located at 6375 Bren Mar Dr., Alexandria, 22312 on approx. 6.04 ac. of land zoned I-4. Mason District. Tax Map 81-1 ((1)) 8A. (Concurrent with PCA 86-L-056-05).

4:00 p.m. PCA 86-L-056-05 - NORTHPOINT REALTY PARTNERS, LLC, PCA Appl. to amend the proffers for RZ 86-L-056 previously approved for office uses to permit a self-storage facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Bren Mar Dr. approx. 2,100 ft. E. of its intersection with General Washington Dr. on approx. 6.04 ac. of land zoned I-4. Comp. Plan Rec: Industrial. Mason District. Tax Map 81-1 ((1)) 8A. (Concurrent with SE 2018-MA-003).

4:00 p.m. RZ 2017-DR-026 - BENCHMARK ASSOCIATES, L.P., RZ Appl. to rezone from C-8, CRD, SC, and HC to PRM, CRD, SC, and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.99, waiver of minimum district size requirement, and approval of the conceptual development plan. Located in the W. quadrant of Old Dominion Dr. and Lowell Ave. on approx. 1.43 ac. of land. Comp. Plan Rec: Retail with an option for mixed-use. Dranesville District. Tax Map 30-2 ((9)) 73.

4:30 p.m. RZ 2016-HM-031 - PULTE HOME COMPANY, LLC, RZ Appl. to rezone from I 4 and I-5 to PDC to permit office and residential development with an overall Floor Area Ratio (FAR) of 0.88 and approval of the conceptual development plan. Located at 12700 Sunrise Valley Dr., Reston, 20191. on approx. 5.29 ac. of land. Comp. Plan Rec: Residential Mixed Use. Hunter Mill District. Tax Map 16-4 ((1)) 16B and 16 4 ((26)) 1 and 2. (Concurrent with PCA 80-C-086-02 and PCA 83-C-069-02).

4:30 p.m. PCA 80-C-086-02 - PULTE HOME COMPANY, LLC, PCA Appl. to amend the proffers for RZ 80-C-086 to permit deletion of land area. Located at 12700 Sunrise Valley Dr., Reston, 20191 on approx. 0.94 ac. of land zoned I-5. Comp. Plan Rec: Residential Mixed Use. Hunter Mill District. Tax Map 16-4 ((1)) 16 B (pt.) and 16-4 ((26)) 2 (pt.). (Concurrent with RZ 2016-HM-031 and PCA 83-C-069-02).

4:30 p.m. PCA 83-C-069-02 - PULTE HOME COMPANY, LLC, PCA Appl. to amend the proffers for RZ 83-C-069 to permit deletion of land area. Located at 12700 Sunrise Valley Dr., Reston, 20191 on approx. 4.35 ac. of land zoned I-4. Comp. Plan Rec: Residential Mixed Use. Hunter Mill District. Tax Map 16-4 ((1)) 16B (pt.) and 16-4 ((26)) 1 and 2 (pt.). (Concurrent with RZ 2016-HM-031 and PCA 80-C-086-02).

4:30 p.m. Public hearing, to consider the lease of Board-owned property in the Braddock Magisterial District, located at the Pennino Building at 12011 Government Center Parkway, and identified by Tax Map No. 0561 15 0008, to New Cingular Wireless PCS, LLC.

4:30 p.m. Public hearing to consider the lease of Board-owned property in the Providence Magisterial District, located at the Fairfax County Courthouse at 4110 Chain Bridge Road, and identified by Tax Map No. 0574 01 0014, to New Cingular Wireless PCS, LLC.

4:30 p.m. Public hearing to consider the lease of Board-owned property in the Mount Vernon Magisterial District, located at the 1-95 Landfill at 9850 Furnace Road, and identified by Tax Map No. 1131 01 0014, to the Washington Metropolitan Area Transit Authority.

5:00 p.m. Public hearing to consider the sublease of property owned by the Fairfax County Park Authority in the Dranesville Magisterial District, identified as Turner Farm House and located at 10609 Georgetown Pike, in connection with the Resident Curator Program. Exhibits to the sublease agreement are available online at: <https://www.fairfaxcounty.gov/parks/rcp/>.

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.



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