Fairfax County Planning Commission

Report of Activities 1995-2004
MISSION

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land use policies and plans that will result in orderly, balanced and equitable County growth.

The mission of the staff of the Planning Commission Office is to:

- Provide administrative support to the Planning Commission;
- Provide accurate and timely information to citizens about land use public hearings held by the Planning Commission and Board of Supervisors
- Provide verbal and written assistance on land use issues;
- Actively support and encourage public participation in the land use process;
- Document actions of the Commission; and
- Provide information about actions of the Commission.

VISION

The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.
BOARD OF SUPERVISORS

Gerald E. Connolly, Chairman, At-Large
Sharon Bulova, Vice Chairman, Braddock District

Joan M. DuBois, Dranesville District
Michael R. Frey, Sully District
Penelope A. Gross, Mason District
Catherine M. Hudgins, Hunter Mill District
Gerald W. Hyland, Mt. Vernon District
Dana Kauffman, Lee District
Elaine McConnell, Springfield District
Linda Q. Smyth, Providence District

Anthony H. Griffin, County Executive

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John R. Byers, Vice Chairman, Mt. Vernon District
Suzanne F. Harsel, Secretary, Braddock District
Walter L. Alcorn, At-Large, Parliamentarian

Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
James R. Hart, At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence
Rodney L. Lusk, Lee District
Laurie F. Wilson, At-Large

Barbara J. Lippa, Executive Director
Sara Robin Hardy, Assistant Director
March 2005

Gerald E. Connolly, Chairman
and members of the Board of Supervisors
12000 Government Center Parkway
Fairfax, Virginia 22035

Dear Chairman Connolly and Board Members:

The Fairfax County Planning Commission is pleased to submit its Report of Activities for calendar years 1995 through 2004. The report supplements fiscal and management reports submitted to the County Executive and highlights activities that have occurred.

We have witnessed vast changes during this time period as the County has transformed into a mature, dynamic and diverse community. During this transformation, the Planning Commission has experienced not only an increase in controversial and complicated land-use applications, but also a higher level of citizen interest in the land-use process. Many challenges remain as we continue to help meet the needs of our County.

A complete list of land use applications acted upon by the Commission by supervisory district is included in this report along with many illustrations which graphically depict Commission actions and caseload information.

The Planning Commission continues to pledge its full support to maintain Fairfax County’s quality of life through intelligent and realistic land-use planning.

Sincerely,

Peter F. Murphy, Jr.
Chairman and
Springfield Commissioner
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INTRODUCTION

The mission of the Planning Commission to help maintain a viable and highly livable community through its planning and zoning actions has become increasingly more critical in Fairfax County over the last decade with the population now exceeding one million residents. We continue efforts to promote sound land use, protect and restore environmental resources, enhance the County’s natural and built environments, and engage participation from our increasingly diverse community. Yet as the County approaches special build-out, our land use focus must change since a maturing community has different requirements from one that is in its developing stages.

As shown in the table below, the percentage of vacant land in Fairfax County has steadily dropped from 16.1% in 1995 to 10.7% in 2004. During this ten year period from 1995 through 2004, 12,699 acres of land were developed into a variety of small and large uses, including residential, commercial, retail and industrial. While some of these uses were developed by-right, most developments required land use actions by the Planning Commission and Board of Supervisors.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>VACANT ACRES</th>
<th>ZONED LAND</th>
<th>% VACANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>37,006</td>
<td>229,366</td>
<td>16.1%</td>
</tr>
<tr>
<td>2000</td>
<td>29,529</td>
<td>228,541</td>
<td>12.9%</td>
</tr>
<tr>
<td>2004</td>
<td>24,307</td>
<td>227,751</td>
<td>10.7%</td>
</tr>
</tbody>
</table>

Source: Fairfax County Department of Systems Management for Human Resources, 2004

This Report of Activities, covering a ten-year time period from 1995-2004, provides information about those land use actions taken by the Planning Commission. While the percentage of vacant land in the County dropped from approximately 16% in 1995 to approximately 11% by 2004, the data shows that the number of specific land use actions taken by the Commission also dropped in the last two years, as compared to the previous eight years. While there was a drop in the number of applications filed during this period, it can more directly be attributable to the complexity of cases and interest of surrounding property owners which has resulted in much lengthier delays in the total process. It is anticipated that this will be a continuing trend in land use activity in the County, even if the number of applications filed increases.

With the complexity of cases expected to continue, the Commission and its staff have searched for a variety of methods to reach out to the larger community who are not often involved in the land use process to help widen the communication network by educating more residents on the County’s land use process.

The Commission accomplishes this through many different communication efforts, including televised twice-weekly public hearings, meetings with district land use committees and local civic associations, and numerous individual meetings with planning staff and applicant representatives. Aware that close to 80% of County residents have home computers with Internet access, we added a Commission website to the County’s site in 2001 to offer 24/7 availability on Commission-related information. This information is
Introduction

continually expanded and updated based on customer suggestions and has been rated highly successful in surveys since its inception.

Our community education efforts expanded in 2002 to include a three-part televised series on land use, featuring Commission members explaining the County’s land use system in simplified form. Building on that success, in 2003, the Commission initiated a monthly “Planning Commission Roundtable” program on Channel 16, hosted by the Chairman, which features various topics of community interest.

OBTAINING CITIZEN INPUT

In accordance with requirements outlined in the Code of Virginia, the Zoning Ordinance of Fairfax County, and the Commission’s own Bylaws and Procedures, obtaining citizen input on pending land use applications and/or policy issues is key for the Planning Commission. In reviewing the meetings convened over the last ten years, as cited below, the Planning Commission held an average of 91 regular Commission and committee meetings annually to ensure that the public had ample opportunity to comment on land use matters affecting the greater Fairfax community.

The numbers cited though, do not tell a complete story. As previously noted, while total numbers of cases may drop over any given time period, the time spent on individual district applications has, both before and after “official” public hearings, continued to rise. As a result, the Commission’s public hearing process often now reflects these changes. Current development reviews, whether for infill lots or revitalization properties, have become increasingly more complex since they are likely surrounded by already-existing communities, given the limited amount of remaining vacant land. As a result, the entire land use process is often prolonged due to the Commission, staff, and community preference to meet with numerous interested parties more frequently, even while the front-end of the process that the County controls has shortened.

However, this additional time needed for in-depth negotiation between citizens, Commissioners and applicants also has resulted in the deferral of an ever-increasing number of public hearings and/or decisions at both the Commission and Board of Supervisors levels, and contributed to the more recent drop in total Commission actions taken. Each deferral also has an associated cost in staff processing time, advertising, and postage, as well as fiscal and time implications to the applicants and citizens involved. This also lends itself to greater confusion among interested citizens due to the constant change in hearing and/or decision dates. The information available on the website helps ease the confusion, but all parties involved must maintain a continual vigilance to keep up-to-date on the process for any given application.

With the ever-growing complexity of cases, it is expected that this trend will continue along with its subsequent impacts on all involved.
With its average of 91 open meetings (Commission and committee) per year, citizens are provided many opportunities to address the Planning Commission either in person or in written form. During its public hearings alone, the Commission heard verbal statements from 5655 citizens, averaging 566 per year, with written comments in excess of 9000 letters. Committee meetings also provide a forum for input on policy issues during initial deliberations by the Commission and several hundred County residents have taken advantage of this opportunity, particularly over such matters as the Residential Development Criteria changes and the Chesapeake Bay Ordinance Amendments. Such input is highly valued by the Commission and assists in forging needed compromises on issues at hand.

The chart below illustrates the total number of Commission and Committee meetings for each year, along with the number of speakers that appeared at public hearings from 1995 through 2004.
As shown, Planning Commission regular meetings spiked in 1995 and 1998 and remained fairly stable over the remaining years, with the exceptions of 2003 and 2004, where several meetings were cancelled due to inclement weather or the high number of deferrals. The number of committee meetings was also particularly high in 1995 and 1996, dropped significantly from 1997 - 1999 due to additional Commission activity during the Area Plans Review and has increased again during the remainder of the decade due to the interest of members in reaching out to other boards and commissions on mutually-related areas. The Commission currently operates joint committees with the School Board, Park Authority Board, Redevelopment and Housing Authority Board, Transportation Advisory Commission and the Environmental Quality Advisory Commission, who meet on a regular basis, as well as other ongoing committees established to ease transactions of normal business.
Introduction

The Commission also establishes ad-hoc committees, as needed, on special-interest issues that arise, such as its recent Residential Development Criteria Committee, which focused on that needed revision. Such committees are established for specific study areas of a short-term nature that may require multiple meetings with County staff and relevant interested parties.

While this results in additional Committee meetings for its members, the Commission has found that it can handle these areas of study where the Board of Supervisors desires Commission input much more productively by this operational method.

COMMISSION WORKLOAD

From 1995-2004, the Planning Commission acted on a total of 4,277 items, averaging 428 per year. The line graph below illustrates the total number of actions per year, with peak years in 1997, 1999 and 2002 due to workload associated with the areas review of the Comprehensive Plan.

<table>
<thead>
<tr>
<th>Number of Actions Taken by District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Braddock</td>
</tr>
<tr>
<td>Dranesville</td>
</tr>
<tr>
<td>Hunter Mill</td>
</tr>
<tr>
<td>Lee</td>
</tr>
<tr>
<td>Mason</td>
</tr>
<tr>
<td>Mt. Vernon</td>
</tr>
<tr>
<td>Providence</td>
</tr>
<tr>
<td>Springfield</td>
</tr>
<tr>
<td>Sully</td>
</tr>
<tr>
<td>Countywide</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>
Introduction

Actions Taken by District 1995-2004

Number of Actions Taken

District


Braddock Dranesville Hunter Mill Lee Mason

Mt. Vernon Providence Springfield Sully Countywide

Actions Taken by District 1995-2004

Number of Actions Taken

District


Mt. Vernon Providence Springfield Sully Countywide
As shown in the two charts above, activity continued to be the highest in both the Providence and Sully Districts over this entire period, continuing the pattern established since Sully District was formed in 1992. This was followed by Hunter Mill, Lee and Mount Vernon Districts respectively. Activity particularly peaked in the years where the Commission held Area Plan Review public hearings and will be later noted with specific percentage workloads by District. First, though, a closer examination of the type of different applications that made up the Commission workload during this timeframe.

Of this total number of items, the largest number (1516) acted upon were rezonings and related applications, such as proffered condition amendments, final development plan amendments, etc., and agricultural and forestal district applications. Amendments to the Comprehensive Plan (813) and public facility and feature shown applications (829) were the next largest groups, followed by special exception and/or related amendment applications (770). The pie chart shown illustrates these groupings, including various miscellaneous applications, such as amendments to the County Code.

The next graphic shows this same application information broken down by year:

**Total Number of Actions Taken by Case Type**
1995-2004

- **1516 Cases** (Group A) - Group A (Rezoning and related applications and Agricultural/Forestal District applications)
- **829 Cases** (Group D) - Group D (Public Facility and Feature Shown applications)
- **813 Cases** (Group C) - Group C (Amendments to the Comprehensive Plan)
- **770 Cases** (Group B) - Group B (Special Exception and related applications)
- **351 Cases** (Group E) - Group E (Miscellaneous applications)
Further analysis of actions taken during this time period demonstrates that the largest percentage of land use activity, as noted previously in the raw number of applications, is continuing to occur in the Providence (16%) and Sully (15%) Districts, closely followed by Hunter Mill (12%), Lee (12%) and Mount Vernon (12%) Districts respectively. Countywide items and those in the Dranesville District each accounted for 8% of the Commission’s actions over this time period, followed by Mason (8%), Springfield (6%) and Braddock (4%) Districts.
However, a different picture is apparent if these same percentages are viewed on a yearly basis. Braddock, Providence and Sully Districts experienced their highest workload in 1997, with Dranesville peaking in 2002, Hunter Mill and Mount Vernon in 1999, Lee and Mason in 1997, and Springfield in 2002. The next several pages illustrate the specific percentage breakdown of the Commission workload on an annual basis from 1995-2004.
Introduction

### Percent of Total Cases Acted On by District

#### 1995

- Countywide: 8%
- Sully: 19%
- Springfield: 2%
- Providence: 20%
- Braddock: 4%
- Dranesville: 7%
- Hunter Mill: 13%
- Lee: 15%
- Mt. Vernon: 4%
- Mason: 8%

#### 1996

- Countywide: 33%
- Sully: 12%
- Springfield: 3%
- Providence: 11%
- Braddock: 4%
- Dranesville: 6%
- Hunter Mill: 9%
- Lee: 9%
- Mt. Vernon: 6%
- Mason: 7%
Introduction

Percent of Total Cases Acted On by District
1997

Percent of Total Cases Acted On by District
1998
Introduction

Percent of Total Cases Acted On by District
1999

- Countywide 3%
- Braddock 3%
- Dranesville 5%
- Hunter Mill 20%
- Lee 13%
- Mason 5%
- Mt. Vernon 17%
- Providence 14%
- Sully 17%
- Springfield 3%
- Braddock 3%
- Dranesville 5%
- Hunter Mill 20%
- Lee 13%
- Mason 5%
- Mt. Vernon 17%
- Providence 14%
- Sully 17%
- Springfield 3%

Percent of Total Cases Acted On by District
2000

- Countywide 4%
- Braddock 6%
- Dranesville 6%
- Hunter Mill 13%
- Lee 15%
- Mason 8%
- Mt. Vernon 11%
- Providence 17%
- Springfield 6%
- Sully 14%
Introduction

Percent of Total Cases Acted On by District
2001

- Braddock: 3%
- Dranesville: 6%
- Hunter Mill: 10%
- Lee: 8%
- Mason: 9%
- Mt. Vernon: 15%
- Providence: 19%
- Springfield: 9%
- Sully: 17%
- Countywide: 4%

Percent of Total Cases Acted On by District
2002

- Braddock: 2%
- Dranesville: 12%
- Hunter Mill: 10%
- Lee: 11%
- Mason: 7%
- Mt. Vernon: 16%
- Providence: 15%
- Springfield: 10%
- Sully: 12%
- Countywide: 5%
Introduction
The Board of Supervisors has consistently concurred with at least 98% of the recommendations forwarded by the Planning Commission during this time period. This high concurrence rate demonstrates the level of commitment undertaken by the Commission in ensuring that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

During the fall of 2003, the Planning Commission Office submitted its first strategic plan, describing its mission, vision, values, and general goals, along with an outline of initiatives for the agency from 2004 - 2008 that coincide with goals established by the Board of Supervisors. These initiatives included expansion and continuous update of a variety of information on the Commission’s website, initiation of an educational outreach program in County schools and with civic/homeowner associations, consideration of email submissions for various notification-related information, and development of training programs and educational materials for both internal and external customers related to the notification process.
Fairfax County Planning Commission was established on July 6, 1938 by resolution of the Board of Supervisors. The Code of Virginia specifies that a planning commission shall consist of not less than five or more than fifteen members. The Fairfax County Planning Commission currently consists of twelve members, each appointed for a four-year term by the Board. Three members serve at-large and the remaining members each represent a supervisor district.

Appointment terms are staggered so that not more than four appointments are before the Board of Supervisors in any given year. If a Commissioner resigns during his or her term, the Board of Supervisors fills the vacancy for the remainder of that specific term. The table below lists the 1995-2004 Commission membership by district and year. Information about each appointee is provided on the following pages.

### Planning Commission Membership 1995-2004

<table>
<thead>
<tr>
<th>District</th>
<th>Commissioner</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Braddock</td>
<td>Suzanne F. Harsel</td>
<td>April 1982 to present</td>
</tr>
<tr>
<td></td>
<td>Nancy Hopkins</td>
<td>January 2004 to present</td>
</tr>
<tr>
<td>Hunter Mill</td>
<td>John M. Palatiello</td>
<td>January 1993 - December 2001</td>
</tr>
<tr>
<td></td>
<td>Frank M. de la Fe</td>
<td>January 2002 to present</td>
</tr>
<tr>
<td></td>
<td>John B. Kelso</td>
<td>January 1996 - December 2003</td>
</tr>
<tr>
<td></td>
<td>Rodney L. Lusk</td>
<td>January 2004 to present</td>
</tr>
<tr>
<td>Mason</td>
<td>Janet R. Hall</td>
<td>January 1995 to present</td>
</tr>
<tr>
<td>Mt. Vernon</td>
<td>John R. Byers</td>
<td>January 1986 to present</td>
</tr>
<tr>
<td>Providence</td>
<td>Patrick M. Hanlon</td>
<td>January 1987 - September 1995</td>
</tr>
<tr>
<td></td>
<td>Carl A. S. Coan, Jr.</td>
<td>September 1995 - September 1999</td>
</tr>
<tr>
<td></td>
<td>Linda Q. Smyth</td>
<td>October 1999 - December 2003</td>
</tr>
<tr>
<td></td>
<td>Kenneth A. Lawrence</td>
<td>January 2004 to present</td>
</tr>
<tr>
<td>Springfield</td>
<td>Peter F. Murphy, Jr.</td>
<td>January 1983 to present</td>
</tr>
<tr>
<td>Sully</td>
<td>Ronald W. Koch</td>
<td>January 1992 to present</td>
</tr>
<tr>
<td>At-Large</td>
<td>Robert V. L. Hartwell</td>
<td>January 1993 - December 1996</td>
</tr>
<tr>
<td></td>
<td>Walter L. Alcorn</td>
<td>January 1997 to present</td>
</tr>
<tr>
<td>At-Large</td>
<td>Alvin L. Thomas</td>
<td>February 1984 - December 1999</td>
</tr>
<tr>
<td></td>
<td>Ilryong Moon</td>
<td>January 2000 - December 2003</td>
</tr>
<tr>
<td></td>
<td>James R. Hart</td>
<td>January 2004 to present</td>
</tr>
<tr>
<td></td>
<td>Laurie Frost Wilson</td>
<td>January 1999 to present</td>
</tr>
</tbody>
</table>
Suzanne F. Harsel
The Braddock District has been represented by Commissioner Suzanne F. Harsel since April 1982. Commissioner Harsel was first appointed to complete the unexpired term of a former Annandale District Commissioner and was then appointed to her first and second four-year terms, in 1984 and 1988, respectively, by former Annandale District Supervisor Audrey Moore.

In 1992 the Annandale District was renamed the Braddock District and the new Braddock District Board Member, Sharon Bulova, reappointed Commissioner Harsel in 1992, 1996, and 2000.

Editor’s Note: In December 2003, Commissioner Harsel was reappointed by Supervisor Bulova for her sixth term effective January 2004 through December 2007.

Suzanne Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education and taught elementary school in Indiana, Germany, and Maryland. Since living in Fairfax County she has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She recently retired from Fairfax County Public Schools as an Instructional Assistant.

Commissioner Harsel was elected Planning Commission Secretary each year from 1995 through 2004. Between 1995 and 2004, Commissioner Harsel was a member of the following committees: Personnel and Budget; Policy and Procedures; Redevelopment and Housing; Public Facility Procedures; Environment; Transportation; Revitalization; Infill and Residential Development; P-Districts; Capital Improvement Program; Seminar; and School Facilities.

Commissioner Harsel took action on 169 land use items in the Braddock District between 1995 and 2004, as shown in Figure 1.
Figure 1:
Braddock District Land Use Actions
1995-2004

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>15</td>
</tr>
<tr>
<td>1996</td>
<td>15</td>
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<tr>
<td>1997</td>
<td>35</td>
</tr>
<tr>
<td>1998</td>
<td>22</td>
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<tr>
<td>1999</td>
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<tr>
<td>2000</td>
<td>25</td>
</tr>
<tr>
<td>2001</td>
<td>15</td>
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<tr>
<td>2002</td>
<td>15</td>
</tr>
<tr>
<td>2003</td>
<td>15</td>
</tr>
<tr>
<td>2004</td>
<td>10</td>
</tr>
</tbody>
</table>

Actions by Harsel
Between 1995 and 2004 the Dranesville District was represented by three Planning Commission members. Judith Downer served from 1993 through 2000, Commissioner Joan Dubois served from 2001 through 2003, and Commissioner Nancy Hopkins from January 2004 to the present time.

**Judith W. Downer**

Downer, a real estate broker, was first appointed to the Planning Commission by Dranesville District Supervisor Ernest Berger for a four year term effective January 1993 through December 1996. She was reappointed to her second term by Dranesville Supervisor Stuart Mendelsohn and served from January 1997 through December 2000.

Commissioner Downer had an extensive background in local community organizations, having served as first vice president of the Greater Herndon Citizens Association. She was president of the Herndon Chamber of Commerce, served as a member of its Board of Directors, and co-chaired the Herndon-Reston Recreation Task Force. Commissioner Downer received a Distinguished Service Award by the Town of Herndon as well as an Outstanding Service Award and a Certificate of Appreciation from the Herndon Chamber of Commerce.

Her district-wide experience included serving as a member of the Dranesville District Comprehensive Plan Review Task Force. She was a member of the BPOL Task Force and represented the Dranesville District on Clean Fairfax County. Downer was named Citizen of the Year by the Herndon Rotary Club and Herndon Jaycees.

While on the Commission, Judy Downer was elected Planning Commission Parliamentarian (2000) as well as vice chair (1995) and chair (1996 through 2000) of the Redevelopment and Housing Committee. She also served on the Seminar Committee, Environment Committee, Transportation Committee, Policy & Procedures Committee, Parks Committee, 2232 Procedures Committee, Infill & Residential Development Committee, and the Tysons/Dulles Transit Committee. She participated in the Dulles Corridor Land Use Study and was the Planning Commission’s representative on the Task Force for Revitalization.

Commissioner Downer did not seek reappointment at the conclusion of her second term of appointment.

Commissioner Downer took action on 190 land use items in the Dranesville District between January 1995 and December 2000 as shown in Figure 2.

*Editor’s note: Since leaving the Fairfax County Planning Commission, Judy Downer was appointed to the Town of Herndon Planning Commission.*
**Joan M. DuBois**

Commissioner DuBois was appointed to the Planning Commission on December 4, 2000 by Dranesville District Supervisor Stuart Mendelson for a four-year term, effective January 2001 through December 2004.

Commissioner DuBois also had extensive experience with local and countywide community activities. She was a former board member of the McLean Citizens Association and served on its Planning & Zoning Committee. Commissioner DuBois also served as Chairman and Board member of the McLean Community Center Governing Board and was a member of the Dranesville District Comprehensive Plan Amendment Task Force.

Joan DuBois was appointed by the Board of Supervisors to the Tree Preservation Task Force and the VDPT Snow Removal Task Force. She was chair of the County’s Upward Mobility/Retention Task Force and also served as a member of the Fairfax County Civil Service Commission. DuBois served on the Special Economic Potential Task Force sponsored by the Fairfax County Chamber of Commerce and was also co-chair of the Chamber’s Planning & Land Use Committee.

Commissioner DuBois, an Associate with Travesky & Associates, was a former Chief Administrative Aide to the Hunter Mill District Supervisor (1992-1999) and the Dranesville District Supervisor (1980-1987). She was also a former Planner/Land Use Assistant for Shaw, Pittman, Potts & Trowbridge.

While on the Planning Commission, DuBois chaired the 2002 and 2003 Capital Improvement Program Committee. She was also an active member of following committees: Redevelopment and Housing, Capital Improvement Program, Environment, Parks, Tysons/Dulles Transit, and the Committee on Development Criteria Review/Infill & Residential Development. DuBois was also the 2001 and 2002 Planning Commission representative on the Airports Advisory Committee and was appointed in 2003 to the Board’s Revitalization Committee.

Joan DuBois was elected to the Fairfax County Board of Supervisors in November 2003 for a four-year term effective January 2004. She therefore resigned from the Planning Commission effective December 31, 2003.

DuBois took action on 155 land use items in the Dranesville District between January 2001 and December 2003, as illustrated in Figure 2.

**Nancy Hopkins**

Nancy Hopkins was appointed by the Board of Supervisors in January 2004 to represent the Dranesville District for the one year remaining in the term of former Commissioner DuBois. Hopkins was appointed by the Board, on a motion of Supervisor Dubois, to a full four-year term effective January 2005 through December 2008.

Hopkins has been an active member of the McLean Citizen's Association since 1999. She was a member of the MCA Board of Directors from 2000-2001, co-chair of the MCA Membership Committee from 2001-2002, and has been a
Dranesville District Commissioners 1995-2004

member of the MCA Planning and Zoning Committee since 1999. Hopkins served as vice-president of the Wolftrap Woods Homes Association from 1999-2001 and has been the Homes Association Newsletter editor since 1999.

Commissioner Hopkins has been employed by IBM Corporation USA since 1988 and is currently a procurement contracts manager. Prior to assuming her current position in 2001, she held several jobs within the company, including procurement team leader for IBM Australia/New Zealand, program manager for IBM US General Procurement, and senior contracts advisor. She is a member of the National Association of Purchasing Managers and has been a certified procurement manager since 1995.

Hopkins was an active member of the following 2004 Planning Commission committees: Policy & Procedures, Redevelopment & Housing, and Environment. During her first year on the Commission, Hopkins took action on 19 land use items in the Dranesville District.

Figure 2:
Dranesville District Land Use Actions
1995-2004

![Dranesville District Land Use Actions Chart](image)
The Hunter Mill District was represented by two Commissioners, John Palatiello and Frank A. de la Fe, between 1995 and 2004.

**John M. Palatiello**

Palatiello, a public affairs consultant, was appointed to the Planning Commission on January 11, 1993 by former Hunter Mill District Supervisor Robert Dix for one year to complete former Commissioner David Bobziem’s term of appointment. On October 25, 1993, Supervisor Dix reappointed Palatiello for a full four-year term effective January 1994 through 1997. Palatiello was again reappointed by Supervisor Dix to represent the Hunter Mill District on December 8, 1997 from January 1998 through December 2001.

Before being appointed to the Planning Commission, John Palatiello was active in numerous civic and political organizations in Reston and Fairfax County. He was the Hunter Mill District representative on the Fairfax County Transportation Advisory Commission, represented Fairfax County on the Northern Virginia Regional Transportation Plan’s Citizens Advisory Committee. He was a member of the Dulles Corridor Land Use Task Force and the Commonwealth Transportation Board’s Dulles Toll Road Special Advisory Committee.

Prior to starting his own business, Palatiello was Assistant Executive Director for Public Affairs of the -American Congress on Surveying and Mapping and Joint Government Affairs Director for the American Congress on Surveying and Mapping and the American Society for Photogrammetry and Remote Sensing. He served seven years on Capitol Hill as Legislative Assistant and Press Secretary to Congressman John Myers and was Legislative Director for Congressman Bill Hendon.

While on the Planning Commission, Palatiello chaired the Capital Improvement Program Committee from 1996 through 2001 and was also elected chairman of the Policy & Procedures from 1996 through 2001. In addition, Palatiello was an active member of the following standing and/or special committees: Seminar Committee, 456/2232 Public Facility Procedures Committee, Transportation Committee, Personnel & Budget Committee, Dulles Airport Noise Contour Committee, and the Tysons/Dulles Transit Committee.

Palatiello was appointed to the Governor’s HOV Task Force as well as the Baseball Stadium Site Selection Task Force. He represented the Planning Commission on the Dulles Airport Advisory Committee from 1993 through 1996.

From 1995-2001, Palatiello took action on 409 land use items in the Hunter Mill District, as illustrated in Figure 3.
Frank A. de la Fe
Commissioner de la Fe was appointed to represent the Hunter Mill District on the Planning Commission by Hunter Mill District Supervisor Catherine Hudgins in December 2001 for a four-year term effective January 2002 through December 2005.

Commissioner de la Fe worked for the National Aeronautics and Space Administration in the 1960's. From 1969 to 1971, he helped create the Illinois State Bureau of the Budget. He then returned to Federal service to establish the Special Action Office for Drug Abuse Prevention. In 1974, he moved to the Justice Department's Law Enforcement Assistance Administration. He completed his federal career in 1994 when he retired from the Office of Personnel Management. de la Fe is currently a freelance management and human resources consultant.

A long-time community activist, Commissioner de la Fe has served in a variety of leadership positions, since moving to Reston in 1971. He was a member of the Board of Directors of the Reston Community Association, was a Board member of Reston Interfaith, and co-chaired the Herndon-Reston Recreational Facilities Task Force. de la Fe was appointed the At-Large member of the Fairfax County Park Authority by the Board of Supervisors in 1996. He served as Chairman of the Park Authority for five years and, in recognition of his commitment to the community, was named 2001 Citizen of the Year by the Fairfax County Federation of Citizens Associations.

Commissioner de la Fe has been an active member of the following Planning Commission committees: Personnel and Budget, Capital Improvement Program, Parks, Redevelopment and Housing, Tysons/Dulles Transit, Environment, School Facilities, and Transportation. He was appointed to represent the Planning Commission on the Pedestrian Task Force as well as the Board’s Revitalization Committee.

Figure 3:
Hunter Mill District Land Use Actions
1995-2004

Number of Actions

Year

Actions by Palatiello
Actions by de la Fe
Between 1995 and 2004, Lee District was represented by Carl L. Sell, Jr., John B. Kelso, and Rodney L. Lusk.

**Carl L. Sell, Jr.**

Carl Sell was appointed to the Planning Commission on December 6, 1976 by former Lee District Supervisor Joseph Alexander to complete the term of former Commissioner John Roehrs. Sell was subsequently reappointed by Supervisor Alexander for four successive terms and represented the Lee District through December 1995.

Prior to being appointed to the Planning Commission, Sell was the Chairman and Lee District representative on the Fairfax County Park Authority. He was Secretary of the Northern Virginia Recreational and Cultural Authority and a citizen member of the Planned Land Use System Committee tasked to develop Fairfax County’s first comprehensive plan. He served as president of the Lee District Youth Association, Commissioner of Lee District Basketball, and president of the Pioneer Baseball League.

During his tenure on the Planning Commission, Sell established the Lee District Land Use and Transportation Advisory Committee, was the recipient of the Les Dorson Distinguished Public Service Leadership Award by the Lee District Association of Citizens Associations, and was honored as Citizen of the Year by the Mount Vernon-Lee Chamber of Commerce. He was elected Planning Commission Vice Chairman and served in that capacity from Sept. 27, 1995 through Jan. 18, 1996.

Sell was an active member of numerous Planning Commission committees during his 19 years as Lee District Commissioner. His committee service from 1976 through 1994, both as a member and as chairmain, has been documented in other reports and is not repeated here. During his last year on the Commission, Sell chaired the Personnel and Budget Committee and the Parks Committee. He was also a member of the Mini-Marts subcommittee and the Capital Improvement Program Committee. He was appointed by the Board of Supervisors to the 1995 Task Force on Lorton as well as to the Baseball Stadium Site Selection Task Force. During his last year on the Commission, Sell took action on 60 Lee District land use items.

**John B. Kelso**

Kelso was appointed to the Planning Commission by Lee District Supervisor Dana Kauffman in January 22, 1996 for a four year term effective January 25, 1996 through December 1999. He was appointed to a second term by Supervisor Kauffman effective January 2000 through December 2003. Prior to being appointed to the Planning Commission, Kelso, vice president and principal of an architectural firm, was an active volunteer in local and countywide organizations. He was a former vice president of the Southeast Fairfax Development Corporation and past president of the Mt. Vernon-Lee Chamber of Commerce. Kelso was an alternate member of the Fairfax County Board of Building Code Appeals, correspondent for the Mt. Vernon-
Lee District Commissioners 1995-2004

Lee Vantage Newspaper, and a member of the Virginia Power Customer Advisory Board. He was a former president of the Northern Virginia Chapter of the American Institute of Architects and created the Tyson’s 2000 design charrette.

After his appointment to the Planning Commission, Kelso joined the Virginia Citizens Planning Association and completed required coursework to become a Virginia Certified Planning Commissioner. Kelso was elected chairman of the Revitalization Committee in 1998 and 1999. He also chaired the 1999 and 2000 Parks Committee as well as the 2001 Schools Facilities Committee. He was also an active member of the following committees: Environment; Policy and Procedures; Seminar; Redevelopment and Housing, Capital Improvement Program; and Development Criteria. In recognition of his community service, Kelso was presented the Lee District Citizenship Award in 1999 by the Lee District Association of Citizens Associations.

During his eight years on the Planning Commission, Kelso took action on 407 land use items in the Lee District, as illustrated in Figure 4.

Rodney L. Lusk

On January 5, 2004, the Board of Supervisors, on a motion by Lee District Supervisor Dana Kauffman, appointed Rodney Lusk to serve as the Planning Commissioner for the Lee District for a four year term to expire in December 2007.

Commissioner Lusk is an active member in numerous community organizations. From 2002-2003, he served as the At-Large Representative on the Fairfax County Park Authority. Currently, he serves as co-chair of the Grubstake Breakfast Presenter Coaching Committee for the George Mason University Century Club and is vice-chairman of the Business Curriculum Advisory Committee for Northern Virginia Community College. Lusk is a member of both the Early Stage Capital Committee and the Hot Ticket Award Committee for the Northern Virginia Technology Council. He is a member of the Board of Directors and chairman of the Alumni Outreach and Support Committee for Leadership Fairfax, Inc. and, in 2003, was presented the Torch Bearer Award by Leadership Fairfax, Inc.

Lusk is employed by the Fairfax County Economic Development Authority as the Capital Attraction Program Manager. He is responsible for attracting venture capital firms to Fairfax County and investment in the County's private, high-tech companies, as well as cultivating and managing relationships with venture organizations. Prior to his current position, Lusk was an administrative aide for former Providence District Supervisor Connelly.

During his first year on the Planning Commission, Lusk was an active member of the following Committees: Capital Improvement Program, Redevelopment & Housing, and Parks. He was appointed to the Affordable Housing Preservation Act Committee in 2004. Lusk took action on 37 land use items in the Lee District during 2004.
Figure 4:
Lee District Land Use Actions
1995-2004

- Actions by Sell
- Actions by Kelso
- Actions by Lusk
Janet R. Hall

Janet R. Hall was appointed to the Planning Commission by former Mason District Supervisor Tina Trapnell for a four-year term effective January 1995 through December 1998. She was reappointed for two successive terms (January 1999 through December 2002 and January 2003 through December 2006) by Supervisor Penny Gross.

Prior to being appointed to represent the Mason District on the Planning Commission, Hall served as board member and treasurer of the Sleepy Hollow Elementary School PTA, board member and president of the Ellen Glasgow Middle School PTA, and board member of the J.E.B Stuart High School PTSA. She was a member of the Baileys Crossroads Advisory Committee as well as the Mason District Planning, Land Use and Transportation Advisory Committee.

Hall is chief of the contracts and procurement staff at the Executive Office for Immigration Review. In 1999 she joined the Virginia Citizens Planning Association and completed course requirements to become a Virginia Certified Planning Commissioner.

Hall was elected Planning Commission Parliamentarian in 2001, 2002 and 2003. She chaired the Personnel and Budget Committee from 1996 through 2000 and the Parks Committee in 1996, 1997 and 2001. Hall has also been an active member of the following committees: Mini-Marts; Policy and Procedures; Redevelopment and Housing; Seminar; 456/2232 Procedures; Revitalization; Infill and Residential Development; School Facilities; and Development Criteria. Hall also served as the Commission's representative on the Airports Advisory Committee from March 2000 to January 2001.

From 1995 through 2004, Hall took action on 328 land use items in the Mason District, as illustrated in Figure 5.
Figure 5:
Mason District Land Use Actions
1995-2004
**John R. Byers**

John Byers was initially appointed to the Planning Commission by former Supervisor Farrell Egge for a four-year term effective January 1986 through December 1989. He was subsequently reappointed by Supervisor Gerry Hyland for four successive terms. His current term expires in December 2005.

Byers is a retired military officer, having served 31 years in the Army at command through brigade level. He retired from his second career as Manager of the Washington offices of Data-Design Laboratories and is former vice president and director of The Prince Royal Gallery in Old Town Alexandria.

Prior to being appointed to the Commission, Byers was an active member of local and countywide organizations. He was a member of the PLUS Committee charged with the responsibility of developing the first comprehensive plan for Fairfax County and was subsequently appointed to the Area IV Annual Plan Review Task Force. He was appointed to the Group Residential Facilities Commission and served as chair for eight years. Byers has been a member of the Planning and Zoning Committee of the Mount Vernon Council for 35 years. He was a charter member of the Board of Directors of the Southeast Fairfax Development Corporation and served as Vice-President until his appointment to the Planning Commission. In 1995 Byers was named *Citizen of the Year* by the Mount Vernon Council of Civic Associations.

Byers has been elected Vice Chairman of the Planning Commission since 1996. He chaired the 1995 Policy and Procedures Committee and has been an active member of the following committees: Policy and Procedures; Personnel and Budget; Environment; Capital Improvement Program; Redevelopment and Housing; Parks; School Facilities; Seminar; Transportation; 456/2232 Procedures; Development Criteria; Revitalization; and Tysons/Dulles Transit.

From 1995 through 2004, Byers took action on 496 land use items in the Mount Vernon District, as illustrated in Figure 6.
Figure 6:
Mt. Vernon District Land Use Actions
1995-2004

Year
Number of Actions
0 10 20 30 40 50 60 70 80 90 100

Actions by Byers
Between 1995 and 2004 the Providence District was represented by four different Commission members: Patrick M. Hanlon, Carl A. Coan, Jr., Linda Q. Smyth, and Kenneth A. Lawrence.

**Patrick M. Hanlon**

Patrick Hanlon was the Providence District Planning Commissioner from January 1987 through September 16, 1995. He was initially appointed by former Providence District Supervisor Kate Hanley to complete the unexpired term of a former commissioner. Hanlon was reappointed for two successive terms by Supervisor Hanley and resigned from the Commission on September 16, 1995 when he moved out of Fairfax County.

During his last year on the Planning Commission, Hanlon was re-elected Planning Commission Vice-Chairman (having held that office since 1990). He was chair of the Redevelopment and Housing Committee, the Capital Improvement Program Committee, and the Committee on Mini-Marts. Hanlon was also a member of the Policy and Procedures Committee and the Transportation Committee.

Hanlon took action on 57 Providence District land use items during 1995.

**Carl A. Coan, Jr.**

Carl Coan, a senior partner of Coan & Lyons, was appointed to the Planning Commission on September 18, 1995, by former Providence District Supervisor Gerald Connolly to complete the balance of former Commissioner Hanlon’s term. In December 1996 Supervisor Connolly reappointed Coan to a full term effective January 1997 through December 2000. Coan resigned from the Planning Commission on September 23, 1999.

Prior to opening his law practice, Coan was staff vice president for Governmental Affairs and legislative counsel for the National Association of Home Builders. He also was legislative counsel for the National Housing Conference, counsel to the National Institute of Building Sciences, and general counsel for the High Speed Rail Association. Coan is a former member, vice chairman, and chairman of the Fairfax County Redevelopment and Housing Authority.

While on the Planning Commission, Coan was a member of the following committees: Tysons/Dulles Transit, Redevelopment and Housing; Transportation; and Infill and Residential Development.
the four years from September 18, 1995 through September 1999, Coan took action on 287 Providence District land use items as shown in Figure 7.

**Linda Q. Smyth**

Linda Smyth was appointed to the Providence District seat on the Planning Commission by former Supervisor Connolly on October 25, 1999 to complete the remaining term of former Commissioner Coan. Smyth was reappointed in November 2000 by Supervisor Connolly to a full four-year term effective January 2001 through December 2004. In November 2003, Smyth was elected to the Fairfax County Board of Supervisors for a four-year term effective January 2004. She therefore resigned from the Planning Commission effective December 31, 2003.

Smyth, a Fairfax County substitute teacher, was active in community organizations prior to being appointed to the Planning Commission. She is a member and former president of the Briarwood Citizens Association and was vice chair of the 1997 Providence District Area Plan Review Task Force. In 1998 and 1999 Smyth served as vice chair of the Providence District Council and chair of the Vienna Metro Area Citizens Task Force. She was appointed to the Merrifield Suburban Center Citizens Task Force in 1998 and 1999 and chaired the Providence District Volunteer Fest Committee from 1996 through 2003. In 1999 Smyth received the *Lady Fairfax Community Service Award* and was named *Providence Citizen of the Year* in 2000.

While on the Planning Commission, Smyth was chair of the Budget and Personnel Committee as well as the Policy and Procedures Committee. She was also an active member of the following committees: Infill and Residential Development; Transportation; Environment; and Tysons/Dulles Transit. During her tenure on the Commission, Smyth took action on 278 land use items in the Providence District as shown in Figure 7.

**Kenneth A. Lawrence**

The Board of Supervisors unanimously approved the motion introduced by Providence District Supervisor Linda Smyth on January 5, 2004 to appoint Kenneth A. Lawrence as the Providence District Planning Commissioner for the one year remaining in the term of his predecessor. Lawrence was appointed by the Board in December 2004 to his first full four-year term, effective January 2005 through December 2008.

Lawrence has been an active member of various community organizations. He chaired the Briarwood Citizen’s Association Land Use Committee and served as the Briarwood representative on the 2001 Area Plan Review Task Force. He also chaired the work group on the Fairlee Out-of-Turn Plan amendment. Lawrence is a member of the Advisory Council Northern Virginia Family Services' Training Futures program. He is also a very active member of the American Lung Association of Virginia, serving as a member on the Government Relations Committee and the Fairfax Area Council.

Lawrence retired in 1998 from a 40-year career in private industry and with the federal government.
During his first year on the Planning Commission, Lawrence was a member of the Environment Committee, the Transportation Committee, and took action on 51 land use actions in the Providence District.
**Peter F. Murphy, Jr.**

Peter F. Murphy, Jr. was first appointed by the Board of Supervisors to represent the Springfield District in December 1982 by former Springfield District Supervisor Marie Travesky. He was subsequently reappointed by Supervisor Elaine McConnell for four-year terms in 1986, 1990, 1994, 1998, and 2002.

Murphy has been annually elected Planning Commission Chairman since 1989, having previously served two terms as Vice Chairman and three years as Commission Secretary.

During his tenure on the Commission, Murphy has served as chair of the Seminar Committee, Capital Improvement Program Committee; Committee on Proffers and Staff Reports; Development Criteria Committee; Retail Uses in Industrial Districts Committee; Committee on 456/2232 Procedures; and Mini-Mart Committee. From 1995 through 2003, he has also been an active member of the following committees: Personnel and Budget; Seminar; Policy and Procedures; P-Districts; Redevelopment and Housing; Transportation; Parks; Infill and Residential Development.

Murphy was appointed by the Board of Supervisors to the Baseball Site Selection Task Force. He was appointed chairman of Western Fairfax VRE Station Study Task Force and the Telecommunications Task Force. Commissioner Murphy also served as the first elected chairman of the Northern Virginia Planning District Commission's Council for Planning Commission Chairmen.

Commissioner Murphy served six years on the Board of Directors for Celebrate Fairfax, Inc. (formerly FaxFair). He was elected Vice President for Planning and Administration in 1995 and Vice President for Programs in 1996 and 1997. He is now a member of the Celebrate Fairfax President's Council.

In 1996 Murphy was named *Fairfax County Volunteer of the Year* (*Community Leader Category*) and also received an *Honors Award* from the Department of Planning and Zoning. He was selected as *Lord Fairfax* for the Springfield District in 1999 and received the *James Scott Public Community Spirit Award* from Celebrate Fairfax in 2003.

From 1995 through 2004, Murphy took action on 249 land use items in the Springfield District, as shown in Figure 8.
Figure 8:
Springfield District Land Use Actions
1995-2004
Ronald W. Koch


Editors Note: Koch was reappointed to his fourth consecutive term as the Sully District Commissioner in January 2004.

Koch had earlier served as an At-Large member of the Planning Commission, having been appointed in 1982 by former Board Chairman Jack Herrity to complete the term of a former commissioner. Chairman Herrity reappointed Koch for a full four-year term in 1984, effective January 1985 through 1988. Prior to serving on the Planning Commission, Koch was a Board-appointed ember of the Fairfax County Tree Commission.

Koch, a registered private investigator, retired in 1997 from the Federal Government after 33 years with the Departments of the Army and Justice, and the Federal Deposit Insurance Corporation. He also served 26 years with the Virginia National Guard, retiring as Sergeant First Class. Koch is a volunteer with the Fairfax County Public Schools Mentoring Program and an active participant in the FACETS program.

Commissioner Koch is a Virginia Certified Planning Commissioner, having completed in 1997 the training program sponsored by the Virginia Citizens Planning Association.

Koch is a charter member of the West Fairfax County Citizens Association (WFCCA) and former vice-chair and chair of its Land Use Committee. He is also a charter member and chairman of the Newgate Forest Homeowners Association. In April 2000 Koch was presented the Award for Outstanding Achievement in Community Service by the WFCCA.

Between 1995 and 2004, Koch was active on the following Planning Commission committees: Redevelopment and Housing; Transportation; Parks; Capital Improvement Program; Policy and Procedures; Dulles Airport Noise Contour; Seminar; School Facilities; and Tysons/Dulles Transit.

Commissioner Koch was a member of the Board appointed Baseball Stadium Site Selection Task Force in 1995 and 1996. He was appointed in 2000 to the Western Fairfax VRE Station Study Task Force and was the Planning Commission representative on the Airports Advisory Committee in 2003. He was appointed to the Airports Advisory Committee in 2004.

As shown in Figure 9, Koch took action on 655 Sully District land use items from 1995 through 2004.
Figure 9:
Sully District Land Use Actions
1995-2004
Each of the three *At-Large* seats on the Planning Commission were occupied by two different members during the years from 1995 through 2004 as noted below:

**At-Large**

- Robert Hartwell 1993 - 1996
- Walter Alcorn 1997 - present

**At-Large**

- Alvin Thomas 1995 - 1999
- Ilryong Moon 2000 - 2003
- James Hart 2004 - present

**At-Large**

- Laurie Wilson 1999 - present

*Robert v. L. Hartwell*

Robert Harwell served on the Planning Commission from January 1993 through December 1996. He was appointed by former Board Chairman Tom Davis. Prior to his appointment, Hartwell was a member of the Fairfax County Library Board and the Mt.-Vernon Lee Chamber of Commerce. He was a former president of the Stoneybrooke Citizens Association and a member of the Southeast Fairfax Development Corporation.

While on the Planning Commission, Hartwell chaired the 1995 and 1996 Environment Committee. He was also a member of the following committees: Capital Improvement Program; Personnel and Budget; Transportation; Redevelopment and Housing; Dulles Airport Noise Contour; and Parks. At the conclusion of his term, Hartwell was replaced by Walter Alcorn.
Walter L. Alcorn

Walter L. Alcorn was appointed as an At-Large Planning Commissioner by former Board Chairman Kate Hanley for a four-year term effective January 1997 through December 2000. He was reappointed by Hanley in 2000 and his current term will expire in December 2004.

Alcorn is an environmental consultant specializing in the development of a national system for recycling electronic equipment. Formerly he was a Deputy Division Manager in the Technology Research Group of Science Applications International Corporation (SAIC). Prior to SAIC, Alcorn was a Policy Aide to the Providence District member of the Board of Supervisors with responsibilities for County budget, legislative, parks, environmental, solid waste, and information technology issues.

Alcorn has been a Virginia Certified Planning Commissioner since December 1997, having completed course requirements established by the Virginia Citizens Planning Association.

Alcorn represented the Planning Commission on the Airports Advisory Commission from 1997 through 1999. He has served as chair of the Planning Commission’s Environment Committee, the Residential Infill Committee and the Residential Development Criteria Committee. He has also been an active member of the following committees: Policy and Procedures; School Facilities; Redevelopment and Housing; Capital Improvement Program; and Revitalization. Alcorn has also been elected and served as Planning Commission Parliamentarian since January 2003.

Alvin L. Thomas

Alvin Thomas served as an At-Large member of the Planning Commission from February 1984 through December 1999. He was initially appointed by former Supervisor Martha Pennino and was subsequently re-appointed for three successive terms by former Board Chairman Jack Herrity in 1988, by Pennino in 1991, and by former Board Chairman Kate Hanley and former Supervisor Robert Dix in 1996.

Thomas, retired from the Federal Aviation Administration, is president of Systems & Communications Technology, Inc. During his tenure on the Commission, Thomas, a Virginia Certified Planning Commissioner since 1987, was elected to the Planning Commission offices of Secretary, Vice Chairman, and Parliamentarian.

He chaired the Dulles Airport Noise Contour Committee and was an active member of the following committees: Policy and Procedures; Seminar; Redevelopment and Housing; Capital Improvement Program; Transportation; Tysons/Dulles Transit; Parks; 456/2232 Procedures; and Mini-Marts. At the conclusion of his fourth term, Thomas was replaced by Ilryong Moon.
Ilryong Moon

Ilryong Moon was appointed to replace former At-Large Commissioner Thomas on January 24, 2000 by former Board Chairman Kate Hanley for a term effective January 2000 through December 2003.

Prior to being appointed to the Planning Commission, Moon was the elected Braddock District member of the Fairfax County School Board (January 1996 through December 1999) and served as an At-Large School Board member from July through December 1995.

A partner with the private practice of Moon, Park & Associates, Moon served as legal advisor to the Korean Chamber of Commerce, the Korean Family Counseling and Research Center, the Korean Culture Foundation, and the Washington Korean Jaycees. He also was a trustee of the Montessori School of Northern Virginia.

During his tenure on the Commission, Moon was an active member of the following committees: Transportation; Personnel and Budget, School Facilities; Policy and Procedures; Capital Improvement Program; and Tysons/Dulles Transit.

Moon did not seek reappointment to the Planning Commission inasmuch as he was elected in November 2003 to the Fairfax County School Board effective January 2004.

James R. Hart

James Hart was appointed to replace Ilryong Moon as Commissioner At-Large by Board Chairman Gerald Connolly for a four year term effective January 2004 through December 2007.

Commissioner Hart has been an at-large member of the Fairfax County Board of Zoning Appeals since January 2000. From 1999-2000, he served on the Fairfax County Board of Equalization of Real Estate Assessments, and chaired the Countywide Non-motorized Transportation (Trails) Committee. Hart was an active member of the Western Fairfax County Citizens Association, serving as president from 1996-1998 and chair of the Land Use Committee from 1998-2000. In addition, he has represented the Virginia Run Community Association on the Sully District Council. Hart has been the recipient of several community awards, including the James D. McDonnell Award, in April 2002, for his involvement with the Western Fairfax County Citizens Association. He was named an Honorary Lord Fairfax, at-large, by the Board of Supervisors, in June 2000.

Commissioner Hart is a graduate of the University of Virginia's School of Law and received his undergraduate degree from the University of Virginia's School of Architecture. He has served as director of the law firm of Hart & Horan, P.C. since 1998. He is an active member of the Virginia State Bar and the Fairfax Bar Association, holding numerous leadership positions within those organizations and, in June 2000, became the recipient of the Fairfax Bar Association's President's Award. Commissioner Hart is a member of the American Bar Association and the American Judicature Society and has volunteered as a Neutral Case Evaluator for the Fairfax Circuit Court since 1993.
John W. Hunter

John Hunter was appointed Commissioner At-Large on November 21, 1994 for a four year term effective January 1995 through December 1998 by former Hunter Mill District Supervisor Robert Dix.

Hunter, an attorney, employed by the U.S. House of Representative’s Government Relations Committee, was formerly Senior Attorney in the Washington D.C. office of United Telecommunications, Inc. He also held positions in the Common Carrier and Cable Television Bureaus of the Federal Communications Commission (FCC). Before joining the FCC, Hunter was a Legislative Assistant to a member of Congress.

Prior to being appointed to the Planning Commission, Hunter served on the Fairfax County Transportation Advisory Commission as well as the Dulles Land Use Task Force. He was a member of the Board of Directors of the Swedish American Cultural Union and the Swedish School and a member of the Swedish American Chamber of Commerce.

In 1995 Hunter was appointed by Governor Allen to the Commonwealth of Virginia Public Telecommunications Board and was appointed Chairman by Governor Allen in 1996. In 1996 he was appointed to chair the Countywide Transportation Task Force.

During his four year tenure on the Planning Commission, Hunter served as chair of the Transportation Committee. He was also an active member of the Environment Committee, the Policy and Procedures Committee, and the Dulles Airport Noise Contour Committee.

Laurie Frost Wilson

Laurie Frost Wilson was appointed by former Board Chairman Kate Hanley to replace John Hunter for a four year term effective January 1999 through December 2002. Hanley reappointed Wilson for a second term effective January 2003 through December 2006.

Wilson, an attorney in private practice, specializes in maritime, environmental, and regulatory takings law for corporate clients. She is a member of the Virginia State Bar; the District of Columbia Bar; the Fairfax Bar Association; the Federal Circuit Bar Association; the U.S. Court of Federal Claims Bar Association; and the Maritime Law Association of the United States.

Prior to her appointment as an At-Large Planning Commissioner, Wilson was president and counsel for the Federation of Lorton Communities. She was appointed by the Board of Supervisors to the Lower Potomac Land Use Citizens Advisory Committee; Citizens Advisory Committee on Solid Waste Disposal Matters; the Western Fairfax Transportation Study Group; and the Mount Vernon District Area Plan Review Task Force. Commissioner Wilson was also a member and counsel for the Lorton Little League and served as the Mount Vernon District representative on the Superintendent's Advisory Council for the Fairfax Framework for Student Success. She was formerly honored by the Springfield District Council as Citizen of the Year. Wilson was appointed by the Speaker of the Virginia House of Delegates to the
Virginia Commission on Family Violence Prevention and by the U.S. Secretary of Transportation to the Federal Towing Safety Advisory Committee.

During her tenure on the Commission, Wilson has been an active member of the following committees: Environment; Transportation; Policy and Procedures; Capital Improvement Program; Parks, and School Facilities. In February 1999 she was appointed by the Board of Supervisors to serve on the Laurel Hill Task Force and in 2001 was appointed a member of the Engineering Proving Grounds Comprehensive Plan Task Force.

From January 1995 through December 2004, the At-Large Commissioners took action on a total of 344 countywide land use items as shown in the figure below. The unusually large number of actions in 1996 was due to the 1996 Policy Plan Review, all the items of which were classified as countywide.

![Figure 10: At-Large (Countywide) Land Use Actions 1995-2004](chart.png)
The Planning Commission Office is staffed by eight employees and each position is assigned to one of three branches. A staff list for the ten-year period 1995 through 2004 is followed by a current employee list.
### Executive Branch

<table>
<thead>
<tr>
<th>Position</th>
<th>Executive Director</th>
<th>Deputy Director (Planner III)</th>
<th>Assistant Director (Management Analyst III)*</th>
<th>Administrative Assistant III *</th>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Sara Robin Hardy (December 1999 to present)</td>
<td>Brigitte Baggett (May 2003 to December 2003)</td>
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<td></td>
<td></td>
<td></td>
<td>Norma J. Duncan (January 2004 to present)</td>
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</tbody>
</table>

*The Planner III position was reclassified to a Management Analyst III position in September 1999. Ms. Baggett accepted a lateral transfer to the Clerical Branch in December 2003 and in May 2004 transferred to the Department of Public Works & Environmental Services. Norma J. Duncan was hired in January 2004 to fill the Administrative Assistant III position in the Executive Branch.*

### James C. Wyckoff, Jr.

James C. Wyckoff, Jr. was the Executive Director of the Planning Commission from February 1, 1971 until his retirement on March 12, 1999. Wyckoff had been an active member of the Virginia Citizens Planning Association (VCPA) since the early 1970s. He had been a lecturer at the VCPA sponsored Institute for Planning Commissioners and had served as Second Vice-President, First Vice-President and President of the VCPA Board of Directors. He had also been a member of the Fee Arbitration Committee of the Fairfax County Bar Association since 1986. A longtime resident of Fairfax City, Wyckoff attended East Tennessee State University and, upon his return, volunteered his services to various city boards, including the housing authority, board of architectural review, transportation, and the school board.

### Barbara J. Lippa

Barbara Lippa began her employment with the Planning Commission in 1978 as a Planning Aide. In 1979 she was promoted to Deputy Director (Planner II, later reclassified to Planner III) and served in that position until being appointed Acting Executive Director following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999. A native of Rochester, New York, Lippa graduated cum laude from the State University of New York at Brockport with a B.S. in History and Political Science and received a Masters degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. Prior to joining the Planning Commission Office, she was a program analyst with the National Advisory Council on the Education of Disadvantaged Children. In December 1999, Lippa completed the coursework and home study for the VCPA sponsored program for Certified Planning Commissioners and received her designation as a Virginia Certified Planning Commissioner.

Lippa is an active member of Zonta International, a service organization of business and professional executives aimed at improving the legal, economic, political, health and educational status of women. She has served as president of the Fairfax Club, Area 4 Director for District 3, and Lt. Governor and Governor for that District, covering the six eastern seaboard states and the District of Columbia, from
Planning Commission Staff

New York through Virginia. Lippa has also been an appointed member of the Northern Virginia Community College Business Advisory Curriculum Committee since 1994.

Sara Robin Hardy
Robin Hardy first joined the Planning Commission Office in November 1976 as receptionist. She was promoted to Clerk to the Commission in 1979 and served in that capacity until the birth of her second child in November 1988. Following a brief leave of absence, in 1989 Hardy was hired as the Chief of the new Administrative/Notification Branch (Administrative Assistant later upgraded to Management Analyst II) and held that position until her promotion to Assistant Director (Management Analyst III) in 1999.

Hardy attended Virginia Tech and transferred to George Mason University where she received her B.A. in Sociology. She took graduate level courses at George Mason University in Counseling as well as Public Administration. Prior to her employment with the Fairfax County Planning Commission, Hardy worked for Huron University in Huron, South Dakota and the Fairfax City Chamber of Commerce. She was designated a Virginia Certified Planning Commissioner in 2002 following completion of the VCPA sponsored coursework and home study program.

Helen C. Darby
Helen Darby retired in early May 2003 following eight years as the Planning Commission Receptionist/Associate Clerk (Secretary II later upgraded to Administrative Assistant III). Prior to joining the Planning Commission Office in April of 1995, Darby worked as an Associate Clerk for the Board of Zoning Appeals as well as for the Department of Housing. Since retiring from the Planning Commission Office, Darby has worked part-time for the Fairfax County Electoral Board.

Brigitte “Heidi” Baggett
Heidi Baggett was hired in May 2003 as the Planning Commission Receptionist/Associate Clerk (Administrative Assistant III) following the retirement of Helen Darby. She accepted a lateral transfer to the Clerical Branch in December 2003. A former office manager for private sector companies in Baltimore and Frederick, Baggett transferred to the Director’s Office of the Department of Public Works & Environmental Services in May 2004.

Norma J. Duncan
Norma Duncan was hired as Administrative Assistant III in January 2004. Prior to her employment with Fairfax County Government, Duncan was hired by Science Applications International Corporation (SAIC) to be an Executive Assistant with the General Services Administration. Earlier positions held by Duncan were Office Manager for Valu.net, Administrative Assistant with Electronic Data Systems (EDS), Senior Secretary with McDonnell Douglas, Lead Secretary with the Veterans Administration’s Office of Construction, and administrative positions with the Social Security Administration and the Army Security Agency.
### Planning Commission Staff

#### Administrative/Notification Branch

<table>
<thead>
<tr>
<th>Position</th>
<th>Name</th>
<th>Tenure</th>
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<tbody>
<tr>
<td>Management Analyst II</td>
<td>Sara Robin Hardy</td>
<td>(October 1990 – December 1999)</td>
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<tr>
<td></td>
<td>Brian K. George</td>
<td>(May 2000 – April 2001)</td>
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<tr>
<td></td>
<td>Virginia H. Ruffner</td>
<td>(July 2001 – July 2002)</td>
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<tr>
<td></td>
<td>Laura K. Espiritu</td>
<td>(November 2002 to October 2004)</td>
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<tr>
<td></td>
<td>Henri Stein McCartney</td>
<td>(Hired in December 2004; began position in January 2005 to present)</td>
</tr>
<tr>
<td>Planning Technician II</td>
<td>Toni M. Denson</td>
<td>(January 1995 to present)</td>
</tr>
<tr>
<td>Student Volunteer</td>
<td>Sarah C. Ammons</td>
<td>(Summer 2001)</td>
</tr>
</tbody>
</table>

**Sara Robin Hardy**
See Executive Branch

**Brian K. George**
Brian George was hired as the Management Analyst II in May 2000 following the promotion of Robin Hardy to Assistant Director. Prior to joining the Planning Commission Office, George worked in the offices of Supervisor Frey and Supervisor McConnell. George resigned in May 2001 to pursue other career options.

**Virginia H. Ruffner**
Virginia Ruffner was hired to replace Brian George as the Management Analyst II in July 2001. Ruffner previously worked seventeen years for the Department of Planning & Zoning, having been an Administrative Aide, Administrative Assistant, and Planner II with the Zoning Evaluation Division. She was formerly an Engineering Technician I for the Department of Environmental Management for two years and had previously worked two years for the Planning Commission Office in the late 1970s. Ruffner resigned her position in July 2002 to accept a promotion to Planner III with the Zoning Evaluation Division of the Department of Planning & Zoning.

**Laura K. Espiritu**
Laura Kaulback Espiritu was hired as the Management Analyst II in November 2002 following the resignation of Virginia Ruffner. Espiritu has a Bachelors and Masters degree in Public Administration from Virginia Tech. Prior to joining the Planning Commission staff, she spent three years working as a Legislative Assistant in the Governmental Affairs Office of the American Bar Association. In May 2003, she successfully completed the Virginia Certified Planning Commissioners Program offered by VCPA. Espiritu accepted a position as a Legislative Assistant in the Office of the County Executive in October 2004.

**Henri Stein McCartney**
Henri Stein McCartney was hired as the Management Analyst II in December 2004 and began her employment in January 2005 following the resignation of Laura K. Espiritu. Stein McCartney earned a
Planning Commission Staff

Bachelor's degree in Political Science from West Virginia State College, and a Master's degree in Public Administration from George Mason University. Prior to joining the Planning Commission, Stein McCartney spent ten years with Columbia Gas Transmission, where she worked as a Tariff Administrator and most recently, as a Strategic Planning Analyst.

Toni M. Denson
In January 1988 Toni Denson was hired as a Planning Aide, later upgraded to Planning Technician II. Denson received a B.A. in Political Science from Clark College in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was previously employed as an insurance counselor with GEICO.

Sarah C. Ammons
Sarah Ammons, a student at Virginia Tech, volunteered her services to the Administrative/Notification Branch during the summer of 2001.
Clerical Branch

Clerk to the Commission *
(Administrative Assistant V)

Mary A. Pascoe (January 1995 – August 2003)
Karen M. Everett (September 2003 – March 2004)
Linda B. Rodeffer (May 2004 to present)

Deputy Clerk *
(Administrative Assistant III)

Linda B. Rodeffer (November 2003 – May 2004)
Susan M. Donovan (August 2004 to present)

* Following the retirement of Ms. Watkins, the Deputy Clerk (Administrative Assistant III) position was upgraded to Administrative Assistant IV. Linda Rodeffer was promoted to Deputy Clerk in November 2003 and to Clerk in May 2004 following the resignation of Ms. Everett. Susan M. Donovan was hired in August 2004 as Deputy Clerk.

Associate Clerk *
(Administrative Assistant III)

Dorothy E. Brittingham (November 1988 – March 1997)
Linda B. Rodeffer (June 1997 – November 2003)
Brigitte Baggett (December 2003 – May 2004)
Kara A. DeArrastia (July 2004 to present)

* In May 2004 Ms. Baggett transferred to the Department of Public Works & Environmental Services and Kara A. DeArrastia was hired as her replacement.

Associate Clerk *
(Administrative Assistant II)


Position abolished effective July 1, 1996

* Due to budget cuts imposed by the Board of Supervisors, this Associate Clerk position was abolished effective July 1996. Paula McFarland accepted a lateral transfer to the Department of Planning & Zoning on June 23, 1996.

Mary A. Pascoe

Mary Pascoe was hired in October 1987 as an Associate Clerk (Secretary II). She was promoted to Clerk to the Planning Commission (Office Service Manager II later reclassified to Administrative Assistant V) in April 1989 following the resignation of Robin Hardy. Pascoe retired in August 2003.

Prior to her employment with Fairfax County, Pascoe held positions as Office Manager for the National Grange, Administrative Assistant for the National Trust for Historic Preservation, Assistant Supervisor of Volunteers for the Army Community Service, and Government Affairs Executive Secretary for Pullman Incorporated. Pascoe graduated from Bryant College in Smithfield, Rhode Island.

Karen M. Everett

Karen Everett was hired as the Clerk to the Planning Commission (Administrative Assistant V) in September 2003 following the retirement of Mary Pascoe. Everett, a resident of Stafford County, had previously worked for Stafford County, and resigned in March 2004 to accept a position closer to her home.
Planning Commission Staff

Gloria L. Watkins
Gloria Watkins joined the Planning Commission Office in May 1978 as a Clerical Specialist. In the subsequent 26 years with the Planning Commission, her position as an Associate Clerk was reclassified to Secretary I and then Secretary II. At the time of her retirement in November 2003, Watkins was Deputy Clerk (Administrative Assistant III).

Linda B. Rodeffer
Linda Rodeffer was hired as an Associate Clerk (Secretary II later reclassified to Administrative Assistant III) in June 1997 following the retirement of Dorothy Brittingham. In November 2003 the Deputy Clerk to the Commission position was reclassified to Administrative Assistant IV. Rodeffer was promoted to Deputy Clerk (Administrative Assistant IV) following the retirement of Gloria Watkins and later to Clerk (Administrative Assistant V) following the resignation of Karen Everett.

Prior to joining the Planning Commission Office, Rodeffer worked for the Fairfax County Department of Tax Administration, the Fairfax County Circuit Court, the Fairfax County District Court, and the Department of the Navy.

Susan M. Donovan
Susan Donovan was hired in August 2004 as Deputy Clerk (Administrative Assistant IV). Prior to her employment with Fairfax County, Donovan held positions in New York as Corporate Recovery Senior Administrative Assistant for KPMG LLP, Executive Assistant for Jennifer Convertibles, Executive Secretary for NoHALT Computers, and Office Manager for Alside Supply/Associated Materials.

Kara A. DeArrastia
Kara DeArrastia was hired in July 2004 as an Associate Clerk (Administrative Assistant III). Prior to joining the Planning Commission Office, DeArrastia worked for the Fairfax County Department of Finance, the Fairfax County Department of Tax Administration, and in the private sector in Fairfax, Virginia; Reno, Nevada; and Mesa, Arizona. Majoring in Journalism, DeArrastia attended Mesa Community College in Mesa, Arizona, where she was an active member of the campus newspaper, Mesa Legend.

Dorothy E. Brittingham
Dorothy Brittingham was an Associate Clerk (Secretary II) for the Planning Commission from November 1988 until her retirement in March 1997. She was formerly employed by both the Department of Extension and Continuing Education and by the Department of Environmental Management. Following her retirement from the Planning Commission Office, Brittingham worked part-time for the Office of the County Executive until her death in 1999.

Paula McFarland
Paula McFarland, formerly employed by the Office of Public Affairs, was hired as an Associate Clerk (Secretary II) for the Planning Commission in July 1989. Due to budget cuts imposed by the Board of Supervisors, her position was abolished effective July 1, 1996 and McFarland accepted a lateral transfer to the Zoning Evaluation Division of the Department of Planning & Zoning.

As noted above, there were a number of staff changes in 2003 and 2004 due, in part, to the retirement of three employees. A current organization chart is provided on the next page to ensure that the public has accurate information on staff contacts.
In addition to coordinating all the meetings of the Planning Commission and its committees, the Commission staff is responsible for documenting, interpreting and disseminating information about land use actions taken by the Planning Commission. During the ten year period from 1995 through 2004, the Commission held 630 regular meetings, 262 Committee meetings, and took action on 4,277 land use items.

Commission staff prepares verbatim excerpts of individual applications, as well as Summaries and Minutes for each Commission meeting, and Minutes for all Committee meetings. Staff also provides written reports to the Board of Supervisors about Commission actions on individual applications and responds to walk-in, telephone, written, and email requests for information.

The Commission staff is responsible for ensuring that proper notice, as set forth in the Code of Virginia and the Fairfax County Zoning Ordinance, is provided to owners of property abutting land that is the subject of an application scheduled for public hearing by the Planning Commission as well as the Board of Supervisors. During the Area Plans Review process, Planning Commission staff carefully reviews each nomination to ensure that submission requirements have been satisfied. Nominations are forwarded to the Department of Planning and Zoning only after being pre-accepted by the Commission staff. Between 1995 through 2004, staff reviewed over 450 nominations to amend the Comprehensive Plan.

As part of a public outreach program begun in 2003, the Commission staff coordinates the production of video broadcasts about land use related topics of interest to County citizens. The broadcasts are hosted by the Planning Commission Chairman in a roundtable format to enable a discussion between individual Commission members and/or invited guests. Each Planning Commission Roundtable program is produced by the Cable Programming Division and broadcast on Fairfax County Channel 16. Topics broadcast since 2003 are listed below:

- Overview of the Planning Commission
- Residential Development Criteria
- Richmond Highway Corridor Revitalization Efforts
- Park Authority & Recreation Needs Assessment
- 65th Planning Commission Anniversary
- Area Plans Review Process
- Revised Outdoor Lighting Standards
- Fairfax County Revitalization Areas
- Capital Improvement Program
- Tree Preservation
- Planning Commission Website
- Laurel Hill Development
- U.S. Army Museum at Ft. Belvoir
- Current/Future Plans for Ft. Belvoir
- Geographic Information System
Planning Commission Staff

To provide the public with 24-hour access to Commission records and information about the Planning Commission, staff maintains an extensive web site that is updated daily. The Commission’s website also includes a customer satisfaction survey to help the staff identify areas for improvement. This website may be accessed at: http://www.fairfaxcounty.gov/gov/planning.
WORKING THROUGH ITS COMMITTEES

The Planning Commission accomplishes much of its background work through the efforts of designated committees. Appointed each year, the Commission operates with two standing committees (Personnel and Budget and Policies and Procedures) and several special committees, depending on member interests and overall workload. These committees mold the Commission’s efforts toward meeting many of the County Core Purposes.

Building Livable Spaces – While the primary mission of the Planning Commission focuses on creating desirable places to live and work in the community through review of land use applications and implementation of the County’s Comprehensive Plan, it certainly is not its only work. The Comprehensive Plan, created and updated regularly through the work of citizen committees in each supervisory district, reflects the character, history, and natural environment of the County, and is modified, on a regular basis, to reflect changing needs.

Various Commission Committees, on an ongoing basis from 1995-2004, including Transportation, Housing, Environment, School Facilities, and Policy and Procedures, worked specifically in designated Plan Review years to develop cohesive recommendations on particular areas of either the Policy or Area Plans. Working jointly with their counterparts on the Housing Authority, School Board, Transportation Advisory Committee and the Environmental Quality Advisory Committee, the various Commission Committees deliberated on a multitude of topics, with County staff support, to submit recommendations to the full Commission and subsequently to the Board of Supervisors.

Further, through the specific work of its Housing Committee, in conjunction with members of the Redevelopment and Housing Authority, vital community issues, such as revitalization of older neighborhoods and affordable housing for all County residents, have been brought to the forefront for discussion and possible recommended changes to County policies.

Maintaining Safe and Caring Communities – Another focus of the Planning Commission, through its review of the Comprehensive Plan and Capital Improvement Projects, is to enhance the quality of life of County citizens by insuring the proper location and siting of needed facilities for health care, education, housing, public safety and recreational needs. Through the work of its Capital Improvement Committee, the County’s Capital Improvement Program is reviewed, on an annual basis, with format changes recommended to make it a more readable, user-friendly document for the Commission and Board of Supervisors.

Connecting People and Places – Transportation, an integral part of connecting County areas and its citizens, is another area that is vital to the Commission’s review and normal workload. The Commission, through its Transportation Committee, meets periodically with Transportation Advisory Commission representatives to discuss the County’s Transportation Plan in general, as well as specific transportation issues that arise. Before making recommendations to the Board of Supervisors concerning the County’s Transportation Plan, the Planning Commission, after review by its Transportation Committee, carefully considers the adequacy and safety of the County’s existing and/or planned road network and works to provide enhancements as appropriate.
Planning Commission Committees

Maintaining Healthy Economies – While the Planning Commission does not directly focus on the economic viability of individual land use projects, the Commission does make recommendations regarding community infrastructure, primarily through the Comprehensive Plan and Capital Improvement Program, to assist the Board of Supervisors in helping to maintain a healthy economy in Fairfax County.

Practicing Environmental Stewardship – Through the work of its Environment Committee, in partnership with the Environmental Quality Advisory Council, and its Parks Committee, in partnership with the Fairfax County Park Authority, the Planning Commission advises the Board of Supervisors on a broad spectrum of environmental concerns. Whether the issue is preservation of the Occoquan Basin, restoration of the Chesapeake Bay watersheds, best practices regarding floodplains and storm water management, lessening the negative impacts of noise and light pollution, or requiring developers to provide trails and sidewalks to proposed developments, the Commission endeavors to protect and enhance the environment and open space areas in the County, as well as make the best use of existing resources when reviewing land use applications and making policy recommendations.

Creating a Culture of Engagement – Through the public hearing process and various land use committees, the Commission not only continually engages the community to determine its views and seek input on pending applications, but also on issues being discussed by its committees. Beginning in 2003, the Commission made more extensive use of County Cable Channel 16 to produce a monthly “PC Roundtable” Program to help educate and inform County residents on various relevant land use issues that are timely, with an opportunity for viewers to also ask questions through its “Mailbag” segment. Each monthly segment, has had at least two Commission members appear, and as topic appropriate, included Committee Chairs from both the Commission and other respective Boards and Commissions.
Planning Commission Committees

SPECIFIC COMMITTEE ISSUES

Between 1995-2004, the various Commission Committees discussed the following issues requiring action and made recommendations to the full Planning Commission, Board of Supervisors, and other Boards and Commissions:

CAPITAL IMPROVEMENT PROGRAM - The Capital Improvement Program Committee discussed the following relevant areas of interest, before submitting recommendations to the Planning Commission and Board of Supervisors:

- identification of County agencies to make presentations to the Commission
- continuing budget constraints on new and existing projects due to bonding debt ceiling
- consideration of long term capital needs and incorporation into CIP consideration and history of bond projects
- improvements to the organization, content and presentation of CIP document

<table>
<thead>
<tr>
<th>Members</th>
<th>Year(s) Served</th>
<th>Office Held</th>
<th>Year(s) As Alternate</th>
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<tr>
<td>Walter L. Alcorn</td>
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<td>Laurie Frost Wilson</td>
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DULLES AIRPORT NOISE CONTOURS - The Dulles Airport Noise Contours Committee, in conjunction with members of the Airports Advisory Committee, was established in November 1995, at the request of the Board of Supervisors, to resolve conflicting recommendations of the Airports Advisory Committee and County staff. The Committee completed its work by March 1996, and submitted recommendations, subsequently adopted by the Commission, to include the following:

- retention of the existing Airport Noise Impact Overlay District, with some text revisions
- retention of the prohibition on new residential development inside the updated DNL 75 dB contour
- establishment of a Comprehensive Plan policy to disclose airport noise impacts near Dulles Airport
- encouragement of amendments to the Comprehensive Plan to prohibit any new residential development inside the updated DNL 60 contour
- avoidance of adoption of any navigation easements

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<tr>
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<tr>
<td>John Hunter</td>
<td>1995-1996</td>
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<td>Ronald W. Koch</td>
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<tr>
<td>John Palatiello</td>
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ENVIROMENT - The joint Environment Committee, including members of the Environmental Quality Advisory Council, considered and discussed the following relevant areas of interest:

- discussed methods of protecting the ecosystem through the use of greenways and environmental corridors
- reviewed proposed amendments to the Tree Preservation Ordinance
- examined the site plan review process, particularly as it pertained to stormwater runoff and quality control
- met with members of the Agricultural and Forestal District Advisory Committee to discuss potential ramifications of state legislation on the County’s A & F Districts
- examined the use of rain gardens as a bioretention method and its maintenance requirements
- discussed interpretation and implementation of proffers to ensure protection of downstream properties
- reviewed air quality standards and how the County could develop its own capability to identify, evaluate, and better address these standards
- provided guidance to staff on proposed noise study submission guidelines
- discussed linkages between air quality, land use and transportation
- examined proposed amendments to the Chesapeake Bay Preservation Ordinance, Public Facilities Manual, Subdivision and Zoning Ordinances

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<tr>
<th>Members</th>
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<td>Frank de la Fe</td>
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<tr>
<td>Linda Q. Smyth</td>
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<td>2000-2003</td>
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HOUSING - The joint Housing Committee, including members of the Redevelopment and Housing Authority, considered and discussed the following relevant areas of interest:

- discussed mission of the Housing Authority and how to interact with the Commission to affect issues of mutual interest
- incentives for revitalization, such as tax abatement
- flexibility of zoning for revitalization areas
- blight abatement program for County
- Policy Plan amendments in 1996 and 2003
- proposed changes to the ADU Ordinance including: unit compatibility, compensation for ADUs, marketing allowance, reduction of terms for sales and rental and subsequent price/rent control to encourage more provision of more affordable housing in all parts of the County
- single room occupancy units
- status of the Housing Trust Fund and where it was being utilized

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<td>Walter L. Alcorn</td>
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* No meetings in 1997, 1999 and 2000
MINI MARTS – First created in 1992, the Mini Marts Committee was reconvened in November 1994 to work with industry representatives and staff to recommend criteria and appropriate definitions for quick-service food/gasoline stations and forward recommendations for changes to Article 20, Part 3 of the County’s Zoning Ordinance. Following several meetings with industry representatives and staff, the Committee made recommendations to the Commission in 1996, subsequently adopted by the Board of Supervisors related to the following:

- a new definition of service station/mini-mart
- limitations on by-right sales of convenience retail items
- additional standards for review through the special exception process
- square footage necessary for retail sales areas and storage

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<td>Janet R. Hall</td>
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<td>Patrick M. Hanlon</td>
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<td>Suzanne F. Harsel</td>
<td>1995-1996</td>
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<td>Peter F. Murphy, Jr.</td>
<td>1995-1996</td>
<td>Chairman (1995-1996)</td>
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<td>Carl L. Sell, Jr.</td>
<td>1995</td>
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<td>Alvin L. Thomas</td>
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PARKS – The joint Parks Committee, including members of the Park Authority, took action on the following topics, following extensive discussion:

- review of redesign and upgrade of 76-acre Kingstowne Park facilities
- location of telecommunication facilities in County parks
- revisions to Park standards and classification system
- dedication of EQC and open space vs. conservation easements
- revisions to the Parks Comprehensive Plan, including specific facilities by Supervisor District and a focus on sustainable maintenance and operations
- revisions to Park standards and classification system
- reviewed recreational fee structure in PDH and PDC Districts

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<td>Judith W. Downer</td>
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<td>Laurie Frost Wilson</td>
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* No meetings in 1998
PERSONNEL & BUDGET – A standing committee of the Commission, the Personnel & Budget Committee met annually to discuss the Commission’s budget and any personnel issues that could impact the Commission’s administrative staff. During this time period, such issues included:

- review of BOS decision to reduce spending levels by 11%, thereby resulting in the elimination of the receptionist position in 1996
- retirement of 50% of the administrative staff, including the Executive Director, and subsequent search/fill of positions
- reorganization of staff and related duties
- review of annual budget submissions to County Executive and Board of Supervisors

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<tr>
<td>John Palatiello</td>
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POLICY AND PROCEDURES – The other standing committee of the Commission, the Policy and Procedures Committee is the Commission’s “workhorse”, generally holding the most meetings each year. Between 1995 and 2004, this Committee considered and submitted recommendations on changes in the following areas of interest:

- process and schedule for multiple Policy and Area Plans Review cycles
- adoption/revisions to “Citizen’s Guide” for each Plan Review year
- annual work programs for Zoning Ordinance Amendments
- procedures for reaffirmation of affidavits
- revisions to 2232 “feature shown” application procedures
- review of proposed Ordinance amendments on stormwater management facility submission requirements and cluster subdivisions
- revisions to speakers’ time during Plan Review public hearings
- multiple modifications to the Commission’s Bylaws and Procedures
- review of parking requirements in townhouse and condominium developments
- review of revised development review process within the Department of Planning and Zoning
- initiation of review of “P” District Ordinance requirements

### MEMBERSHIP 1995-2004

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<th>Year(s) as Alternate</th>
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*No meetings in 1997*
RESIDENTIAL DEVELOPMENT CRITERIA REVIEW – Initiated in 2000 as the Infill and Residential Committee, this Committee evolved to study how the County could modify its residential development criteria to better review proposed development, particularly on infill sites. After multiple meetings with staff and the development community, recommendations were made to the Commission and Board of Supervisors in 2002, for implementation in 2003, to adopt a revised set of residential development criteria to address the following major areas:

- site design, such as layout, open space, and landscaping
- neighborhood context, to include lot sizes, setbacks, transitions to adjacent and abutting uses
- environment, to include soils, water quality, noise, lighting, drainage, etc.
- tree preservation and tree cover requirements
- transportation, to include a preference for public streets
- affordable housing
- heritage resources preservation
- public facilities, such as offsetting impacts to schools, parks, libraries, and storm water management

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<td>Linda Q. Smyth</td>
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SCHOOL FACILITIES - The joint School Facilities Committee, including members of the School Board, first initiated in 2001, considered and discussed the following relevant areas of interest:

- impact of residential growth on school system
- use of proffer system to mitigate impacts of new development
- cash proffer guidelines/legal impacts
- review of how other localities assessed impacts
- revisions to school impact analysis formula and needs assessments

### MEMBERSHIP 2001-2004

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<td>Laurie Frost Wilson</td>
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SEMINAR – The Planning Commission’s Seminar Committee was responsible for planning the location, topics and speakers for seminars held by the Commission. Seminars were held in 1995, 1997, 1999, and 2000 on various topics of interest to Commission members at the Xerox Document University in Leesburg, Virginia, and in 2004 at the Government Center, with speakers from various County agencies, including multiple County Executives, State and Federal representatives and non-governmental representatives.

- In 1995, the following topics were discussed at the Seminar: revitalization and redevelopment issues; school planning efforts and projected needs; police and fire projected needs; regional storm water management programs and innovative approaches; projected park facility requirements and land dedication opportunities; “ takings” and the General Assembly’s Proffer Study Committee.
- The 1997 Seminar covered the following topics: transit-oriented design; socioeconomics of the County population; growth management and its legislative history; the Commission’s role in the Zoning Ordinance work program; and current practices and suggested changes to the 456 process.
- In 1999, the following topics were discussed at the Seminar: geographic information systems; transportation planning/VDOT interaction; Plan review approaches; residential infill report; Zoning Ordinance proposal on places of worship; land use decisions made outside of the Commission; and citizen study of growth and development issues.
- The 2000 Seminar examined: County’s economic picture in 2000 and by 2020; land use efforts in the new millennium; rapid transit in the Tysons/Dulles Corridor; Park Authority’s Strategic Planning Process; growth in the western suburbs; planning process for County schools; and the site and subdivision review process.
- In 2004, the Seminar covered the following topics: The Comprehensive Plan: Concepts to Accomplishments; Public Investments in Revitalization Districts; a demonstration of available information on the Department of Planning & Zoning website; and, an update and demonstration on the County’s Geographic Information System.

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<th>Members</th>
<th>Year(s) Served</th>
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<td>Linda Q. Smyth</td>
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* No meetings in 1996, 2001-2003
SP/SE USES – Constituted in 1998 for a four-month period of review, the SP/SE Uses Committee considered a proposed Zoning Ordinance Amendment to change various special permit and special exception uses in the C-3 through C-8 Districts. The proposal included modifications to certain by-right or not permitted uses, such as indoor skating facilities, bowling alleys, indoor miniature golf, or other indoor recreation uses, as well as meeting facilities in certain commercial districts to be changed to require special permit or special exception uses. Following review, the Committee made the following recommendations to the Commission, which were subsequently adopted and forwarded to the Board of Supervisors for reauthorization:

- allow certain indoor commercial recreation as special permit uses in the C-3 through C-5 Districts to increase flexibility
- retain several special permit/special exception uses in the C-6 through C-8 Districts in recognition of many issues which could arise relative to use
- clarify definition of cultural center and museum
- endorse proposed definition of hotel/motel to recognize meeting rooms and conference facilities often included within hotels
- allow outdoor seating in conjunction with eating establishments in the C-3 and C-4 Districts

<table>
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</table>
TRANSPORTATION – The joint Transportation Committee, including members of the Transportation Advisory Commission, considered and discussed the following relevant areas of interest:

- discussed mission of the Transportation Advisory Commission and how they could best interact with the Commission on mutual areas of interest
- reviewed VDOT/County participation in various corridor studies
- examined transportation impacts in revitalization areas and how they could be dealt with through the planning process
- reviewed Federal transportation legislation proposals and possible impacts on the County’s transportation network
- reviewed APR nominations as they related to transportation impacts
- development/redevelopment at proposed transit areas

### MEMBERSHIP 1995-2004

<table>
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<tr>
<th>Members</th>
<th>Year(s) Served</th>
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* No meetings in 1997-2000
456/2232 PROCEDURES -- Working from 1996-1999, the 456, subsequently renamed 2232, Committee reviewed and considered the County staff review process for public facilities applications, particularly as they impacted telecommunications-related facilities and submitted recommendations on procedural changes in the following areas of interest:

- methods to expedite review by staff of public facilities applications
- a standardized determination of timing deadlines on applications
- automatic submission requests to the Board of Supervisors for deadline extensions as the Code of Virginia allowed
- standardized submission requirements for required information, particularly on telecommunication applications

<table>
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<th>Members</th>
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BRADDOCK DISTRICT ACTIONS
1995-2004

CASES BY APPLICATION TYPE
1995-2004

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In 1995, seventeen (17) items in the Braddock District were acted upon by the Planning Commission. The Commission accepted withdrawal of one item and the remaining sixteen items were approved, either wholly or in part. Detailed information on the applications listed below may be obtained from the Planning Commission Office.

Withdrawn Item

456-B95-3 - BELL ATLANTIC MOBILE - to permit construction of a telecommunications facility (180-foot monopole, nine directional antennas, and a 360 square foot equipment building, at Wakefield Park. Map 70-4 ((1)) 2.

Approved Items

SEA-87-A-086 - COLLEGE TOWN ASSOC. - to amend the previously approved development conditions to permit expanded hours of operation of a child care center within the University Mall Shopping Center, located on 19.4 acres zoned C-6. Map 68-1 ((1)) 9.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS (APC) - request that the telecommunication base station facility proposed for the rooftop and penthouse of the existing six-story office building (Right-To-Work Building located across from the Ravensworth Shopping Center) be considered a feature shown on the Comprehensive Plan. Map 70-4 ((10)) 1A.

FEATURE SHOWN DETERMINATION -AMERICAN PERSONAL COMMUNICATIONS (APC) - request that the APC telecommunications facility proposed for the rooftop of the Heritage One Building be found a feature shown on the Comprehensive Plan. Map 80-1 ((1)) 13A.

SE-94-B-057 - TACO BELL CORP. - to permit a fast food restaurant, adjacent to the Norfolk & Southern Railroad right-of-way and the Burke Center Shopping Center, on 27,320 square feet of land zoned I-5. Map 77-1 ((21)) D3.

FEATURE SHOWN DETERMINATION - NEXTEL COMMUNICATIONS, INC. - request that the telecommunications facility (three 15-foot omni-directional whip antennas and an unmanned communications equipment shelter) proposed to be installed on the roof and in the basement of the Crestar Bank Building be determined a feature shown on the Comprehensive Plan. Map 70-2 ((1)) 1A.

S94-CW-T4 - OUT-OF-TURN PLAN AMENDMENT - proposed revisions to the adopted Countywide Transportation Plan of the Comprehensive Plan to add the proposed realignment of University Drive (south of Fairfax City Hall to the west to connect with the existing east-west portion of University Drive in the vicinity of Pohick Lane) as a new collector road.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS (APC) - request that the APC telecommunications base station facility (six sector antennas, two dish antennas and two cabinets of radio equipment) proposed on the Washington Post property be found a feature shown on the Comprehensive Plan. Map 80-1 ((1)) 13A.

456-B95-23 - BELL ATLANTIC MOBILE, INC. - to construct a telecommunications facility (including a monopole, directional antennas, and communications equipment) at 7920 Woodruff Court. Map 70-4 ((10)) 701.

SE-95-B-018 - LEONARD ADLER - to permit parking for proposed eating establishments to be located in a residential district on 1.29 acres zoned R-1 & WS. Map 56-2 ((1)) pt 47.

S95-I-A1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan, for land planned for residential use at 1-2 and 2-3 du/ac, by allowing additional housing for the elderly and related facilities serving the elderly. Map 58-4 ((1)) 41A, 43, 44, 45, 47.

RZ-93-B-042 - CSC PROPERTIES, INC. - to rezone approx. 6.35 acres from R-1 to R-3 to permit development of 15 lots for single family detached dwellings. Maps 69-1 ((1)) 27; 69-1 ((2)) 23, 24R.

RZ-95-B-019 - WEST PROPERTIES, LC - to rezone 3.71 acres from R-1 to R-3 to permit development of eight single family detached units at a density of 2.16 du/ac. Map 69-1 ((1)) 38.
1995 Braddock District Applications

456-B95-14 - FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS (APC) - to permit a telecommunications facility (120-foot monopole with six panel antennas) on the Brandywine Swim and Racquet Club site on 3.04 acres zoned R-2. Map 69-1 ((4)) 1A.

SE-95-B-061 - AMERICAN PERSONAL COMMUNICATIONS (APC) - to permit a telecommunications facility (120-foot monopole with six panel antennas) on the Brandywine Swim and Racquet Club site located on 3.04 acres zoned R-2. Map 69-1 ((4)) 1A.
The Planning Commission acted upon seventeen Braddock District land use items in 1996, all of which were approved either wholly or in part. Additional information on the applications listed below may be obtained from the Planning Commission Office.

Approved Items

SE-92-B-017 - WESLEY HOUSING DEVELOPMENT CORP. - to permit establishment of a 7275 square foot housing facility (Agape House) containing 12 residential units for persons afflicted with HIV/AIDS on 2.41 acres zoned R-1 & WS. Map 56-2 ((1)) pt. 47, pt. 51.

RZ-95-B-024 - BRUCE WINSTON - to rezone 10.44 acres from R-1 to PDH-3 for 21 single family detached dwelling units. Map 69-4 ((1)) 1, 2, 3.

FDP-95-B-024 - BRUCE WINSTON - submission of the final development plan for 21 single family detached units at a density of 2.01 du/ac on 10.44 acres zoned PDH-3. Map 69-4 ((1)) 1, 2, 3.

FEATURE SHOWN DETERMINATION - NEXTEL COMMUNICATIONS - request that three 15-foot omni-directional whip antennas, proposed for the existing lattice tower located on the roof of the Washington Post production and distribution plant, be found a feature shown on the Comprehensive Plan. Map 80-1 ((1)) 13A.

RZ-95-B-021 - TAURUS ENTERPRISES, INC. - to rezone 7.95 acres from R-1 to R-3 for development of 18 single family detached dwellings (Amanda Place). Map 69-1 ((1)) 4, 4A, 8.

RZ-95-B-027 - JAGDISH & SHOBA BERRY - to rezone 1.0 acre from R-1 to R-2 to permit residential development at a density of 2.00 du/ac. Map 68-4 ((1)) 44.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that two omni-directional whip antennas and two cabinets of radio equipment, proposed to be located on the existing 125-foot tall lattice tower at the Woodson High School Maintenance Complex, be found a feature shown of the Comprehensive Plan. Map 58-3 ((1)) 1.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that nine panel antennas and an equipment control cabinet, proposed to be installed on the existing lattice tower located at the Washington Post Production and Distribution Plant, be found a feature shown of the Comprehensive Plan. Map 80-1 ((1)) 13A.

APR-94-III-2P (Deferred from the 1994 Area Plans Review cycle) - to amend the Comprehensive Plan for approx. 6.6 acres (currently planned for 1-2 du/ac, retail and other uses) by expanding the area planned for retail and other uses and adding text for the rest of the subject area to reflect the Plan map designation of residential use at 1-2 du/ac. Map 68-3 ((1)) 7A, 8A, 9A, 10A, 11A, 12A.

SE-96-B-010 - TRINITY CHRISTIAN SCHOOL - to permit a private school of general education (maximum 750 students grades K-12) on 25.71 acres zoned R-C and WS. Map 56-4 ((12)) A; 57-3 ((1)) 13, 15; 68-1 ((1)) 1A.

SITE PLAN 5333-SP-01-2 - TARGET AT BURKE CROSSTREETS - pursuant to proffers associated with RZ-82-A-101, review of the site plan for commercial use (Target store) on 12 acres zoned C-6. Map 77-2 ((1)) 13C.

FS-B96-16 - AT&T - request that nine panel antennas and one equipment cabinet, proposed to be located on the roof of the existing twelve-story Heritage Center I office building at 7617 Little River Turnpike, be found a feature shown of the Comprehensive Plan. Map 70-2 ((1)) 1A.

RZ-96-B-018 - BO-BUD CONSTRUCTION CO., INC. - to rezone 3.74 acres from R-1 to R-3 for development of eight single family detached dwelling units (Country Lane) at a density of 2.14 du/ac. Map 70-1 ((1)) 9.

SEA-93-B-057 - BCG L.P. - to amend previously approved development conditions by increasing the sign area for existing and proposed building-mounted signs (to five building mounted signs with a total sign area of 244 square feet) on 1.04 acres zoned I-5 and HD, site of a car wash and vehicle light service establishment, known as Burke Auto Care. Map 77-1 ((21)) D1.

RZ-96-B-025 - EXXON CORP. - to rezone 1.02 acres from R-1 and C-5 to C-5 to reconstruct an existing service station to include a quick service food store having an overall FAR of 0.07. Map 68-3 ((1)) 7A.

SE-85-B-082 - EXXON CORP. - to permit a service station with a quick service food store, waivers of the minimum lot width requirement and an increase in sign area for a freestanding identification sign on 1.02 acres zoned C-5. Map 68-3 ((1)) 7A.

FS-B96-31 - APC - request that replacement of existing guyed lattice tower at Woodson High School, with a new monopole to accommodate 12 panel antennas, one whip antennas, two dish antennas and up to five equipment cabinets, be found a feature shown of the Comprehensive Plan. Map 58-3 ((1)) 1.
The Planning Commission acted on thirty-six Braddock District land use items in 1997. The Commission denied three items and accepted withdrawal of four items. The remaining twenty-nine items were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

**Denied Items**

RZ-1996-BR-040 - HAROLD A. & JANET E. LOGAN - to rezone one acre from R-2 to R-3 for subdivision of the property into two parcels at a density of 2.0 du/ac. Map 70-3 ((16)) 4.

APR-97-II-3F - AREA PLANS REVIEW ITEM - nomination by Arthur L. Walters to amend the Plan for 2.06 acres on Weirich Road from residential use at 1-2 du/ac to 2-3 du/ac. Map 58-4 ((1)) 38A.

APR-97-III-1P - AREA PLANS REVIEW ITEM - nomination by Frank Rinaldi to amend the Plan for 2.68 acres on Ox Road from residential use at 1-2 du/ac to 5-8 du/ac. Map 68-3 ((1)) 9A, 10A, 11A, 12A.

**Items Accepted for Withdrawal**

APR-97-III-8P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan for 1.76 acres planned for 2-3 du/ac by adding language precluding development at a higher density and requiring buffering. Map 77-1 ((2)) 1, 5, 11.

APR-97-III-11P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Comprehensive Plan for 6.13 acres from .2-.5 du/ac to 2-3 du/ac. Map 77-4 ((1)) 1A.

APR-97-III-2P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan for 16 acres on Braddock Road by adding text addressing how the area should develop, such as limiting maximum residential density to less than 3 du/ac and limiting access from Banting Dr. to Braddock Rd. Map 69-1 ((1)) 29, 30, 31A, 31B, 38, 39B, 39C, 40A, 40B.

APR-97-II-1F - AREA PLANS REVIEW ITEM - nomination by Richard L. Labbe, on behalf of Eastwood Properties, to amend the Plan for 6.76 acres on Rust Street from residential use at 2-3 du/ac to 8-12 du/ac. Map 57-1 ((1)) 3-7.

**Approved Items**

FS-B96-13 - AT&T - request that nine panel antennas and an equipment cabinet, proposed to be co-located on the existing 300-foot tower at the Virginia State Police Building at 9801 Braddock Road, be found a feature shown of the Comprehensive Plan. Map 69-1 ((1)) 34A.

FS-B96-44 - AT&T - request that the proposal to replace an existing 80-foot VEPCO static pole with a new 100-foot static pole, to accommodate nine panel antennas and an equipment cabinet at the Sideburn Substation at 5637 Guinea Road, be found a feature shown of the Comprehensive Plan. Map 77-2 ((1)) 34.

FS-B96-64 - APC - request that nine panel antennas and three equipment cabinets, to be co-located with existing Bell Atlantic telecommunication facilities on 150-foot monopole at 7920 Woodruff Court in the Ravensworth Industrial Park, be found a feature shown of the Comprehensive Plan. Map 70-4 ((10)) 701.

FS-B97-14 - APC - request that the addition of nine panel antennas and three equipment cabinets, to existing APC telecommunication facilities on 60-foot tower located at the Washington Post satellite printing office at 7171 Wimsatt Road, be found a feature shown of the Comprehensive Plan. Map 80-1 ((1)) 13A.

FS-B97-18 - CELLULAR ONE - request that nine panel antennas and an equipment building, to be co-located on existing 150-foot Bell Atlantic monopole at 7920 Woodruff Court in the Ravensworth Industrial Park, be found a feature shown of the Comprehensive Plan. Map 70-4 ((10)) 701.

RZ-96-B-031 - THE SALVATION ARMY, INC. - to rezone 4.54 acres from R-1 to R-2 to permit an increase of the FAR to 0.16 for additions to an existing public benefit association, child care center and associated uses owned and operated by the Salvation Army. Map 68-1 ((1)) 11.

SEA-91-B-014 - THE SALVATION ARMY - to amend the previously approved development conditions by increasing the maximum daily enrollment from 114 to 175 children for an existing child care center, permitting a building addition of 5100 square feet for the existing community center, and an increase of 21 parking spaces on 4.54 acres zoned R-2. Map 68-1 ((1)) 11.

9373-SD-01 - OLLEY LANE SUBDIVISION PLAN - submission of the subdivision plan for the Olley Lane development, pursuant to the proffers associated with
approval of RZ/FDP-95-B-024, for 21 residential units on 10.44 acres zoned PDH-3. Map 69-4 ((1)) 1, 2, 3.

9373-PI-01 - OLLEY LANE PUBLIC IMPROVE-MENT PLAN - submission of the public improvement plan for the Olley Lane development, pursuant to the proffers associated with approval of RZ/FDP-95-B-024, consisting of 21 residential units on 10.44 acres zoned PDH-3. Map 69-4 ((1)) 1, 2, 3.

FS-B96-68 - APC - request that nine panel antennas and three equipment cabinets, to be co-located with existing telecommunication facilities on the roof of the Heritage Office Building at 7617 Little River Turnpike, be found a feature shown of the Comprehensive Plan. Map 70-2 ((1)) 1A.

RZ-1997-BR-005 - STEPHEN A. KORFONTA - to rezone 0.78 acres from R-1 to R-3 for two single family detached units at 2.56 du/ac. Map 70-1 ((1)) 8.

SE 97-B-013 - A. J. DWOSKIN, TR. - to permit a 1,500 square foot quick service food store within an existing building in the Fairfax Centre II shopping center at 11199 Lee Hwy on 1.25 acres zoned C-8 and WS. Map 57-1 ((1)) pt. 11A.

S94-II-F2 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 14 acres adjacent to the City of Fairfax, planned for 3-4 du/ac and public facilities with an option for residential use at 8-12 du/ac, by adding an option for 12-16 du/ac or mixed-use development (to include hotel/conference center with support retail and service uses and residential use at 12-16 du/ac). Maps 57-4 ((1)) 1, 1A, 3, 6, 7; 68-2 ((11)) pt. 3.

FS-H97-30 - BELL ATLANTIC NYNEX - to co-locate three panel antennas, one GPS antenna and equipment cabinets with existing AT&T, APC & Nextel facilities on the roof of the Heritage Center One office building at 7617 Little River Turnpike. Map 70-2 ((1)) 1A.

APR-97-I-9A - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan for 5.24 acres on McWhorter Place by adding an option for residential use at 12-16 du/ac and 16-20 du/ac. Map 71-1 ((1)) 25-33 and 36-42.

APR-97-III-6P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan map for 92.98 acres of the Kings Park West subdivision from residential use at 5-8 du/ac to 2-3 du/ac so as to conform with the Plan text and existing development. Map 68-2 ((5)) and 68-4 ((6)).

APR-97-III-7P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan map for 22.16 acres (one portion owned by the Lake Braddock Homeowners Association and the other portion owned by the Board of Supervisors and designated as the Monticello Community Park by the Fairfax County Park Authority) planned for public park uses by adding text relative to the inappropriateness of vertically oriented uses, such as telecommunication towers, on the property. Map 69-3 ((6)) D, E.

APR-97-III-9P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan for 19.15 acres on Guinea Road and Sandy Lewis Drive by adding text regarding visual impact, environmental sensitivity and recognition of the residential character of surrounding neighborhoods to the current recommendation for industrial and public facility uses. Map 77-2 ((11)) 29A, 29B, 29C, 32A, 34.

APR-97-III-10P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan for 3.35 acres on Guinea Road from industrial use with an option for commuter rail parking to public park use with pedestrian access over the railroad right-of-way. Map 77-2 ((11)) 35.

APR-97-III-12P - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan for 8.21 acres owned by the Board of Supervisors and located on Guinea Road and planned for public park uses by deeding the subject property to the adjacent Lakepointe Homeowners Association for permanent open space buffering or to the Fairfax County Park Authority for use as permanent open space. Map 78-1 ((11)) 1A, 1B.
1997 Braddock District Applications

APR-97-CW-24T - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan for the planned road widening of Guinea Road from two to four lanes, between Pommeroy Drive and New Guinea Road, by adding text concerning use of curb and gutter, elimination of a raised median, use of minimum lane widths, and construction of an elevated roadway over Rabbit Branch. Maps 77-2 and 78-1.

APR-97-CW-25T - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to amend the Plan and the Plan Map for Ox Road (Rt. 123), from the City of Fairfax to the Fairfax County Parking, by removing the six-lane designation. Maps 68-1, 68-3, 77-1 and 77-3.

APR-97-CW-26T - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to add text to the Plan concerning the historic rural route of Twinbrook Road, between Braddock Road and Guinea Road, and request designation by the Commonwealth of Virginia as a Virginia Byway. Map 69-3.

APR-97-CW-27T - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova to add text to the Comprehensive Plan concerning the historic rural route of Burke Road, between Burke Lake and Guinea Roads. Map 78-1.

97-CW-28T - AREA PLANS REVIEW AMENDMENT - nomination by Braddock District Supervisor Bulova to add text to the Comprehensive Plan requiring that a corridor study be conducted following completion of the Roberts Road overpass to examine lane options for Guinea Road Extended, from Sideburn Road to Ox Road. Maps 77-1 and 77-2.

RZ-1997-BR-017 - ROBERT J. BATAL, TRUSTEE - to rezone 9.78 acres from R-1 to R-3 for development of 25 single family detached homes at a density of 2.56 du/ac. Map 68-3 ((1)) 45.

APR-97-CW-29T - AREA PLANS REVIEW ITEM - nomination by Braddock District Supervisor Bulova, concerning Roberts Road between New Guinea Road and Route 236, to add text to the Comprehensive Plan minimizing any cutting and filled, deeding excess right-of-way to the County for a linear park, and to request designation by the Commonwealth of Virginia as a Virginia Byway.
1998 Braddock District Applications

The Planning Commission acted upon twenty-two land use applications in the Braddock District in 1998. The Commission denied one item and approved the remaining twenty-one cases, either wholly or in part. Additional information on the applications listed below may be obtained from the Planning Commission Office.

Item Denied

APR-97-II-10F – AREA PLANS REVIEW ITEM – nomination by Robert Lawrence on behalf of Robert Robbins to amend the Comprehensive Plan for 4.28 acres located at 4617 and 4621 Roberts Road by removing the requirement for parcel consolidation under the option for residential use at 2-3 du/ac. Map 68-2 ((1)) 24, 25.

Items Approved

PCA-87-A-01 -FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY – to amend the proffers associated with the prior approval of RZ-87-A-011 for an elderly housing and senior center located on 7.28 acres zoned R-3. Map 58-4 ((1)) 41A.


RZ-96-B-021– FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY – to rezone 0.18 acres from R-1 to R-2 to permit development of a medical facility, adult day care facility and associated uses. Map 58-4 ((1)) 43, 45, 47.

SEA-86-S-027 – McDONALD’S CORPORATION – to amend the development conditions associated with the prior approval of SE-86-S-027 to permit conversion of an existing Roy Rogers fast food restaurant to a McDonald’s restaurant at 5506 Backlick Road. Map 80-2 ((1)) 14.

SEA-93-B-042 – FAIRFAX COUNTY PARK AUTHORITY – to amend the development conditions associated with the prior approval of SE-93-B-042 to permit site modifications to the existing Lake Accotink Park (to include a turnaround area for school buses and emergency vehicles, a reduction in the amount of impervious surface, and to comply with requirements of the Americans with Disabilities Act) located at 7500 Lake Accotink Park Road on 13 acres zoned R-2 and R-3. Map 79-1 ((1)) 3 and 79-2 ((1)) 1A.

SE-97-B-005 – T.A.C. GROUP, INC. t/a FRUGAL FANNIE – to permit a retail sales establishment with sales limited to weekends and federal holidays on 2.10 acres zoned I-4 and located at 5265 Port Royal Road. Map 70-4 ((10)) 2B1.

SEA-98-B-004 – BOARD OF MISSIONS OF MOUNT VERNON BAPTIST CHURCH – to permit a public benefit association (campus ministry for students at George Mason University and Northern Virginia Community College), located at 4609 and 4601 Roberts Road, on 4.0 acres zoned R-1. Map 68-2 ((1)) 22, 23.

S98-II-F1 – OUT-OF-TURN PLAN AMENDMENT – proposed expansion of APR-97-II-10F to re-evaluate the land use recommendation for 15.89 acres located on Roberts Road and to consider the addition of a trail recommendation. Map 68-2 ((1)) 14-25.

APR-97-III-13P – AREA PLANS REVIEW ITEM – nomination by Braddock District Supervisor Bulova to amend the Comprehensive Plan for the Potomac Planning District by the addition of text concerning environmental protection.
1998 Braddock District Applications

APR-98-II-5F – AREA PLANS REVIEW ITEM – nomination by Eastwood Properties to amend the Comprehensive Plan for 9.77 acres located on Lee Highway and Shirley Gate Road by increasing the residential density at the Overlay Level from 3 du/ac to 8-12 du/ac. Map 56-2 ((1)) 48, 49; 56-2 ((4)) 12-19.

APR-98-II-6F – AREA PLANS REVIEW ITEM – nomination by George and Patty Freeman to amend the Comprehensive Plan for 2.22 acres located at 4325 Shirley Gate Road by increasing the residential density at the Overlay Level from 3 du/ac to 8-12 du/ac. Map 56-2 ((4)) 20, 21.

APR-98-III-1P – AREA PLANS REVIEW ITEM – nomination by staff of the Office of Comprehensive Planning to amend the Comprehensive Plan for 4.75 acres located on Little Ox Road from industrial use at .25 FAR to residential use at .2-.5 du/ac with an option for .5-1 du/ac. Map 77-3 ((1)) pt. 9, 10.

APR-98-III-3T – AREA PLANS REVIEW ITEM – nomination by Supervisor Bulova on behalf of the Braddock District Task Force to amend the transportation Plan Map by re-evaluating the recommendation for widening New Guinea Road from two to four lanes and extending it from Sideburn Road to Route 123 and requiring a corridor study. Map 77-2.

RZ-1997-BR-025 – SURENDRA BERRY – to rezone 2.99 acres from R-1 to R-2 to permit residential development at a density of 1.34 du/ac. Map 69-3 ((2)) 6, 7.

RZ-1998-BR-034 – to rezone 9.26 acres from R-1 to R-3 to permit a cluster residential development at a density of 2.76 du/ac. Map 69-3 ((1)) 30B, 33-36.

RZ-1998-BR-031 – WEST PROPERTIES, LC – to rezone 4.01 acres from R-1 to R-3 to permit residential development at a density of 2.49 du/ac. Map 69-1 ((2)) 28 and 69-3 ((2)) 29.

FS-B98-23 – NEXTEL – to co-locate up to 12 panel antennas on the existing 150-foot Bell Atlantic monopole, co-utilized by Cellular One and APC, located at 7920 Woodruff Court in the Ravensworth Industrial Park. Map 70-4 ((1)) 701.
The Planning Commission acted upon thirteen land use applications in the Braddock District in 1999. The Commission denied one item and voted to reconsider its action on one application (later deferring that case indefinitely). The remaining eleven cases were approved, either wholly or in part. Additional information on the applications listed below may be obtained from the Planning Commission Office.

**Denied Item**

RZ-1998-BR-061 - EASTWOOD PROPERTIES, INC. - to rezone 2.17 acres from R-1 to R-2 to permit development of two single family detached dwelling units at a density of 0.92 du/ac. Map 68-3 ((1)) 19, 20.

**Item Reconsidered & Deferred Indefinitely**

RZ-1998-BR-061 - EASTWOOD PROPERTIES, INC. - to rezone 2.17 acres from R-1 to R-2 to permit development of two single family detached dwelling units at a density of 0.92 du/ac. Map 68-3 ((1)) 19, 20.

**Items Approved**

SE-98-B-032 - EXXON CORPORATION - to permit a service station, quick service food store and waiver of certain sign regulations on 40,000 square feet of land located at 5239 Rolling Road and zoned C-6 and HC. Map 69-4 ((1)) 49A.

FS-B98-30 - MEDIA GENERAL CABLE - to construct a 38 x 26 foot hub building for telecommunication switching equipment on a 0.3 acre site containing a storage facility, at 10910 Clara Barton Drive.

RZ-1997-BR-004 - JCE, INC. - to rezone 8.84 acres from R-1 and R-3 to PDH-3 to permit development of 25 single family detached units at a density of 2.90 du/ac. Map 69-1 ((1)) 27; 69-1 ((2)) 21, 22, 23, 24R.

FDP-1997-BR-004 - JCE, INC. - submission of the final development plan for residential development of 25 single family detached units, at a density of 2.84 du/ac, on 8.84 acres zoned PDH-3. Map 69-1 ((1)) 27; (2)) 21-23, 24R.

RZ-1998-BR-073 - BURKE CENTRE SHOPPING CENTER LLC - to rezone 2.18 acres from I-5 to PRC, as part of the Burke planned residential community, to permit village center uses. Map 77-1 ((1)) 64.

PCA-75-8-036 - STEUART-BURKE CENTRE SHOPPING CENTER, LLC - to amend previously approved proffers by permitting a 18,200 square foot increase in the floor area ratio of the Burke Centre shopping center, located on 11 acres zoned PRC. Map 77-1 ((1)) 63.

DPA-C-546-22 - STEUART-BURKE CENTRE SHOPPING CENTER, LLC - to amend the previously approved and amended development plan for the Burke planned residential community by incorporating 2.18 acres (parcel 64) into the Burke Village Centre, for a total of 13.8 acres zoned PRC, and to increase the allowable floor area at the shopping center to reflect expansion of the Safeway grocery store and a new video store. Map 77-1 ((1)) 63, 64.

SE-99-B-014 - ALBERT J. DWOSKIN, TR. -to permit one freestanding sign, totaling 126.83 square feet in size, to be located within the Fairfax Centre II shopping center on 40,000 square feet of land zoned C-8 and WS. Map 57-1 ((1)) 11A.

DPA-1999-BR-008 - TRANSAMERICAN CONSTRUCTION - to rezone 2.06 acres from R-1 to R-2 to permit residential development of four single family detached dwellings at a density of 1.94 du/ac. Map 58-4 ((1)) 38A.

RZ-1998-BR-072 - BATAL BUILDERS INC. - to rezone 2.74 acres from R-1 to R-3 to permit residential development of six single family detached homes at a density of 2.2 du/ac. Map 68-4 ((1)) 36.

RZ-1999-BR-050 - VIRGINIA CONCRETE COMPANY, INC. - to rezone 9.3 acres from R-1 and I-6 to I-6 in its entirety to enable the adjacent parcel owner to apply for a special permit to construct a gym. Map 77-3 ((1)) 11.
In 2000, the Planning Commission took action on twenty-four land use applications in the Braddock District. Two items were denied and the Commission approved the remaining twenty-two items, either wholly or in part. More detailed information on the applications listed below may be obtained from the Planning Commission Office.

**Items Denied**

- **SPA-81-A-022-6 - CALVARY MEMORIAL PARK, INC.** - to amend a previously approved special permit by allowing the addition of a funeral home and crematory on 128.14 acres zoned R-1 and located on Braddock Road. Map 69-1 ((1)) 1, 12.
- **SP-00-B-055 - PARADISE LEARNING CTR. & PRAISE TEMPLE CHILD CARE CENTER** - to permit a childcare center on 1.41 acres zoned R-1. Map 69-3 ((1)) 6A.

**Items Approved**

- **SEA-97-B-005 - TAC GROUP, INC./FRUGAL FANNIE** - to amend the previously approved development conditions to permit an increase in FAR, a waiver of the open space requirement, and changes in development conditions on 2.10 acres zoned I-4. Map 70-4 ((10)) 2B1.
- **RZ-1999-BR-056 - LANDMARK PROPERTIES DEVELOPMENT CORP.** - to rezone 12.05 acres from R-1, C-8 and WS to PDH-5 and WS to permit residential development at 5.81 du/ac. Map 56-2 ((1)) 48, 49; 56-2 ((4)) 12, 14, 15, 16, 17, 19 and 20.
- **FDP-1999-BR-056 - LANDMARK PROPERTIES DEVELOPMENT CORPORATION** - submission of the final development plan for 61 single-family detached dwellings and 9 single-family attached dwellings on 12.05 acres zoned PDH-5 and WS. Map 56-2 ((1)) 48, 49; 56-2 ((4)) 12, 14, 15, 16, 17, 19, and 20.
- **S99-II-F1 - OUT-OF-TURN PLAN AMENDMENT** - to amend the Comprehensive Plan for 14 acres adjacent to the City of Fairfax from residential use at 3-4 du/ac with an option for 12-16 du/ac or mixed uses by adding an option for residential use at 8-12 du/ac. Map 57-4 and 68-2.
- **RZ-1999-BR-058 - CLARK L. MASSIE, TRUSTEE** - to rezone 7.84 acres from R-1 and R-3 to R-3 to permit residential development at a density of 2.55 du/ac. Map 69-3 ((1)) 23, 26, 27; 69-3 ((10)) C.
- **PCA-78-A-050 - STEPHEN & JUDITH WASSERMAN** - to amend the previously approved proffers to permit deletion of land area at a density of 2.55 du/ac on 8,200 square feet of land zoned R-3. Map 69-3 ((10)) C.
- **SEA-84-A-052 - TRUSTEES OF ST. STEPHEN'S UNITED METHODIST CHURCH** - to amend the previously approved development conditions to permit a church with a nursery school, which has an enrollment of 100 or more students daily on 8.02 ac., zoned R-2. Map 69-4 ((1)) 19A, 19C, 19D and 19E.
- **RZ-1999-BR-066 - CHRISTOPHER MANAGEMENT, INC.** - to rezone 2.75 acres from R-1 to R-2 to permit cluster residential development at a density of 1.80 du/ac. Map 58-3 ((6)) 35 and 35A.
- **2232-B00-8 - AT&T WIRELESS** - to approve the existing placement of nine panel antennas on 100-foot monopole, and equipment cabinet on the ground in VDOT right-of-way at the intersection of I-495 and Braddock Road. Map 70-4.
- **FS-B00-31 - METRICOM, INC.** - to install 16 antennas to be flush mounted on the penthouse walls, and one equipment cabinet located inside the penthouse, of the 85 foot tall George Mason University Fenwick Library located at 4400 University Drive. Map 68-2 ((1)) 3.
- **FS-B00-40 - METRICOM, INC.** - to co-locate up to 16 antennas on the penthouse roof, and one equipment cabinet inside the penthouse, of the existing 65-foot Ravensworth office building (co-utilized by APC) at 5201 Port Royal Road; Map 70-4 ((10)) 1A.
- **SE-00-B-021 - SHENANDOAH’S PRIDE DAIRY, LLC** - to permit expansion of an existing food and beverage manufacturing, production and processing establishment (milk/dairy processing and packaging facility) on 9.13 acres zoned I-4. Map 70-4 ((10)) 4, 5, 6.
- **SE-00-B-009 - FIRST WASHINGTON REALTY AND MCDONALDS, INC.** - to permit a fast food restaurant with a drive-through window on 1.14 acres zoned C-6 and HC. Map 69-4 ((1)) 49.
- **SE-00-B-015 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION, INC.** - to permit a drive-in bank on 1.59 acres zoned C-2 and WS. Map 56-2 ((1)) 47A.
- **SEA-95-B-018 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION, INC.** - to amend the previously approved development conditions to permit change to the SE plat and development conditions on 1.30 acres zoned R-1 and WS. Map 56-2 ((1)) 47A.
PCA-95-B-014 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION, INC. - to amend the previously approved proffers to permit a drive-in bank with an overall FAR of 0.14 on 2.89 acres zoned C-5, R-1 and WS. Map 56-2 ((1)) 47A.

RZ-2000-BR-013 - FAIRFAX COUNTY EMPLOYEES CREDIT UNION, INC. - to rezone 2.89 acres from C-5, R-1 and WS to C-2, R-1 and WS to permit commercial use (drive-in bank) with an overall FAR of 0.14. Map 56-2 ((1)) 47A.

FS-B00-68 - AT&T WIRELESS - to approve existing placement of nine panel antennas at the 195-foot level of the existing 300-foot Virginia State Police Tower, and one equipment cabinet on the ground, located at 9801 Braddock Road. Map 69-1 ((1)) 34A.

FSA-71-1 - AT&T WIRELESS - to amend unnumbered FS previously approved by the PC on 7/11/96 (now known as FS-71) by enlarging the existing equipment cabinet on the roof of the Washington Post Building at 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

2232-B00-29 - FAIRFAX COUNTY PARK AUTHORITY - to expand Wakefield Park (multiple resource park) by adding two 60-foot diamond fields, a skate park, roller hockey rink, volleyball court, expand RECenter & add 100 parking spaces at 8100 Braddock Road. Map 70-4 ((1)) 1, 2; 70-2 ((8)) B; 70-3 ((11)) A; 70-3 ((7)) A, C, D, E.

2232-B00-20 - FAIRFAX COUNTY PARK AUTHORITY - to acquire 7.35 acres for construction of the new Burke Centre Community Library at 5939 Freds Oak Road. Map 77-3 ((1)) 21.

FS-B00-111 - NEXTEL - to replace existing 100-foot tall Virginia Power concrete monopole (currently utilized by AT&T) with 120-foot tall steel monopole to accommodate 12 Nextel panel antennas, the AT&T antennas, and one additional future carrier at 5637 Guinea Road. Map 77-2 ((1)) 34.
In 2001, the Planning Commission took action on twelve land use applications located in the Braddock District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Items Approved**

SE-00-B-049 - TWOCHEZ & COMPANY, INC., T/A HERITAGE MALL SERVICE CENTER - to permit a driveway for uses in a C District and waivers of the minimum lot size and lot width requirements on 5,262 square feet of land zoned R-20. Map 70-2 ((1)) 23.

SE-99-B-029 - TWOCHEZ & COMPANY, INC. - to permit a service station, truck rental establishment and waivers of the minimum lot size and lot width requirements on 19,985 square feet zoned C-6. Map 70-2 ((1)) D1, 2C.

S00-I-A1 - OUT-OF-TURN PLAN AMENDMENT – to amend the Plan by modifying the current text to better reflect existing development and to consider an option for office use at up to 1.35 FAR with a height limit of 125 ft. on parcel 70-2 ((1)) 1A to create a gateway development for the Annandale Community Business Center. Maps 70-2 ((1)) 1A, 9, 10; 71-1 ((1)) 73, 74.

FS-B00-89 – XM SATELLITE RADIO - to co-locate one sectoral antenna at the top of a ten-foot pole to be attached to the existing 150-foot monopole (co-utilized by Bell Atlantic, Sprint, Nextel and Cellular One) located at 7920 Woodruff Court in the Ravensworth Industrial Park. Map 70-4 ((10)) 701.

FS-B00-117 – NEXTEL - to install twelve panel antennas (eight flush-mounted and four sled-mounted) on roof of existing three-story office building located at 8996 Burke Lake Road. Map 69-4 ((1)) 41B.

RZ-2000-BR-061 - BOURJ LIMITED – to rezone 8.27 acres from C-3, C-4, C-5, HC and SC to C-3, C-4, HC and SC to permit commercial development with an overall FAR of 1.31. Map 70-2 ((1)) 1A, 9, 10.

FS-B00-89-1 – XM SATELLITE RADIO – to amend the previously approved features shown by adding a 24-inch receiving dish and increasing the size of the equipment cabinet at the base of the 150-foot monopole at 7920 Woodruff Court in the Ravensworth Industrial Park. Map 70-4 ((10)) 701.

FS-B01-35 – NEXTEL - to co-locate six panel antennas on existing 120-foot monopole (co-utilized by APC) at the Brandywine Swim & Racquet Club, with one equipment cabinet on the ground at 9537 Helenwood Drive. Map 69-1 ((4)) 1A.

FS-B01-18 – NEXTEL – to install nine panel antennas on an existing 120-foot Virginia Power transmission tower, with an equipment cabinet in the basement of the existing bank building located in the University Mall Shopping Center at the intersection of Ox Road and Braddock Road. Map 68-1 ((1)) 9.

SEA-00-B-021 – SHENANDOAH’S PRIDE LLC – to amend the development conditions associated with the prior approval of SE-00-B-021 by permit building additions to the existing food and beverage manufacturing, production and processing establishment located on 9.13 acres zoned I-4 at 5325 Port Royal Road. Map 70-4 ((10)) 4, 5, 6.
In 2002, the Planning Commission took action on eleven land use applications located in the Braddock District. Of that number, the Commission accepted withdrawal of one item and denied one item. The remaining nine applications were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Item Withdrawn**

FSA-B96-68-1 – SPRINT – to amend the previously approved feature shown application by permitting the addition of two equipment cabinets inside the penthouse of the Heritage Building located at 7617 Little River Turnpike. Map 70-2 ((1)) 1A.

**Item Denied**

FSA-B96-44-1 – AT&T – to amend the previously approved feature shown application by permitting the addition of one equipment cabinet on the grounds of the Dominion Virginia Power Sideburn Substation located at 5637 Guinea Road. Map 77-2 ((1)) 34.

**Items Approved**

RZ-2001-BR-028 – EASTWOOD PROPERTIES, INC. – to rezone 9.0 acres from R-1 and R-3 to PDH-3 and R-3 to permit single family residential development. Map 68-4 ((1)) 48, 49, 50, ((4)) A1, C, D, 1, ((13)) A; 77-2 ((26)) 1, 2, 3.

FDP-2001-BR-028 – EASTWOOD PROPERTIES, INC. – submission of the final development plan for residential development (New London Park) of 20 single family detached units on 8.8 acres zoned PDH-3. Map 68-4 ((1)) 48, 49, 50, ((4)) A1, C, D, 1; 77-2 ((26)) 1, 2, 3.

PCA-81-A-036 – EASTWOOD PROPERTIES, INC. – to amend the proffers associated with the prior approval of RZ-91-A-036 to permit deletion of a 0.2 acre portion of land from the subject property to enable its inclusion with the adjacent development proposed under RZ/FDP-2002-BR-028. Map 68-4 ((13)) A.

FSA-71-2 – AT&T – to amend the previously approved feature shown application by permitting the addition of one equipment cabinet on the roof of the Washington Post Building located at 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

RZ-2002-BR-003 – ANDREW J. KIM – to rezone 1.56 acres from R-4 to R-5 to permit a conventional subdivision of six single family attached units. Map 71-1 ((1)) 52.

FS-B01-12 – SPRINT – to install three panel antennas inside a 20-foot tall flagpole with six accompanying equipment cabinets to be placed on the roof of the existing 44-foot tall Kings Park Professional Building, co-utilized by Nextel, located at 8996 Burke Lake Road. Map 69-4 ((1)) 41B.

APR-02-II-2F – AREA PLANS REVIEW ITEM – nomination by Molly E. Harbin, on behalf of The Christopher Companies, to amend the Comprehensive Plan for 6.80 acres located in the 4200 block of Rust Street by adding an option of residential use at 4-5 du/ac subject to full parcel consolidation. Map 57-1 ((1)) 3 – 7.

RZ-2001-BR-022 – ROCKY GORGE HOMES LLC – to rezone 4.58 acres from R-1 to PDH-12 to permit single family attached residential development (Fairfax Gateway). Map 57-4 ((1)) 1A, 1, 3, 7.

FDP-2001-BR-022 – ROCKY GORGE HOMES LLC – submission of the final development plan for the Fairfax Gateway residential development consisting of 47 single family attached dwelling units located on 4.58 acres zoned PDH-12. Map 57-4 ((1)) 1A, 1, 3, 7.
2003 Braddock District Applications

In 2003, the Planning Commission took action on eleven land use applications located in the Braddock District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

Items Approved

RZ-2002-BR-017 – EASTWOOD PROPERTIES, INC. – to rezone 17.25 acres from R-1 and R-3 to PDH-3 for development of 40 single family detached dwelling units at a density of 2.32 du/ac. Map 68-4 (11) 13, 15, 16, 23-26, 29, 30A, 30B, 31, 32B, 32C, 33 and 68-4 (9) H.

FDP-2002-BR-017 – EASTWOOD PROPERTIES, INC. – submission of the final development plan for the Zion North development consisting of 40 single family detached units on 17.25 acres zoned PDH-3. 68-4 (11) 13, 15, 16, 23-26, 29, 30A, 30B, 31, 32B, 32C, 33 and 68-4 (9) H.

SE-2002-BR-044 – RAVENSWORTH BAPTIST CHURCH & ANNANDALE PLAY-CARE INC. – to permit an increase in enrollment from 60 to 90 children for the child care center located at the existing 225-seat Ravensworth Baptist Church located at 5100-A Ravensworth Road. Map 70-4 (6) A.

FS-B02-18 – NEXTEL – to install twelve antennas on an existing 119-foot Virginia Power transmission tower, with an equipment cabinet on the ground, in the Wakefield Park located at 8100 Braddock Road. Map 70-4 (1) 2.

FS-B03-19 – CINGULAR WIRELESS LLC – to co-locate nine panel antennas on an existing 130-foot telecommunications tower located at 7171 Wimsatt Road on the site of the Washington Post Production & Distribution Plant. Map 80-1 (11) 13A.

RZ-2003-BR-017 – EASTWOOD PROPERTIES, INC. – to rezone 1.27 acres from R-1 to R-2 to permit the subdivision of the property into two lots for two single-family detached dwellings at a density of 1.6 du/ac. Map 68-3 (11) 8A.

PCA-2001-BR-028 – ZION NEIGHBORHOODS, LLC – to amend the proffers associated with the prior approval of RZ-2001-BR-028, for the New London Park residential development, by deleting a stormwater management pond, reconfiguring the site, and adding one dwelling unit on 8.80 acres zoned PDH-3. Maps 68-4 and 77-2.


RZ-2003-BR-003 – LANDMARK PROPERTY DEVELOPMENT LLC – to rezone 1.06 acres from R-4 to R-8 to permit residential development of eight townhouse units designed to be ADA accessible for the physically handicapped. Map 77-2 (11) 42B.

FDPA-2001-BR-028 - ZION NEIGHBORHOODS, LLC – to amend the previously approved final development plan for the New London Park residential development by deleting a stormwater management pond, reconfiguring the site, and adding one dwelling unit on 8.80 acres zoned PDH-3. Maps 68-4 and 77-2.
In 2004, the Planning Commission took action on six land use applications located in the Braddock District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Items Approved**

**RZ-2003-BR-029** – ATLANTIC COAST HOMES, INC. – to rezone 1.66 acres from R-C and WS to R-3 and WS to permit residential development at a density of 1.81 du/ae. Map 77-1 ((1)) 51A.

**FS-B04-16** – OMNIPOINT – to install three antennas flush-mounted at the top of a replacement stadium light pole and three equipment cabinets under the bleachers of the football stadium at Annandale High School located at 4700 Medford Road. Map 71-1 ((1)) 68.

**RZ-2004-BR-017** – GANJI MASSOUMEH – to rezone one acre of land from R-1 to R-2 to permit development of two single family detached homes. Map 77-2 ((1)) 7.

**FS-B04-29** – OMNIPOINT – to install nine sled-mounted panel antennas and three equipment cabinets on the rooftop of an existing office building located at 8996 Burke Lake Road. Map 69-4 ((1)) 41B.

**2232-B04-6** - OMNIPOINT - to install one new 125-foot steel telecommunications monopole to replace an existing 75-foot tall athletic field light pole to accommodate twelve panel antennas and nine equipment cabinets on the ground behind a wooden fence near the football field at James W. Robinson, Jr. Secondary School. Map 68-4 ((3)) 1.

**RZ-2004-BR-017** – GANJI MASSOUMEH – to rezone one acre of land from R-1 to R-2 to permit development of two single family detached homes. Map 77-2 ((1)) 7.

**2232-B04-14** – FAIRFAX COUNTY PARK AUTHORITY – to permit improvements to Ossian Hall Park located 7900 Heritage Drive, Annandale. Map 70-2 ((1)) 4A and 7.
### DRANESVILLE DISTRICT ACTIONS
#### 1995-2004

![Chart showing number of actions by year.]

### CASES BY APPLICATION TYPE
#### 1995-2004

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85
A total of thirty (30) Dranesville District land use applications were acted upon by the Planning Commission in 1995. Of that number, three items were denied and the remaining applications were approved, either wholly or in part. Detailed information on the cases listed below may be obtained from the Planning Commission Office.

Denied Items

SE-94-D-044 - TCLP, L.L.C. - to permit development of a 22 lot cluster subdivision of single family detached dwellings on 25.12 acres zoned R-1. Maps 6-3 ((1)) 21, 24, 26; 6-3 ((2)) A.

456-D94-11 - AMERICAN PERSONAL COMMUNICATIONS (APC) - to permit a telecommunications facility (150-foot monopole, two equipment cabinets, nine panel antennas and two dish antennas) on 26,092 square feet of land used by the City of Falls Church for a water pumping station. Map 31-2 ((1)) 12A.

SE-94-D-068 - AMERICAN PERSONAL COMMUNICATIONS (APC) - to permit a 150-foot monopole, two equipment cabinets, nine panel antennas and two dish antennas on 26,092 square feet of land presently utilized by the City of Falls Church for a water pumping station. Map 31-2 ((1)) 12A.

Approved Items

4252-SP-01-1 - IMMANUEL PRESBYTERIAN CHURCH - review of the stormwater management plan for Immanuel Presbyterian Church, pursuant to the development conditions. Map 31-2 ((1)) 4A.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS (APC) - request that the proposed installation of a telecommunications facility on the existing Cellular One monopole be determined a feature shown on the Plan. Map 12-4 ((1)) 54.

SE-94-D-053 - JOHN LAING HOMES, INC. - to permit a cluster subdivision of 21 single family detached dwelling units on 23 acres zoned R-1 & HD. Map 6-3 ((1)) 28, 29.

SEA-80-D-045-2 - AMERICAN PCS, L.P. - to amend the previously approved development conditions to permit co-location of a second telecommunications facility (nine directional antennae and two communication link dishes) on the roof of Vinson Hall (housing for the elderly) on 12.9 acres zoned R-2. Map 31-3 ((1)) 83.

S94-III-UP2 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 8.8 acres (Land Unit A of the Reston-Herndon Suburban Center), planned for commercial office, hotel or residential uses, by allowing an option for retail use including restaurants. Map 16-3 ((2)) pt. 2, 16-4 ((2)) pt. 23,24.

456-D95-19 - AMERICAN PCS, L.P. - to permit 30 foot height increase to existing Media General telecommunications tower and installation of additional equipment on the 2.06 acre site of the Great Falls Volunteer Fire Department. Map 13-1((1))2 & 2A.

SEA-83-D-079 - AMERICAN PCS, L.P. - to amend the previously approved development conditions to permit a 30 foot height increase to the existing Media General tower (on the site of the Great Falls Volunteer Fire Dept.), installation of additional equipment, and a public benefit association on 2.06 acres zoned R-1 & C-8. Map 13-1((1)) 2 & 2A.

FEATURE SHOWN DETERMINATION - NEXTEL COMMUNICATIONS - request that proposed installation of three omni-directional whip antennas, on the existing 150-foot Cellular One monopole, be found a feature shown of the Comprehensive Plan. Map 12-4 ((1)) 54.
SEA-86-D-056-2 - MOBIL OIL CORPORATION - to amend the previously approved development conditions to add a quick service food to an existing service station and extend the hours of operation to 24 hours a day, on 33,124 square feet of land zoned C-8. Map 6-4 ((1)) 79.

RZ-94-D-058 - L. RANDOLPH WILLIAMS & KENNETH M. THOMPSON - to rezone 3.37 acres from C-3, SC and HC to PDH-20, SC and HC to permit development of 63 single family attached dwelling units, including seven affordable units, at a density of 18.69 du/ac. Maps 30-2 ((4)) (P) & (H) various parcels.

FDP-94-D-058 - L. RANDOLPH WILLIAMS & KENNETH M. THOMPSON - submission of the final development plan for development of 63 residential townhouses (McLean Crest), including seven affordable units, at a density of 18.69 du/ac on 3.37 acres zoned PDH-20, SC & HC. Maps 30-2 ((4)) (P) & (H).

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that three panel antennas at the top of a new 85-foot tall metal monopole and two cabinets of radio equipment at the base of the monopole, located alongside the football field at Langley High School, be found a feature shown of the Plan. Map 22-3 ((1)) 10.

RZ-95-D-005 - VPI & UVA - to rezone 7.51 acres from R-1, R-5 & HC to C-3 & HC to permit development of a Continuing Education/Graduate Center, with a total buildout of up to 240,000 square feet, and commercial off-street parking. Map 40-3 ((1)) 92 & 92A.

SE-95-D-004 - VPI & UVA - to permit construction of a university campus in two or more phases, and 240 off-street parking spaces on 7.5 acres zoned C-3 & HC. Map 40-3((1))92, 92A.

SE-95-D-030 - JOHN E. TERMINI - to permit continued operation, without an expiration date, of a medical office in a single family dwelling in an R-District on 30,000 square feet of land zoned R-4, HC & SC. Map 30-2 ((9)) 63-66.

SEA-84-D-086-4 - THE LANGLEY SCHOOL - to amend the previously approved development conditions by permitting increase in the number of parking spaces on the site and allowing an existing building addition, used as a service bay, to remain on 22,190 square feet of land zoned C-8. Map 13-1 ((1)) pt. 23.

PCA-86-D-093-9 & FDPA-86-D-093-7 - WORLDGATE ASSOCIATES L.P. - to amend the previously approved proffers and final development plan for the Worldgate development by permitting a restaurant park option with related retail uses in addition to the office option previously approved on 8.8 acres (Land Bays L and M). Maps 16-3 ((2)) pt. 2; 16-4 ((2)) 23, 24.

SE-95-D-048 - SUN CO., INC. - to permit renovation of an existing three-bay service station and construction of a pump island canopy on 13,844 square feet of land zoned C-8, HC & SC. Map 30-2 ((1)) 51.

SEA-93-D-053 - M.S.S., INC. - to amend the previously approved development conditions by permitting increase in the number of parking spaces on the site and allowing an existing building addition, used as a service bay, to remain on 22,190 square feet of land zoned C-8. Map 13-1 ((1)) pt. 23.

AF-93-D-002 - GEORGE & JOANNE SCHREINER - to permit 22.93 acres zoned RE to be established as the Schreiner Local A&F District for agricultural and forestal uses. Map 13-3 ((2)) 7, 7B, 8A, 8D.

RZ-95-D-040 - THE MOST REV. JOHN KEATING - to rezone 5.21 acres from R-1 to R-2 to permit subdivision into six residential lots and a seventh lot for continuation of existing convent use. Map 31-3 ((1)) 25A, 27, pt. 31B.
The Planning Commission took action on twenty-seven (27) Dranesville District land use items in 1996. The Commission accepted withdrawal of two items and the remaining items were approved, either wholly or in part. Contact the Planning Commission Office for more information on the applications listed below.

Withdrawn Items

PUBLIC STREET FRONTAGE WAIVER 014954 - request by the Batman Corporation (on behalf of the property owner) for waiver of the public street frontage requirement for the proposed subdivision of a parcel (located adjacent to 6037 Ramshorn Place) into two lots for a density of 0.72 du/ac on 2.77 acres zoned R-1. Map 31-2 ((1)) 118.

PUBLIC STREET FRONTAGE WAIVER 014713 - request by the Batman Corporation (on behalf of the property owners) for waiver of the public street frontage requirement for the proposed subdivision of a parcel (located at 6037 Ramshorn Place) into two lots for a density of 0.49 du/ac on 4.10 acres zoned R-1. Map 31-2 ((1)) 88B.

Approved Items

PCA-86-D-093-10 - WORLDGATE ASSOC. LP - to amend the previously approved proffers by allocating proffer responsibility between Land Bays A1, A2 and the other non-residential land bays of Worldgate (47.63 acres zoned PDC). Maps 16-1 ((2)) 25; 16-3 ((2)) 1A, 1B, 2A, pt. 2; 16-4 ((2)) 23, 24.

SEA-83-D-030-5 - THE MADEIRA SCHOOL - to amend the previously approved development conditions by permitting construction of four detached single-family residential units for the use of faculty and staff employed at the Madeira School on 376.16 acres zoned R-E. Map 20-1 ((1)) 14 & 20-2 ((1)) 1.

RZ-95-D-037 - ALLAN H. GASNER & FRANK S. GORDON, TR.- to rezone 9.52 acres from R-1 to R-3 to permit cluster residential development of 22 lots at a density of 2.31 du/ac. Map 31-3 ((1)) 170-173A.

RZ-95-D-053 - PINNEY RUN L.C. - to rezone 5.0 acres from I-5 to R-1 for construction of a three lot single family detached cluster subdivision at a density of 0.83 du/ac. Map 12-4 ((1)) 47G.

SEA-85-D-062-2 - ST. LUKES SCHOOL - to amend the previously approved development conditions by permitting existing church, which has a private school of general education with an enrollment of 100 or more students daily, to construct school building additions (for additional class room, library and faculty office space) on 20.15 acres zoned R-2. Map 21-4 ((1)) 6.

S96-II-M2 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan by modifying guidelines limiting commercial uses allowed by special exception or special permit in Subarea #11 (2.95 acres planned for single or mixed-use developments contributing to the core image of the CBC) and Subarea #24 (4.6 acres planned for medium density residential townhouses to provide a buffer between CBC commercial uses and single family residential uses outside the CBC) of the McLean CBC. Map 30-2 ((9)) 56-67; 30-2 ((7)) (11) 1-28, 33-62.

FEATURE SHOWN DETERMINATION - VINTAGE COMMUNICATIONS - request that installation of up to 12 directional panel antennas, proposed to be located on the penthouse of the Marriott Suites at Worldgate building, be found a feature shown of the Comprehensive Plan. Map 16-3 ((2)) 1A.

FEATURE SHOWN DETERMINATION - GREAT FALLS ATHLETIC ASSN. & DEPT. OF COMMUNITY AND RECREATION SERVICES - request that a portion of the future Great Falls Community Library site, proposed for development as a temporary soccer field and parking area facility, be found a feature shown of the Comprehensive Plan. Map 13-1 ((1)) 11, 12, 13, 14.

SEA-88-D-062-2 - ST. LUKES SCHOOL - to amend the previously approved development conditions by permitting existing church, which has a private school of general education with an enrollment of 100 or more students daily, to construct school building additions (for additional class room, library and faculty office space) on 20.15 acres zoned R-2. Map 21-4 ((1)) 6.

FEATURE SHOWN DETERMINATION - CELLULAR ONE - request that nine permanent directional antennas to replace temporary antennas installed in 1994, on the rooftop of Vinson Hall, be found a feature shown of the Comprehensive Plan. Map 31-3 ((1)) 83.

RZ-96-D-004 - PINE HILL PARTNERS, L.C. - to rezone 1.03 acres from R-1 to R-4 to permit four single family detached units (Pine Hill Estates) at a density of 3.88 du/ac. Map 30-2 ((1)) 35 & 35A.

SEA-80-D-045-3 - CELLULAR ONE - to amend the previously approved development conditions by installing nine permanent panel antennas on the roof of Vinson Hall, be found a feature shown of the Comprehensive Plan. Map 31-3 ((1)) 83.

RZ-93-D-022 - MENA CORP. - to rezone 7.76 acres from R-1 & HD to PDH-1 & HD for development of a five-lot subdivision at a density of 0.64 du/ac. Map 6-3 ((1)) 20, 30; 6-3 ((13)) B.
1996 Dranesville District Applications

FDP-93-D-022 - MENA CORP. - submission of the final development plan for five-lot residential subdivision on 7.76 acres zoned PDH-1 & HD. Map 6-3 ((1)) 20 & 30; 6-3 ((13)) B.

SE-96-D-023 - NANCY D. ROBINSON - to permit a cluster subdivision of three lots on 9.45 acres zoned R-E. Map 19-4 ((1)) 15.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that 12 panel antennas, one satellite dish and one equipment cabinet, proposed to be installed on the roof of Vinson Hall, be found a feature shown of the Comprehensive Plan. Map 31-3 ((1)) 83.

SE-91-D-021 - MAGRUDER & DIBENDETTO REAL ESTATE, INC. - to continue an office use (real estate office) in a single family detached dwelling in an R-District on 11,108 square feet of land zoned R-3, HC & SC. Map 30-2 ((7)) (11) 6, 7 & 8.

SE-91-D-021 - THOMAS & ANNE C. DIBENDETTO - (Rehearing due to name change) - to continue a real estate office in a single family detached dwelling on 11,108 square feet of land zoned R-3, HC & SC. Map 30-2 ((7)) (11) 6, 7, 8.

FS-D96-7 - NEXTEL - request that twelve panel antennas and an equipment cabinet, to be co-located on roof of existing seven-story McLean Office Center at 6845 Elm Street, be found a feature shown of the Comprehensive Plan. Map 30-2 ((10)) (7) 5A-8A.

AF-96-D-001 - ERNEST R. MCINTURFF & DAVID B. & MARILYN M. STEWART - to establish the McInturff Local Agricultural and Forestal District (for growing of Christmas trees and maintenance of woods, pasture and grass-lands) on 20.38 acres. Map 7-1 ((10)) 20; 7-3 ((5)) 17, 18, 19.

AR-87-D-002 - MELINDA HEILY, ROXANNE RHINEHART & DEMORA D. MCCLAVE - to renew the Rhinehart Local Agricultural and Forestal District (for continued maintenance of grasslands, pasture and wooded open space) on 43.9 acres zoned R-E. Map 13-4 ((1)) 47.

SEA-80-D-045-4 - AT&T WIRELESS SERVICES - to amend the previously approved development conditions by permitting permanent installation of an additional 12 panel antennas, one satellite dish and equipment cabinetry on the roof of an existing elderly housing facility (Vinson Hall) on 12.99 acres zoned R-2. Map 31-3 ((1)) 83.

APR-94-III-14UP (Deferred from the 1994 Area Plans Review cycle) - to amend the Comprehensive Plan for approx. 5 acres from residential use at 3-4 du/ac, with an option for office use at .25 floor area ratio, to residential use at 8-10 du/ac with possible modifications to the transportation recommendations. Map 17-1 ((4)) 18- 22, 40-44.

FS-D96-21 - AT&T - request that nine panel antennas and two equipment cabinets, proposed to be located on the roof of the existing 8-story McLean Plaza office building, be found a feature shown of the Comprehensive Plan. Map 30-2 ((1)) 61.

SEA-85-D-097-2 - THE POTOMAC SCHOOL - to amend the previously approved development conditions by permitting a two-phased 10,115 square building addition (weight/conditioning room, three squash courts, and storage area) to the Potomac School on 70.1 acres zoned R-1. Map 31-1 ((1)) 5, 12A.

FS-D96-39 - APC - request that nine panel antennas and three equipment cabinets, proposed to be co-located on the roof of the existing Vinson Hall elderly housing structure at 6251 Old Dominion Drive, be found a feature shown of the Comprehensive Plan. Map 31-3 ((1)) 83.
The Planning Commission acted on thirty-two land use items in the Dranesville District in 1997. The Commission accepted withdrawal of one item and denied five items. The remaining twenty-six items were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

Withdrawn Item

APR-97-II-9M - AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 2.32 acres by adding an option for residential use at 20+ du/ac to the existing designation as commercial office with retail. Map 30-2 ((1)) 17, 18.

Denied Items

456-D96-7 - AT&T WIRELESS SERVICES - to permit a new 100-foot tall simulated-tree monopole with nine panel antennas and an equipment cabinet on the ground near the base of the tree monopole, at 8107 Old Dominion Drive. Map 20-4 ((1)) 69.

APR-97-III-3M - AREA PLANS REVIEW ITEM - nomination by Lynne J. Strobel on behalf of Haycock Road Associates to amend the Plan for 3.72 acres from residential use at 2-3 du/ac to residential use at 5-8 du/ac. Map 40-4 ((1)) 1.

APR-97-III-8M - AREA PLANS REVIEW ITEM - nomination by Stephen K. Fox on behalf of Eloise R. Smith to amend the Plan for 5.22 acres from residential use at 1-2 du/ac to 20-25 du/ac for an assisted care living facility. Map 29-1 ((1)) 51A.

APR-97-III-13M - AREA PLANS REVIEW ITEM - nomination by Herb Becker on behalf of the Franklin Area Citizens Association to amend the Plan for the M3 Sector of the McLean Planning District by adding text concerning development of shorter trail segments linking older neighborhoods.

APR-97-III-2PK - AREA PLANS REVIEW ITEM - nomination by Herb Becker on behalf of the Franklin Area Citizens Association to amend the Plan for 1.5 acres located on Birch Road by adding text providing for trail access to Franklin Woods Park. Map 41-1 ((7)) 45.

Approved Items

FS-D96-43 - AT&T - request that replacement of an existing 80-foot Langley High School football field pole with a new 85-foot light pole, for nine panel antennas and an equipment cabinet at 6520 Georgetown Pike, be found a feature shown of the Comprehensive Plan. Map 22-3 ((1)) 10.

FS-D96-50 - AT&T - request that addition of nine panel antennas and an equipment cabinet to an existing 125-foot VEPCO transmission pole at the southwest corner of the West Falls Church Metro Station, be found a feature shown of the Comprehensive Plan. Map 40-3 ((1)) 93B.

SEA-80-D-045-5 - AMERICAN PCS - to amend previously approved development conditions by permitting permanent installation of nine additional panel antennas and three equipment cabinets to existing telecommunications facilities on the roof of Vinson Hall on 12.99 acres zoned R-2. Map 31-3 ((1)) 83.

RZ-94-D-046 - K. HOVNANIAN AT STUART RD., INC. - to rezone 4.73 acres from R-1 & C-3 to R-12 to permit residential development of 38 single family attached units at a density of 8.03 du/ac. Map 17-1 ((4)) 18-22, pt.40, pt.41, 42, 43, 44.

APR-94-CW-12T - AREA PLANS REVIEW ITEM - (Deferred from 1994 APR Process) - to amend the Countywide Transportation Plan by adding a road connection in the Dulles Corner/ Center for Innovative Technology (CIT) area across the Dulles Toll Road between Horse Pen Road and Rock Hill Road.

9411-SD-01 - WALDEN OF MCLEAN - submission of the subdivision plan and architectural elevations for the Walden of McLean development, pursuant to the proffers approved under RZ-95-D-037. Map 31-3 ((1)) 170, 171A, 173, 173A.

FS-D97-39 - AT&T - request that a ten-foot extension to existing 126-foot Cellular One monopole (previously approved for 150 feet), to accommodate nine panel antennas and equipment cabinet at 10516 Leesburg Pike, be found a feature shown of the Plan. Map 12-4 ((1)) 54.

FS-D97-5 - APC - request that 18 panel antennas and five equipment cabinets, proposed to be co-located on existing 190-foot tower containing Bell Atlantic and Columbia Gas telecommunication facilities, at 11000 Leesburg Pike, be found a feature shown of the Comprehensive Plan. Map 15-2 ((2)) 1.
FS-D97-8 - APC - request that addition of three panel antennas and five equipment cabinets, proposed to be co-located with existing APC telecommunication facilities on a Langley High School ball field light pole, at 6520 Georgetown Pike, be found a feature shown of the Comprehensive Plan. Map 22-3 ((1)) 10.

FS-D97-32 - APC - request that addition of two antennas and associated equipment cabinets, to existing APC facilities mounted on Virginia Power pole #202/43, at the intersection of Georgetown Pike and I-495, be found a feature shown of the Comprehensive Plan. Map 21-3.

456-D97-2 - BELL ATLANTIC - to construct a 2,200 square foot accessory structure to house emergency generators for an existing telephone switching and routing facility at 1701 Chain Bridge Road on 2.5 acres zoned R-3. Map 30-3 ((1)) 46.

SE 97-D-020 - BELL ATLANTIC - to construct an unmanned building to house telephone switching equipment at 1701 Chain Bridge Road on 2.5 acres zoned R-3. Map 30-3 ((1)) 46.

456-D96-7 - upon the advice of the County Attorney during Executive Session, review of the proposed settlement on civil action #97-846A (Wireless PCS Inc. vs. Planning Commission).

456-D97-5 - YEONAS & ELLIS LANGLEY COURT - to install 18 additional panel antennas and five equipment cabinets to existing telecommunication facilities on 190-foot Columbia Gas tower at 11000 Leesburg Pike on 37,800 square feet land zoned R-1. Map 12-1 ((1)) 36.

FDPA-C-220-3 - APC REALTY & EQUIPMENT COMPANY, LLC - to amend the previously approved final development plan by permitting up to nine additional panel antennas and three equipment cabinets on the roof of a 12-story Ashby apartment building on 4.27 acres zoned PDH-40, IIC & SC. Map 30-2 ((1)) 30B.

FS-D97-41 - APC - request that co-location of nine panel antennas and three equipment cabinets with existing Bell Atlantic telecommunications facilities, on the roof of the 12-story Ashby apartment building at 1350 Beverly Road, be found a feature shown of the Comprehensive Plan. Map 30-2 ((1)) 30B.

AA-91-D-006 - THE EAGLE FAMILY L.P. - to amend the previously approved Eagle II Local Agricultural and Forestal District by adding parcels and continuing the existing district (for forest conservation purposes) on 50.86 acres zoned R-E. Map 20-2 ((1)) 13, 48 and 20-2 ((13)) 4, 5.

APR-97-CW-7ED - AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan by editorial revisions and updates to the text and figures for the McLean Planning District.

PCA-86-D-093-11 - WORLDGATE PROPERTIES - to amend the previously approved proffers for a 22.84 acre portion of the 94 acre Worldgate mixed use development zoned PDC by reflecting the shared parking agreement for Land Bays B and C approved by the Board and allowing for possible future parking reductions in Land Bays D and G. Map 16-3 ((2)) 1A, 1B, pt. 2.

APR-97-III-7M - AREA PLANS REVIEW ITEM - nomination by Vinson Hall Corporation to amend the Comprehensive Plan for 2.56 acres located on Kirby Road planned for residential use at 2-3 du/ac by adding an option for elderly housing facilities up to 0.30 FAR. Map 31-3 ((1)) 67, 74.

APR-97-III-14M - AREA PLANS REVIEW ITEM - nomination by Herb Becker on behalf of the Franklin Area Citizens Association to amend the Comprehensive Plan for the Kirby Planning Sector in the McLean Planning District by revising text pertaining to abandonment of rights-of-way for eight unbuilt streets.

APR-97-III-3UP - AREA PLANS REVIEW ITEM - nomination by Keith Martin on behalf of Elm Street Development, to amend the Plan for 12.06 acres located on Rock Hill Road by adding an option for single family attached residential use at 12-16 du/ac. Map 16-1 ((1)) 1, 2, 3, 7.
SEA-91-D-019 - AMERICAN CAMPUS MGT. - to permit continuation of office use in a residential district on 0.37 acres at 1446 Emerson Avenue zoned R-4, HC & SC. Map 30-2 ((9)) 61, 62.
In 1998, the Planning Commission took action on fifty Dranesville District land use applications. Of that number, the Commission accepted withdrawal of one item, denied two items, and sent one item to the Board of Supervisors without a recommendation. The Commission approved, either wholly or in part, the remaining forty-six items. Additional information on the applications listed below is available at the Planning Commission Office.

Item Withdrawn

APR-98-III-2TR – AREA PLANS REVIEW ITEM – nomination by Kate Rudacille, on behalf of the Northern Virginia Regional Park Authority, to remove the equestrian trail designation along Jefferson Branch north to the Potomac River. Maps 1-3, 3-1 and 3-3.

Items Denied

PCA-74-3-087 - RICHARD M. ROBERTSON – to waive the previously approved requirement that residences be located 200 feet from the Dulles Airport Access Road right-of-way in order to permit construction of four single family detached homes on 2.78 acres zoned R-3. Map 40-1 ((1)) 10 and 40-1 ((23)) A1.

WAIVER #018697 – SUTTONCREST ESTATES – request to waive the requirement for public street frontage on property located at 1133 Crest Lane within Suttoncrest Estates for a proposed subdivision of parcel 19 into two lots. Map 22-4 ((1)) 19.

No Recommendation

SEA-78-D-098-2 – McLEAN BIBLE CHURCH – to amend the development conditions previously approved for a public benefit association (National Wildlife Federation) with recycling facilities on 42.9 acres zoned R-1 by permitting the relocation of the McLean Bible Church to the site with a 3,500 seat sanctuary, 450 seat chapel, a child care center and a youth center. Map 28-2 ((1)) 10, 11, 18.

Items Approved

RZ-1997-DR-028 – TRUSTEES OF TEMPLE RODEF SHALOM – to rezone 7.38 acres from R-1 to R-3 for a place of worship with a child care center, nursery school or private school. Map 40-2 ((1)) 19.

SE-97-D-038 – TRUSTEES OF TEMPLE RODEF SHALOM – to permit a place of worship with a child care center, nursery school or private school with an enrollment of 100 or more students daily on 7.38 acres zoned R-3 and located at 2100 Westmoreland Street. Map 40-2 ((1)) 19.

S97-CW-T1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan and Transportation Plan Map by replacing the four-lane designation for the segment of Beverly Road between Old Dominion Drive and Ingleside Avenue with a designation as an improved two-lane road.

SEA-80-D-045-6 – NEXTEL – to amend the previously approved development conditions for the Vinson Hall elderly housing facility to permit additional telecommunications facilities on the property located at 6251 Old Dominion Drive on 12.99 acres zoned R-2. Map 31-3 ((1)) 83. Map 1-1 ((1)) 1, 2, 3, 7.

FS-D97-58 – NEXTEL – to co-locate 12 panel antennas and one equipment cabinet on the roof of the four-story Vinson Hall senior housing facility located at 6251 Old Dominion Drive. Map 31-3 ((1)) 83.

SEA-80-D-045-6 – NEXTEL – to amend the previously approved development conditions for the Vinson Hall elderly housing facility to permit additional telecommunications facilities on the property located at 6251 Old Dominion Drive on 12.99 acres zoned R-2. Map 31-3 ((1)) 83. Map 1-1 ((1)) 1, 2, 3, 7.

FS-D97-58 – NEXTEL – to co-locate 12 panel antennas and one equipment cabinet on the roof of the four-story Vinson Hall senior housing facility located at 6251 Old Dominion Drive. Map 31-3 ((1)) 83.

RZ-1997-DR-034 – ELM STREET DEVELOPMENT – to rezone 12.74 acres from R-1 to PDH-12 for residential development at a density of 10.68 du/ac. Map 16-1 ((1)) 1, 2, 3, 7.

FDP-1997-DR-034 – ELM STREET DEVELOPMENT – submission of the final development plan for 136 single family attached residential townhouse units including 17 affordable dwelling units on 12.74 acres zoned PDH-12.

SEA-91-D-025-2 – AT&T WIRELESS - to amend the previously approved development conditions to permit nine additional panel antennas at a height of 135 feet on the existing 190-foot Columbia Gas tower on 37,800 square feet of land zoned R-1 and located at 11000 Leesburg Pike. Map 12-1 ((1)) 36.

FS-D97-61 – AT&T – to co-locate nine panel antennas on the 190-foot Columbia Gas Tower, co-utilized by Bell Atlantic and APC, located at 11000 Leesburg Pike. Map 12-1 ((1)) 36.

SEA-91-D-025-2 – AT&T WIRELESS - to amend the previously approved development conditions to permit nine additional panel antennas at a height of 135 feet on the existing 190-foot Columbia Gas tower on 37,800 square feet of land zoned R-1 and located at 11000 Leesburg Pike. Map 12-1 ((1)) 36.

FS-D97-61 – AT&T – to co-locate nine panel antennas on the 190-foot Columbia Gas Tower, co-utilized by Bell Atlantic and APC, located at 11000 Leesburg Pike. Map 12-1 ((1)) 36.

SE-97-D-071 – UNISITE INC. – to permit a telecommunications tower to be located on 22,500 square feet of land zoned R-1 and located at 6300 Georgetown Pike. Map 22-3 ((1)) 40.
456-D97-17 – UNISITE INC. – to construct a 170-foot lattice tower on the Federal Highway Administration Headquarters site at 6300 Georgetown Pike to accommodate eight to ten telecommunications carriers. Map 22-3 ((1)) 40.

SP-96-D-038 – ALL DULLES AREA MUSLIM SOCIETY – to permit a place of worship and a child care center on 2.27 acres zoned R-1 and located on Sugarland Road adjacent to the Fairfax County/Loudoun County boundary. Map 5-4 ((1)) 3, 4.

SEA-91-D-016 – DAYROCK, LC – to amend the previously approved development conditions by adding 4.49 acres to the previously approved application property, for a total of 7.87 acres zoned C-8, increasing the height and making improvements to the existing Days Inn Hotel, and continuing the use of the two existing fast food restaurants (Wendy’s and Taco Bell) with drive-through windows as a well as the existing by-right eating establishment (Bertucci’s). Map 16-1 ((1)) 8, 9.

SEA-86-D-076-2 – McDONALD’S CORPORATION – to amend the previously approved development conditions by permitting a building addition and site modifications to the fast food restaurant located at 6920 Old Dominion Drive on 42,759 square feet of land zoned C-5, SC and HC. Map 30-2 ((1)) 1D.

S97-CW-3CP – OUT-OF-TURN PLAN AMENDMENT – special study to amend the Comprehensive Plan for 230 acres in the McLean Community Business Center by including design guidelines and standards and revising the recommendations for land use, transportation and urban design.


SEA-83-D-079-2 - BELL ATLANTIC & FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to revise the previously approved development conditions by replacing the existing tower with a new 199-foot telecommunications tower, on the 2.05 acre site of the Great Falls Volunteer Fire Department at 9916 Old Georgetown Pike, to accommodate nine panel antennas for Bell Atlantic and seven antennas for the Department of Information Technology, with capacity for future users. Map 13-1 ((1)) 2.

456-D97-3 – BELL ATLANTIC & FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to install a 199-foot telecommunications tower, on the site of the Great Falls Volunteer Fire Department at 9916 Old Georgetown Pike, to accommodate nine panel antennas for Bell Atlantic and seven antennas for the Department of Information Technology, with capacity for future users. Map 13-1 ((1)) 2.

S97-CW-3CP – OUT-OF-TURN PLAN AMENDMENT – supplemental special study to amend the Comprehensive Plan for 230 acres in the McLean Community Business Center, recently amended by revising the recommendations for land use, transportation and urban design, by adding open space design standards to address streetscape, building type, and parking orientation.

CSPA-86-D-093-2 – WORLDGATE ASSOCIATES L.P. – to amend the previously approved Comprehensive Plan for the Worldgate Centre mixed use development on 5.0 acres zoned PDC by replacing the existing entry sign (50 square feet in size) with a triangle-shaped sign 26 feet in height and an area of 217 square feet, with signage on two sides. Map 16-3 ((2)) 1A.

RZ-96-D-016 – McLEAN PRESBYTERIAN CHURCH – to rezone 8.03 acres from R-1 and R-2 to R-2 to permit the floor area ratio for that portion of the existing McLean Presbyterian Church located within the R-1 District to comply with Zoning Ordinance regulations. Map 21-3 ((1)) 50, 50A, 51 and 21-3 ((15)) A1, 18A.


McDONALD’S LIGHTING PLAN – submission of the lighting plan for the McDonald’s fast food restaurant approved under SEA-85-D-076-2, depicting shoebox-type lights mounted on 16-foot poles located at 6920 Old Dominion Drive on 42,759 square feet of land zoned C-5, SC and HC. Map 30-2 ((1)) 1D.

PCA-86-D-093-12 – WORLDGATE ASSOCIATES LP – to amend the previously approved proffers for the 79.75 acre Worldgate PDC development to permit transfer of 80,000 square feet of land from Land Bays E and E to Land Bays L and M to permit the addition of a second option for office use consisting of four office buildings on 8.8 acres (Land Bays L and M). Map 16-3 ((2)) 2, 16-4 ((2)) 23, 24.
FDPA-86-D-093-8 – WORLDGATE ASSOCIATES LP – to amend the previously approved final development plan for the 79.75 acre Worldgate PDC development to reflect the transfer of 80,000 square feet of land from Land Bays E and E to Land Bays L and M for the addition of a second office use option, consisting of four office buildings, on 8.8 acres of Land Bays L and M. Map 16-3 ((2)) 2, 16-4 ((2)) 23, 24.

PCA-90-D-051-2 – EMERSON ONE, L.C. – to amend the proffers for the two previously approved office buildings (Building I of which is an existing veterinary hospital) located on 1.36 acres zoned PDC, HC and SC by revising the architectural elevations, building footprint, corner entrance and design of Building II to conform with the McLean Design Standards. Map 30-2 ((9)) A-D, 28-31, 46-49.

FDPA-90-D-051-2 – EMERSON ONE, L.C. – to amend the final development plan previously approved for the office buildings (Building I of which is an existing veterinary hospital) located on 1.36 acres zoned PDC, HC and SC by revising the architectural elevations, building footprint, corner entrance and design of Building II to conform with the McLean Design Standards. Map 30-2 ((9)) A-D, 28-31, 46-49.

PCA-86-D-093-13 – MONUMENT FOUR LLC & WORLDGATE PROPERTIES LLC – to amend the proffers associated with the prior approval of the 79.75 acre Worldgate Office Park by permitting transfer of 6,042 square feet of land from the unused density to Lands Bays G and H, to revise the layout of the office buildings proposed for Land Bays G and H, to permit a new access point, and to increase the height of the parking garages from 2 ½ stories to 3 ½ stories. Map 16-1 ((2)) 2, 2C.

FDPA-86-D-093-9 – MONUMENT FOUR LLC & WORLDGATE PROPERTIES LLC – to amend the previously approved final development plan for a 7.52 acre portion (Land Bay G and Land Bay H) of the 79.75 Worldgate development by reflecting transfer of 6,042 square feet of land to Lands Bays G and H, revisions to the layout of the office buildings proposed for Land Bays G and H, a new access point, and an increased height of the parking garages from 2 ½ stories to 3 ½ stories. Map 16-1 ((2)) 2, 2C.

RZ-95-D-018 – EDGEMOORE HOMES LLC – submission of the final development plan for residential development of 97 single family detached lots and eight affordable single family attached units (in two 4-plex buildings) for a density of 1.72 du/ac on 19.8 acres, formerly known as the Jarrett property, zoned PDH-2.


APR-98-II-4ED – AREA PLANS REVIEW ITEM – nomination by staff of the Office of Comprehensive Planning to amend the Comprehensive Plan for the McLean Planning District by reflecting a name change from the West Falls Church Transit Station to the West Falls Church-VT/UVA Metro Station.

RZ-1997-DR-021 – HOLLADAY PROPERTY SERVICES, INC. – to rezone 16.0 acres from R-1 to PDH-3 for development of 38 single family detached homes. Map 29-1 ((1)) 54, 56, 57 and 29-2 ((1)) 13, 30.

1998 Dranesville District Applications

SE-98-D-023 – HOLLADAY PROPERTY SERVICES, INC. – to permit housing for the elderly, consisting of 88 units with six affordable units, in a four-story building with elevators, on 7.77 acres zoned R-1. Map 29-1 ((1)) 54, 55, 56 and 29-2 ((1)) 30.

PCA-89-D-060 – BOARD OF SUPERVISOR’S/PARK AUTHORITY – to amend the proffers associated with the prior approval of RZ-89-D-060 to permit temporary use of Land Bay 5 of the Dulles Greens development, located on 9.65 acres zoned PDH-20, for soccer fields until such time as the site is needed for the proffered transportation facility. Map 15-2 ((1)) 8A.

FDPA-89-D-060 - BOARD OF SUPERVISOR’S/PARK AUTHORITY – to amend the previously approved final development plan for the Dulles Greens development, located on 9.65 acres zoned PDH-20, to permit temporary use of Land Bay 5 for soccer fields until such time as the site is needed for the proffered transportation facility. Map 15-2 ((1)) 8A.

APR-98-III-12UP – AREA PLANS REVIEW ITEM – nomination by Dranesville District Supervisor Mendelsohn to amend the Comprehensive Plan for the Upper Potomac Planning District by modifying text to include Sugarland Run Stream Valley as an environmentally sensitive area.

AR-80-D-001-2 – PATOWMACK FARM & EDITH SPALDING – to renew the Patowmack Farm Statewide Agricultural and Forestal District, originally established in 1981 and renewed in 1988, for an additional ten-year period for the continued use of 470.99 acres zoned R-E for agricultural and forestal uses. Maps 2-2 ((1)) 6; 3-1 ((1)) 3, 4, 5; 3-3 ((1)) 1; 3-4 ((1)) 2, 3.

SEA-85-D-097-3 – THE POTOMAC SCHOOL – to amend the previously approved development conditions for an existing private school of general education (The Potomac School) located at 1301 Potomac School Road on 82.95 acres zoned R-1 by permitting the addition of 12.86 acres of land, addition of a performing arts center, expansion of the school cafeteria, band room, and assembly room, the addition of a gymnasium and barn/storage facility, an addition to the lower school, conversion of an existing home to a field house with faculty living quarters, the addition of two faculty homes and a child care facility to accommodate children of staff members, as well as the addition of six tennis courts and three playing fields. Map 31-1 ((1)) 5, 7, 8, 12A.

SE-98-D-020 – DAVID & WALTER HARRISON – to permit a vehicle light service establishment on 1.39 acres zoned C-8 and located at 11800 Leesburg Pike. Map 6-4 ((1)) 35.
1999 Dranesville District Applications

In 1999, the Planning Commission took action on twenty-seven Dranesville District land use applications. Of that number, the Commission recommended denial of three items and approval, either wholly or in part, of the remaining 24 items. Additional information on the applications listed below is available at the Planning Commission Office.

Items Denied

PCA-74-3-087 - RICHARD M. ROBERTSON - to amend the previously approved application for a residential development by waiving the requirement that the four proposed single family detached residences, on 2.78 acres zoned R-3, be located 200 feet from the Dulles Airport Access Road right-of-way. Map 40-1 ((1)) pt. 10; 40-1 ((23)) A1.

S98-II-M1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 24.14 acres planned for residential use at a density of 5-8 and 3-4 dwelling units per acre by considering provision of an option for public open space, a farm park, or community serving facilities on all or part of the property. Map 30-1 ((1)) 37, 38, 38B, 39, 41, 41, pt. 42B, 92.

RZ-1998-DR-035 - EDGEMOORE HOMES L.L.C. - to rezone 3.5 acres from R-2 to R-3 to permit residential development at a density of 2.28 du/ac. Map 40-1 ((1)) 18.

Items Approved

PCA-94-D-040 - TECTUM, L.L.C. - to amend the previously approved proffers for an existing 2.41 acre commercial development zoned C-5 (Seneca Place Shopping Center) by adding a new proffer to allow an accessory patio use for a restaurant and provide for 12 additional parking spaces. Map 6-4 ((1)) 60B.

2232-D99-1- FAIRFAX COUNTY PARK AUTHORITY - to acquire approx. 34.2 acres located on Springvale Road and Georgetown Pike for use as a community park. Map 12-1 ((1)) 24, 24A.

AR-90-D-003 - JOAN LEWIS & FREEBORN G. JEWETT, JR. - to permit renewal of the Jewett Local Agricultural and Forestal District, previously approved for agricultural and open space uses on 25.19 acres zoned R-1. Map 29-1 ((1)) 70, 71, 72.

S99-CW-T2- OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan text and map by deleting the improved two-lane designation of Georgetown Pike.

SEA-83-D-030-6 - THE MADEIRA SCHOOL - to amend the previously approved development conditions for the Madeira School, located on 376.16 acres zoned R-E, by permitting construction of four single family detached dwelling units with associated parking for use by faculty and staff. Map 20-1 ((1)) 14 & 20-2 ((1)) 1.

SE-98-D-047 - CHESTERBROOK-MCLEAN LITTLE LEAGUE, INC. - to permit fill in a floodplain for site modifications and building additions (including field adjustments, lighting installation, snack bar addition, picnic pavilion and batting cage) to an existing McLean Little League community recreation facility on 7.2 acres zoned R-3. Map 40-2 ((1)) 42, 46.

RZ-1999-DR-003 - VINSON HALL CORP. - to rezone 2.5 acres from R-1 to R-3 to permit a medical care facility. Map 31-3 ((1)) 67, 74.

SE-99-D-002 - VINSON HALL CORP. - to permit a medical care facility to provide housing and care for 36 memory-impaired residents and to provide nonresidential daily care for not more than 12 additional memory-impaired persons, on 2.5 acres zoned R-3. Map 31-3 ((1)) 67, 74.

S99-II-M1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 4.43 acres in the McLean community business center by adding an option for mixed use development with maximum FAR above 0.50 (including office and independent or assisting living for the elderly) to the planned office and ground-floor retail uses at a maximum intensity of 0.5 FAR. Map 30-2 ((1)) 61.

RZ-1999-DR-012 - ROBERT FRANK PENCE - to rezone 2.4 acres from C-6, HC, SC and CRD to C-3, HC, SC and CRD to permit development of an extended stay hotel containing 150 rooms and an eating establishment at 1.0 FAR or development of an office building at 0.7 FAR. Map 30-2 ((1)) 17, 18.
1999 Dranesville District Applications

SE-99-D-015 - ROBERT FRANK PENCE - to permit construction of a five-story hotel with 150 rooms and an eating establishment on 2.4 acres zoned C-3, HC, SC and CRD. Map 30-2 ((1)) 17, 18.

RZ-1998-DR-049 - RALPH B. EVANS - to rezone 24.14 acres from R-3 to PDH-5 to permit residential development of 144 dwelling units consisting of 46 single family detached units, 64 single family attached units and 34 multifamily units, including 18 affordable dwelling units. Map 30-1 ((1)) 37, 38, 38B, 39, 41, 42, 42B, 92.

FDP-1998-DR-049 - RALPH B. EVANS - submission of the final development plan for residential development of 144 dwelling units consisting of 46 single family detached units, 64 single family attached units and 34 multifamily units, including 18 affordable dwelling units on 24.14 acres zoned PDH-5. Map 30-1 ((1)) 37, 38, 38B, 39, 41, 42, 42B, 92.

RZ-1998-DR-070 - ALD GROUP, INC. - to rezone 2.0 acres from R-1 to R-3 to permit development of a conventional subdivision with a maximum of four single family detached homes at a density of 2.0 du/ac. Map 21-4 ((1)) 9.

AF-99-D-001 - ROBERT N. LEGGETT, JR. - to create the Leggett Agricultural and Forestal District on 27.36 acres zoned R-E. Map 3-3 ((8)) 1-4; 2-4 ((1)) 29.

AR-83-D-005-2 - RUTH B. CORNFIELD - to renew the previously approved Cornfield Agricultural and Forestal District, on 27.91 acres zoned R-E. Map 8-3 ((1)) 7.

AF-99-D-002 - LAWRENCE A. & ARTHUR W. KROP, JR. - to create the Krop Agricultural and Forestal District on 22.13 acres zoned R-E. Map 7-3 ((1)) 30, 35, 38, 42, 43.

SEA-83-D-095-2 - GREAT FALLS VILLAGE GREEN DAY SCHOOL - to amend the previously approved development conditions for a nursery school and child care center by permitting building additions and site modifications to the existing facility on 4.3 acres zoned R-2. Map 13-1 ((3)) A.

RZ-1998-DR-035 - EDGEMOORE HOMES LLC - to rezone 3.5 acres from R-2 to PDH-2 for development of a maximum of seven single family detached dwellings at a density of 1.99 du/ac. Map 40-1 ((1)) 18.

FDP-1998-DR-035 - EDGEMOORE HOMES LLC - submission of the final development plan for a maximum of seven single family detached dwellings (Brookside Manor, Section 2) at a density of 1.99 du/ac on 3.5 acres zoned PDH-2. Map 40-1 ((1)) 18.

AR-90-D-002 - BONNIE B. FOSTER - to renew the previously approved Bonnie Foster Local Agricultural and Forestal District located on 31.55 acres zoned R-E. Map 20-1 ((1)) 78.

PCA-89-D-060-2 - DULLES GREENE LP - to amend the previously approved proffers for 41.16 acres of the 55.6 acre Dulles Greens PDH-20 residential development by replacing several surface parking areas with garage structures, replacing the six-story mid-rise residential structure with four-story garden-style multi-family residential structures, reducing the number of multi-family dwelling units from 866 to 805, and adjusting the original boundary lines and acreage of Land Bays 1, 2, 3 and 4 to accommodate the revised layout. Map 15-2 ((1)) 8A, 16-1 ((1)) 5B, 10, 11.

FDPA-89-D-060-2 - DULLES GREENE LP - to amend the previously approved final development plan for the Dulles Greens residential development by revising the layout to reflect replacement of several surface parking areas with garage structures, replacement of the six-story mid-rise residential structure with four-story garden-style multi-family residential structures, reduction of the number of multi-family dwelling units from 866 to 805, and adjustment of the original boundary lines and acreage of Land Bays 1, 2, 3 and 4 to accommodate the revised layout on 41.16 acres of the 55.6 acre development zoned PDH-20. Map 15-2 ((1)) 8A, 16-1 ((1)) 5B, 10, 11.
2000 Dranesville District Applications

In 2000, the Planning Commission took action on twenty-four land use applications in the Dranesville District, all of which were approved, either wholly or in part. Additional information on the items listed below may be obtained from the Planning Commission Office.

Items Approved

SEA-91-D-021 - THOMAS & ANNE DIBENEDETTO – to amend the previously approved development conditions to permit a change in development conditions on 11,108 square feet of land zoned R-3, HC, SC and CR. Map 30-2 ((7)) (11) 6, 7, 8.

RZ-1999-DR-063 - W.L. HOMES LLC dba JOHN LAING HOMES-WASHINGTON DIVISION - to rezone 5.25 acres from R-1 to R-3 to permit residential development at a density of 2.70 du/ac. Map 10-2 ((1)) 2B, 2C, 2D.

SEA-84-D-100-2 - MOBIL OIL CORP. – to amend the previously approved development conditions to permit site modifications on 0.94 acres zoned C-5. Map 20-4 ((1)) 86A.

AR-83-D-006-2 - CAJOLL COMPANY & J-III TRUST - to permit renewal to preserve significant agricultural and forestal land on 57.38 acres zoned R-E. Map 8-3 ((1)) 43, 45, 46-48.

AR-91-D-008 - HELEN R. & JERRY HILL - to permit renewal to preserve significant agricultural and forestal land on 36.10 acres zoned R-A. Map 12-4 ((1)) 46.

2232-D00-11 - BELL ATLANTIC - to approve the existing placement of 18 panel antennas (nine each by Bell Atlantic and Nextel) on 100-foot monopole (also utilized by VDOT) in VDOT right-of-way at I-495 and Georgetown Pike. Map 21-3.

2232-D00-4 - AT&T, CELLULAR ONE & APC SPRINT - to approve the existing placement of nine AT&T panel antennas on a 100-foot VDOT monopole, co-utilized by Cellular One and APC Sprint, located at 1-495 & Old Dominion Drive in the VDOT right-of-way. Map 21-3.

2232-D00-21 - VERIZON WIRELESS - to replace the existing National Park Service 101-foot communications tower in Great Falls Park with a 150-foot monopole and equipment building with a capacity to accommodate up to four future additional carriers. Map 13-2 ((1)) 35.

SE-00-D-034 - JOHN N. SEXTON - to permit a veterinary hospital in a commercial revitalization district on 0.33 acres zoned C-6, CR, HC and SC. Map 30-2 ((4)) (D) 7-10.
2000 Dranesville District Applications

SE-00-D-029 - FRANCOIS R. HAERINGER - to permit parking in a R-District on 5.86 acres zoned C-5 and R-E. Map 3-4 ((1)) 30.

SE-00-D-036 - WALKER ROAD ASSOCIATES, LLC - to permit a vehicle light service establishment 37,897 square feet of land zoned C-8. Map 13-1 ((2)) 1A1.

AR-91-D-004 - DURWARD & TARRY FARIES - to preserve significant A and F lands on 33.74 acres zoned R-E. Map 20-1 ((1)) 33-36, 58 and 77.

SE-00-D-003 - COMMUNITY WIRELESS - to permit a telecommunications (monopole) facility 1.40 acres zoned R-1. Map 40-2 ((1)) 3.
2232-D99-17 - COMMUNITY WIRELESS - to construct a 150 foot monopole to accommodate up to six wireless telephone and data service providers at 6975 Idylwood Road. Map 40-2 ((1)) 3.

2232-D00-30 - COX COMMUNICATIONS - to construct "north hub" (to be connected to the Merrifield Operations Center) consisting of a one-story structure located at 11504 Leesburg Pike. Map 11-2 ((1)) 19.
2001 Dranesville District Applications

In 2001, the Planning Commission took action of twenty-six land use applications in the Dranesville District, all of which were approved, either wholly or in part. Additional information on the cases listed below may be obtained from the Planning Commission Office.

**Items Approved**

RZ-2000-DR-047 - MANUEL G. SERRA - to rezone 2.00 acres from R-1 to PDH-2 to permit residential development at a density of 2.0 du/ac. Map 30-1 ((1)) 30 and 31.

FDP-2000-DR-047 - MANUEL G. SERRA – submission of final development plan for residential development of 3 new single family detached dwellings with one single family dwelling remaining on 2.00 acres at a density of 2-3 du/ac. Map 30-1 ((1)) 30 & 31.

9327-SD-01-2 – GUEST HOUSE PROPERTY – submission of the subdivision plan, pursuant to the proffers associated with the prior approval of RZ-93-D-022 for the Mena Corporation. Map 6-3 ((1)) 20, 30 and 6-3 ((13)) B.

RZ-2000-DR-053 - MHI-LAUGHLIN AVE. VENTURE - to rezone 2.24 acres from R-4, CRD, HC and SC to PDC, CRD, HC & SC to permit construction of a mixed use development to include multi-family residential, commercial and public uses at an overall FAR of 1.57. Map 30-2 ((9)) 56-66.


2232-D00-40 – METRICOM - to locate eight additional flush mounted antennae and one equipment cabinet on the penthouse of the 12-story Ashby apartment building located at 1350 Beverly Road. Map 30-2 ((1)) 30B

FDPA-C-220-4 - METRICOM - to amend the previously approved final development plan in order to permit a telecommunications facility to be constructed on 4.27 acres zoned PDH-40, HC, CRD and SC. Map 30-2 ((1)) 30B.

FS-D01-15 – FACILITIES MANAGEMENT DIVISION & GREAT FALLS LACROSSE ASSOCIATION - to permit establishment of a permanent athletic field (to be known as Leo Santabella Field) on a portion of the Great Falls Community Library site at 9830 Georgetown Pike. Map 13-1 ((1)) 11

AR-84-D-005-2 - KATHERINE & CHARLES MOUTOUX – to renew the Moutoux Orchard Local Agricultural and Forestal District for 43.34 acres of forested open space with cherry, peach and apple orchards. Map 19-3 ((1)) 9 and 19-1 ((3)) C1.

FS-D01-7 – NEXTEL - to install 12 flush-mounted panel antennas to the penthouse wall of an existing office building, with one equipment cabinet on the roof, located at 7700 Leesburg Pike. Map 39-2 ((1)) 57.

RZ-2001-DR-001 - EDGEMOORE – STUART ROAD LLC - to rezone 11.19 acres from R-1 to R-3 to permit cluster residential development at a density of 2.42 du/ac. Map 11-1 ((1)) 8.

SEA-98-D-023 - SUNRISE/INOVA MCLEAN ASSISTED LIVING LLC -to amend the previously approved development conditions for housing for the elderly to permit building and site modifications on 7.72 acres zoned R-1. Map 29-1 ((20)) A.

2232-D99-13 – CWS II, LLC – to permit the location of a telecommunications facility to accommodate up to six carriers on property of the Dranesville United Methodist Church at 11720 Sugarland Road. Map 6-4 ((1)) 67.

SE-99-D-043 – CWS II, LLC - to permit placement of a telecommunications facility at a maximum height of 140 feet on 8.11 acres zoned R-1. Map 6-4 ((1)) 66B, 70A; 6-4 ((14)) A.

PCA-90-D-058 - SUGARLAND ROAD DEVELOP. LLC - to amend the previously approved proffers to permit residential cluster development on 5.0 acres at a density of 1.2 du/ac and to permit parking on 5.82 acres, totaling 10.82 acres zoned R-3. Map 5-4 ((1)) 5A and 5B.

AR-91-D-009 - CLIVE L. DUVAL, III & DANIEL H. DUVAL – to renew the Salona Local Agricultural and Forestal District on 52.40 acres zoned R-1, R-2 & HC for continuation of the active agriculture uses with forested open space. Map 30-2 ((1)) 40, 41, 46, 63, 64.
2001 Dranesville District Applications

AF-01-D-001 - HIU NEWCOMB FAMILY LLC – to permit establishment of the Potomac Vegetable Farm Local II Agricultural and Forestal District 31.31 acres zoned PDH-1 & R-A and proposed for active agricultural uses and forested open space. Map 19-1 ((1)) 32; ((3)) 1A, 3A; 19-3 ((1)) 42.

FSA-D97-39-1 – AT&T WIRELESS - to amend the previously approved feature shown application by replacing the existing cabinet with a larger structure at 10516 Leesburg Pike. Map 12-4 ((1)) 54.

2232-D01-18 – VERIZON – to install a 100-foot monopole with nine directional antennas and an equipment cabinet on the ground in VODT right-of-way located at the I-495/Dulles Airport Access Road interchange. Map 30-1.

FS-D01-46 – VOICESTREAM – to install six panel antennas on an existing 136-foot monopole with one equipment cabinet on the ground at 10516 Leesburg Pike. Map 12-4 ((1)) 54.

S00-III-UP1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Plan for 7.33 acres between Dranesville Road and Woodson Drive by considering the addition of an option for single family use up to 4 du/ac with an option for institutional uses such as housing for the elderly. Map 6-3 ((1)) 11, 11A.


RZ-2001-DR-036 – HUNTER DEVELOPMENT CO. – to rezone 3.54 acres from R-E to R-1 to permit residential development at a density of 0.85 du/ac. Map 20-3 ((1)) 24.

2232-D01-4 – XM SATELLITE RADIO – to co-locate one whip antenna, one dish antenna and one equipment cabinet on the penthouse of the Ashby apartment building located at 1350 Beverly Road. Map 30-2 ((1)) 30B.

FDPA-C-220-5 – LLC INTERNATIONAL – to amend the development conditions associated with the prior approval of FDP-C-220 by permitting one additional whip antenna, one dish antenna and one additional equipment cabinet on the penthouse of the 12-story Ashby apartment building. Map 30-2 ((1)) 30B.
In 2002, the Planning Commission took action on sixty-one Dranesville District land use applications. Of that number, the Commission denied twelve items. The Commission approved, either wholly or in part, the remaining forty-nine items. Additional information on the applications listed below is available at the Planning Commission Office.

Items Denied

APR-01-II-10M - AREA PLANS REVIEW ITEM – nomination by Adrienne Whyte to amend the Plan for 12.4 acres located at 7103 Old Dominion Drive by adding an option for park use. Map 30-1 ((1)) 86.

APR-01-II-20M - AREA PLANS REVIEW ITEM – nomination by Michael Mendelson to amend the Plan for 3.88 acres located at 6241 Park Road and planned for residential use at 1-2 du/ac by adding language protecting open space. Map 41-1 ((1)) 17, 18.

APR-01-II-28M - AREA PLANS REVIEW ITEM – nomination by Susan Turner, on behalf of the McLean Citizens Association Board, to amend the Plan for 10.46 acres planned for governmental, institutional and public facilities use, including an elementary school, by adding an option for park use. Map 19-4 ((14)) C.

APR-01-II-34M - AREA PLANS REVIEW ITEM – nomination by Michael Mendelson to amend the Plan for 3.69 acres located at 1443 and 1445 Chain Bridge Road by adding an option for mixed use including a neighborhood serving post office. Map 30-2 ((8)) 54, 55A.

APR-01-II-35M - AREA PLANS REVIEW ITEM – nomination by Herb Becker to amend the Plan for 2.0 acres located at 1937 Birch Road by adding an option for park use. Map 41-1 ((1)) 24.

APR-01-II-36M - AREA PLANS REVIEW ITEM – nomination by Herb Becker to amend the Plan for 2.0 acres located at 1937 Birch Road by adding an option for park use. Map 41-1 ((1)) 33.

APR-01-II-37M - AREA PLANS REVIEW ITEM – nomination by Herb Becker to amend the Plan for all of the area within the McLean Central Business District by adding a building height model.

APR-01-II-41M - AREA PLANS REVIEW ITEM – nomination by Lilla Richards to amend the Plan by deleting language concerning consideration of a roundabout at the intersection of Old Dominion Drive, Chain Bridge Road and Elm Street.

APR-01-II-42M - AREA PLANS REVIEW ITEM – nomination by Herb Becker to amend the Plan for the McLean Central Business District by adding language discouraging density outside the CBC area.

APR-01-III-16UP - AREA PLANS REVIEW ITEM – nomination by John Thoburn to amend the Plan for 46.13 acres located on Crowell Road and Hunter Mill Road from residential use at .2-.5 du/ac to residential use at 8-12 du/ac. Map 18-4 ((1)) 22, 23, 26; 18-4 ((8)) A, 1A, 2, 3, 4.

APR-01-III-24UP - AREA PLANS REVIEW ITEM – nomination by James Falk, Jr. to amend the Plan for 6.0 acres located at 10208 Colvin Run Road by deleting the option for retail and other uses. Map 12-4 ((1)) 33.

APR-01-III-31UP - AREA PLANS REVIEW ITEM – nomination by Jody Bennett to amend the Plan for the area bounded by Hunter Mill Road, Colvin Run, Leesburg Pike, Difficult Run and the Dulles Airport Access Road by adding language stating the area is not appropriate for industrial, office and retail uses.

Items Approved

FS-D01-66 – SPRINT – to permit nine panel antennas on an existing Virginia Power transmission pole with ancillary equipment cabinets on the ground in the VDOT right-of-way between Idylwood Road and the Dulles Airport Access Road. Map 40-1.

APR-01-II-3M – AREA PLANS REVIEW ITEM – nomination by Adrienne Whyte to amend the Plan for 4.0 acres located at 7156 and 7166 Old Dominion Drive by adding an option for park use. Map 30-1 ((1)) 72, 72.

APR-01-II-4M - AREA PLANS REVIEW ITEM – nomination by Adrienne White, on behalf of the Ellison Heights/Mt. Daniel Civic Association, to amend the Plan for 26.25 acres located on Haycock Road and Leesburg Pike by replacing the mixed use designation with residential use at 30 du/ac and adding text concerning the need for a Metro parking garage. Maps 40-3 and 40-4.

APR-01-II-13M - AREA PLANS REVIEW ITEM – nomination by Diane D’Arcy to amend the Plan for 3.76 acres located at 6646 Haycock Road by adding an option for park use. Map 40-2 ((1)) 17.

APR-01-II-22M - AREA PLANS REVIEW ITEM – nomination by Lilla Richards to amend the Plan for 3.55 acres located at 1362 Chain Bridge Road by deleting text concerning concentration of parking and entertainment uses. Map 30-2 ((1)) 30, 30D.
2002 Dranesville District Applications

APR-01-II-23M - AREA PLANS REVIEW ITEM – nomination by Abby MacKness to amend the Plan for 27.87 acres located on Scotts Run Road by adding text concerning protection of environmentally sensitive lands, limiting development to 1 du/ac, and adding an option for park use. Map 30-1 ((1)) 13A, 13B; (9) 5.

APR-01-II-24M - AREA PLANS REVIEW ITEM – nomination by Martin Smith to amend the Plan for 5.39 acres located at 1307 and 1315 Scotts Run Road by adding language limiting development to 1 du/ac. Map 30-1 ((9)) 4, 4A.

APR-01-II-25M - AREA PLANS REVIEW ITEM – nomination by Susan Turner to amend the Plan for 24.39 acres by adding an option for park use with no land-disturbing activities within 100 feet of Bull’s Neck Run. Map 29-2 ((1)) 1D.

APR-01-II-26M - AREA PLANS REVIEW ITEM – nomination by Susan Turner, on behalf of the McLean Citizens Association Board, to amend the Plan for 29.15 acres located on Lewinsville Road by adding an option for park use. Map 29-1 ((1)) 70V, 70Z, 71V, 71Z, 72V, 72Z.

APR-01-II-27M - AREA PLANS REVIEW ITEM – nomination by Susan Turner, on behalf of the McLean Citizens Association Board, to amend the Plan for 10.46 acres by adding an option for park use. Map 20-1 ((1)) 16A.

APR-01-II-31M - AREA PLANS REVIEW ITEM – nomination by Herb Becker to amend the Plan for 1.79 acres located on Fleetwood Road, Elm Street and Dolley Madison Blvd, by changing the optional residential use from 12-16 du/ac to 8-12 du/ac and 12 du/ac with consolidation. Map 30-2 ((1)) (P) 13, 8A; 30-2 ((5)) 7, 9, 10; 30-2 ((15)) 6.

APR-01-III-19UP - AREA PLANS REVIEW ITEM – nomination by John Ulfelder, on behalf of the Planning and Zoning Committee of the Great Falls Citizens Association, to amend the Plan by adding language regarding protection of the dark night sky on land around the planned observatory at Turner Farm Park.

APR-01-III-26UP - AREA PLANS REVIEW ITEM – nomination by John Ulfelder, on behalf of the Planning and Zoning Committee of the Great Falls Citizens Association, to amend the Plan by allowing cluster subdivisions in the UP1 Planning Sector of the Upper Potomac Planning District.

APR-01-III-29UP - AREA PLANS REVIEW ITEM – nomination by John Ulfelder, on behalf of the Planning and Zoning Committee of the Great Falls Citizens Association, to amend the Plan by allowing cluster subdivisions in the UP2 Planning Sector of the Upper Potomac Planning District.

2232-D01-31 – FAIRFAX COUNTY PARK AUTHORITY – to establish and construct a public park (Clemyjontri Park) with recreation facilities, to include a barrier-free playground with a carousel and picnic pavilion but no athletic fields, at 6319 Georgetown Pike on 18.55 acres. Map 31-1 ((1)) 11.

SE-01-D-050 – THOMAS & ANNE DIBENEDETTO – to permit continuation of an existing office use located in a residential district on 11,108 square feet zoned R-3. Map 30-2 ((7)) (11)) 6, 7, 8.

2232-D01-32 – VERIZON – to permit a telecommunications facility (switching station) located at 755 Walker Road on 40,405 square feet of land in order to meet the forecasted demand for telephone connection service in the Great Falls area. Map 13-1 ((1)) 26.

SEA-85-D-084 – VERIZON – to amend the development conditions associated with the prior approval of SE-85-D-084 by permitting expansion of the telecommunications facility (switching station) located at 755 Walker Road on 40,405 square feet in order to meet the forecasted demand for telephone connection service in the Great Falls area. Map 13-1 ((1)) 26.

FS-D02-1 – NEXTEL – to install eight flush-mounted panel antennas to the parapet façade of the 137-foot tall amphitheater, with one equipment cabinet on the grounds of the Wolf Trap Farm Park located at 1551 Trap Road. Map 28-2 ((1)) 3.

FS-D01-58 – VOICESTREAM – to co-locate six panel antennas on an existing 125-foot electrical transmission pole, with one equipment cabinet on the ground in a Virginia Power easement on WMATA property (West Falls Church Metro Station) located at 7251 Idylwood Road. Map 40-3 ((1)) 93B.
2002 Dranesville District Applications

SEA-83-D-030-7 – MADEIRA SCHOOL – to amend the development conditions associated with the prior approval of SE-83-D-030 and its subsequent amendments to permit new facilities at the Madeira private school to include additional parking; expansion of the student center and athletic facilities; additions to the main administration building; construction of a new chapel, dormitory, guardhouse and maintenance facility; and seventeen additional residences for faculty and staff on 376.16 acres zoned R-E and located at 8328 Georgetown Pike. Map 20-1 ((1)) 14 and 20-2 ((1)) 1.

RZ-2001-DR-056 – TRUSTEES FOR LAURA LEA GUARISCO TRUST III – to rezone 1.2 acres from R-1 to R-2 for a conventional subdivision of two single family detached lots. Map 31-3 ((1)) 157.

2232-D01-23 – SPRINT – to permit construction of a stealth monopole/flagpole 75 feet in height with three internally mounted antennas and one equipment cabinet on the ground on a portion of the 0.74 acre site located at 8107 Old Dominion Drive. Map 20-4 ((1)) 69.

2232A-D00-4-2 – AT&T – to amend the previously approved telecommunications public facility by adding one new equipment cabinet in the VDOT right-of-way at the intersection of Old Dominion Drive and I-495. Map 21-3.

FSA-D96-43-1 – AT&T - to amend the previously approved telecommunications facility by adding a new equipment cabinet at the existing monopole/light pole located on the grounds of Langley High School at 6520 Georgetown Pike. Map 22-3 ((1)) 10.

2232A-D00-6-1 – AT&T – to amend the previously approved telecommunications public facility by adding a new equipment cabinet at the existing monopole site located in the VDOT right-of-way at the intersection of George Washington Parkway and I-495. Map 21-2.

FSA-D97-39-2 – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet and concrete slab adjacent to the existing cabinet located on the ground next to an existing 138-foot tall monopole located at 10516 Leesburg Pike. Map 12-4 ((1)) 54.

FS-D02-4 – XM SATELLITE RADIO – to co-locate one dish antenna, two flush-mounted panel antennas, and one equipment cabinet on the rooftop of the Filene Center amphitheatre located at Wolf Trap Farm Park at 1551 Trap Road. Map 28-2 ((1)) 3.

456A-D97-17-1 – AT&T – to amend the previously approved telecommunications facility by permitting the addition of two equipment cabinets on the ground at 6300 Georgetown Pike. Map 22-3 ((1)) 40.

FSA-D96-50-1 – to amend the previously approved telecommunications facility by adding one new equipment cabinet and expanding the concrete pad located at 7305M Idylwood Road. Map 40-3 ((1)) 93B.

AR-84-D-004-2 – CHARLES & LAURA NICHOLS – to renew the Hidden Springs Farm Local Agricultural and Forestal District for a third eight-year period for a total of 33.87 acres, with 18+ acres used for timber production, eight acres maintained as a conservation area, four acres maintained as a pasture, and three acres for residential use. Maps 8-3 and 8-4.

SE-01-D-022 – NOVA ENTERPRISES LLP – to permit housing for the elderly consisting of 80 rental units including five affordable dwelling units (Sugarland Hill Senior Apartments) in a four-story building, with six single family attached units (Sugarland Hill Villas) located in adjacent Loudoun County, on 4.6 acres zoned R-1 and located at 1100 Dranesville Road. Map 6-3 ((1)) 11.

FSA-43-1 – SPRINT – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet and flush-mounting the existing pole-mounted panel antenna to the penthouse façade on the roof of the Marriott Suites Hotel located at 13101 Worldgate Drive. Map 16-3 ((2)) 1A.

SEA-93-D-027-2 – EXXON MOBIL CORPORATION – to amend the development conditions associated with the prior approval of SE-93-D-027 by demolishing and replacing the existing service station building and service bays with a new quick service food store, car wash, expanded canopy area, and two additional pump islands on 1.28 acres zoned C-8, HC and CRD and located at 6720 and 6724 Old Dominion Drive. Map 30-2 ((1)) 52, 53.

SE-2002-DR-005 – JOHN HAND II, ALEXANDER MATEER & VICTORIA HAND – to permit a four lot cluster subdivision (Ballantrae Hill) on 8.24 acres zoned R-1 and located on Ballantrae Lane. Map 31-1 ((2)) 1A, 7A, 24A.

SE-2002-DR-011 – FRANCIS FORTIN, JR. – to permit operation of a vehicle light service establishment in an existing building previously used as a service station on 28,556 square feet of land zoned C-5 and located at 10510 Leesburg Pike. Map 12-4 ((1)) 55.

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ARCHITECTURAL ELEVATIONS – McLEAN BIBLE CHURCH – review of the architectural renderings for the building addition to the McLean Bible Church approved under SEA-78-D-098-2. Map 28-2 ((1)) 11.

RZ-2002-DR-019 – WATERFORD MCLEAN – to rezone 2.24 acres from PDC, CRD, HC and SC to PRM, CRD, HC and SC to permit a mixed use building containing 70 dwelling units. Map 30-2 ((9)) 56-66.

FDP-2002-DR-019 – WATERFORD McLEAN – submission of the final development plan for the Palladium at McLean (formerly known as Civic Place of McLean) for a mixed use development consisting of 70 multifamily dwelling units, underground parking, and office, retail and an eating establishment in the remainder of the U-shaped building proposed to be five to six stories in height on 2.24 acres zoned PRM. Map 30-2 ((9)) 56-66.

SE-2002-DR-015 – IVY DEVELOPMENT LC – to permit a cluster subdivision (Hollyridge) in the R-E District on 6.08 acres by subdividing one lot into three lots at a density of 0.49 du/ac. Map 7-3 ((7)) E.

PCA-C-667 – BANK OF AMERICA – to amend the proffers associated with the prior approval of C-667 by permitting the expansion of an existing drive-in bank, with retention of the four existing drive-through lanes, and enlargement of the canopy over the drive-in lanes on 42,471 square feet zoned C-2, CRD, SC and HC and located at 1369 Chain Bridge Road. Map 30-2 ((1)) 50B.

SE-2002-DR-007 – BANK OF AMERICA - to permit an expanded drive-in bank, with retention of the four existing drive-through lanes, and enlargement of the canopy over the drive-in lanes on 42,471 square feet zoned C-2, CRD, SC and HC and located at 1369 Chain Bridge Road. Map 30-2 ((1)) 50B.

FS-D02-24 – SPRINT – to co-locate up to nine antennas on an existing AT&T Wireless monopole with ancillary equipment cabinets near the base of the structure located in the VDOT right-of-way at the George Washington Memorial Parkway South Bound Ramp to I-495. Map 21-1.

FS-D02-28 – DRANESVILLE DISTRICT SUPERVISOR’S OFFICE & McLEAN YOUTH SOCCER – to permit improvements to an existing soccer field located at the McLean Governmental Center Park at 1437 Balls Hill Road. Map 30-1 ((1)) 33.

2232-D02-29 – VERIZON WIRELESS – to permit a 100-foot monopole with 12 antennas and a ground-based equipment cabinet in VDOT right-of-way near the ramp from the Dulles Airport Access Road to I-495. Map 30-1.

SEA-80-D-045-7 – VERIZON WIRELESS – to amend the previously approved development conditions to permit six additional antennas to be located on the roof of the Vinson Hall Elderly Housing Facility located at 6251 Old Dominion Drive. Map 31-3 ((1)) 83.

SE-2002-DR-012 – BETTY M. MEADOWS – to permit an existing plant nursery (Meadows Farms Nursery), located at 11254 Leesburg Pike on 5.0 acres of land zoned R-1, to come into conformance with recently adopted Zoning Ordinance revisions. Map 11-2 ((1)) 22C.
The Planning Commission took action of 28 land use items in the Dranesville District in 2003. The Commission recommended denial of one item and approved the remaining items, either wholly or in part. Additional information on the items listed below is available at the Planning Commission Office.

Item Denied

SE-2002-DR-036 – DALEVIEW NURSERY – to permit continued operation of an existing plant nursery with landscape contracting services as an ancillary use and to permit the sale of ancillary retail items on 5.25 acres zoned R-E and located at 9023 Old Dominion Drive. Map 13-4 ((1)) 18.

Items Approved

FS-D02-21 - VERIZON WIRELESS – to permit six additional antennas on the roof of the Vinson Hall Elderly Housing Facility located at 6251 Old Dominion Drive. Map 31-3 ((1)) 83.

FDPA-C-220-6 – VERIZON WIRELESS – to amend the previously approved development plan for the Ashby Apartments located at 1350 Beverly Road on 4.27 acres zoned PDH-40, CRD, HC and SC to permit the installation of rooftop telecommunication antennas. Map 30-2 ((1)) 30B.

2232-D02-13 – VERIZON WIRELESS – to permit installation of rooftop telecommunication antennas on the roof of the existing Ashby Apartment building located on 4.27 acres zoned PDH-40, CRD, HC and SC. Map 30-2 ((1)) 30B.

RZ-2002-DR-030 – SEKAS HOMES, LTD. – to rezone 3.29 acres from R-1 to PDH-2 to permit development of a six single family detached homes at a density of 1.82 du/ac. Map 19-4 ((3)) 2, 3, 4.


SEA-93-D-018-2 – THEODORE B. SIMPSON – to amend the development conditions associated with the prior approval of the Springhill Chevron service station with canopy and three service bays to permit the addition of an unmanned carwash on the 38,138 square foot site which is zoned C-5 and located at 8124 Old Dominion Drive. Map 20-4 ((1)) 1, 3.

SEA-85-D-097-4 – THE POTOMAC SCHOOL – to amend the development conditions associated with the prior approval of a private school of general education and nursery school (The Potomac School) to permit building additions to the performing arts center, upper school, lower middle school and gymnasium; the addition of a swimming pool, field house, two classroom buildings, a storage building, and a gate house at the site entrance and field house; an enrollment increase; and site modifications including the addition of a baseball field, six tennis courts, new play areas and new parking lots at the facility located at 1301 Potomac School Road on 82.95 acres zoned R-1. Map 31-1 ((1)) 5, 7, 8 and 12A.

RZ-2003-DR-007 – EDWARD E. CLARK & MARGARET HAHN, TRUSTEES – to rezone 1.19 acres from R-1 to R-3 to permit subdivision of the property into two lots, with the existing dwelling to remain on one lot. Map 31-3 ((1)) 49.

2232-D03-7 – MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT – to permit construction of a 74.5 foot tall wood monopole with four antennas, on 100 square feet within the 217 acre Riverbend Park located at 8818 Jeffery Road, in order to enhance radio communications between the Fairfax County Fire and Rescue Department and the Montgomery County Fire Department during Potomac River rescue missions. Map 8-2 ((1)) 1.

SEA-00-D-006 – OAKCREST SCHOOL – to amend the development conditions associated with the prior approval of the McLean Bible Church and the Oakcrest School, located at 850 Balls Hill Road on 5.46 acres zoned R-1, to permit the addition of a 6th grade with no increase in enrollment and to allow leasing of the school auditorium to outside groups on a limited basis. Map 21-3 ((1)) 56A.

SEA-85-D-097-4 – THE POTOMAC SCHOOL – to amend the development conditions associated with the prior approval of a private school of general education and nursery school (The Potomac School) to permit building additions to the performing arts center, upper school, lower middle school and gymnasium; the addition of a swimming pool, field house, two classroom buildings, a storage building, and a gate house at the site entrance and field house; an enrollment increase; and site modifications including the addition of a baseball field, six tennis courts, new play areas and new parking lots at the facility located at 1301 Potomac School Road on 82.95 acres zoned R-1. Map 31-1 ((1)) 5, 7, 8 and 12A.

2232-D03-7 – MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT – to permit construction of a 74.5 foot tall wood monopole with four antennas, on 100 square feet within the 217 acre Riverbend Park located at 8818 Jeffery Road, in order to enhance radio communications between the Fairfax County Fire and Rescue Department and the Montgomery County Fire Department during Potomac River rescue missions. Map 8-2 ((1)) 1.

SEA-00-D-006 – OAKCREST SCHOOL – to amend the development conditions associated with the prior approval of the McLean Bible Church and the Oakcrest School, located at 850 Balls Hill Road on 5.46 acres zoned R-1, to permit the addition of a 6th grade with no increase in enrollment and to allow leasing of the school auditorium to outside groups on a limited basis. Map 21-3 ((1)) 56A.

FS-D03-15 – MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT – to install six telecommunications antennas on the rooftop of the existing 50-foot tall auditorium building located on the site of the Madeira School at 8328 Georgetown Pike in order to enhance the emergency network on the Potomac River... Map 20-1 ((1)) 14.

FD-D03-14 – OMNIPOINT COMMUNICATIONS (T-MOBILE) – to place three telecommunications panel antennas inside the existing 75-foot tall flagpole/monopole located at 8107 Old Dominion Drive. Map 20-4 ((1)) 69, 70.
2003 Dranesville District Applications

SE-2002-DR-026 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – to permit a five-level or six-level WMATA parking garage at the West Falls Church Metro Station site on 13.10 acres zoned R-30 and located 7040 Haycock Road. Map 40-3 ((1)) 84.

2232-D02-19 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – to construct a five-level or six-level WMATA parking garage at the West Falls Church Metro Station site on 13.10 acres zoned R-30 and located 7040 Haycock Road. Map 40-3 ((1)) 84.

SEA-78-D-098-3 – McLEAN BIBLE CHURCH TRUSTEES – to amend the development conditions associated with the prior approval of the McLean Bible Church by increasing the land area by 5.40 acres (to permit development of a Special Needs Center to permit a 47,000 square foot addition for a medical care facility to provide respite care and early intervention services to children and young adults with special needs) to a total of 16.09 acres zoned R-1 and R-2. Map 28-2 ((1)) 9 and parts of 10 and 11.

PCA-83-D-050 - McLEAN BIBLE CHURCH TRUSTEES – to amend the previously approved development plan and proffers for a nine-lot residential cluster development by permitting a 47,000 square foot Special Needs Center, to provide respite care and early intervention services to children and young adults with special needs, on 5.40 acres zoned R-2 and located adjacent to the site of the McLean Bible Church. Map 28-2 ((1)) 9.

RZ-2003-DR-019 – TRUSTEES OF CHURCH FRIENDS MEETING OF LANGLEY HILL – to rezone 15,300 square feet from R-1 and HD to R-2 and HD to permit a 692 square foot addition to the existing church located at 6410 Georgetown Pike. Map 22-3 ((1)) 48.

SE-2003-DR-018 – BANK OF AMERICA, N.A. – to permit the establishment of a bank with two drive-through windows on 26,250 square feet zoned C-6 (formerly the site of a United States Post Office) and located at 748 Walker Road. Map 13-1 ((1)) 8.

PCA-1998-DR-049 – HAMPSTEAD VILLAGE LC – to amend the previously approved proffers for the Evans Farm development to permit a change in unit type (conversion of two multifamily dwelling units and two single family detached dwelling units into four single family attached dwelling units) and unit location within a 0.61 acre portion of the 24.14 acre development zoned PDH-5. Map 30-1 ((30)) 35, 36, D, E1.

FDPA-1998-DR-049 – HAMPSTEAD VILLAGE LC – to amend the previously approved final development plan for the Evans Farm development to permit a change in unit type (conversion of two multifamily dwelling units and two single family detached dwelling units into four single family attached dwelling units) and unit location within a 0.61 acre portion of the 24.14 acre development zoned PDH-5. Map 30-1 ((30)) 35, 36, D, E1.

SEA-84-D-086-5 – THE LANGLEY SCHOOL – to amend the development conditions associated with the prior approval of The Langley School (a private school of general education) to permit demolition of existing structures, construction of five new buildings, relocation of playgrounds, an enrollment increase from 495 to 564 students, construction of additional parking facilities, and use of temporary classroom trailers during construction on 9.27 acres zoned R-3 and located at 1411 Balls Hill Road. Map 30-1 ((1)) 42A, 43 and 30-1 ((22)) A.

PCA-89-D-060-3 – DULLES GREENE, L.P. – to amend the previously approved proffers for a 39.62 acre portion of the 55.6 acre PDH-20 Dulles Greene development by relocating the volleyball court, adding twenty-nine parking spaces, removing the tot lot, and removing the pedestrian connection to Reflection Lake. Map 15-2 ((1)) 8A and 16-1 ((1)) 5B, 10.

FDPA-89-D-060-3 - DULLES GREENE, L.P. – to amend the previously approved final development plan for a 39.62 acre portion of the 55.6 acre PDH-20 Dulles Greene development by relocating the volleyball court, adding twenty-nine parking spaces, removing the tot lot, and removing the pedestrian connection to Reflection Lake. Map 15-2 ((1)) 8A and 16-1 ((1)) 5B, 10.

2232-D03-12 - CITY OF FALLS CHURCH – to expand the existing George Mason High School/Middle School by constructing a new public middle school building on the existing school site at 7124 Leesburg Pike. Tax Maps 40-3 ((1)) 91, 93, 94.

SEA-94-D-002 – REDEVELOPMENT & HOUSING AUTHORITY – to amend the previously approved development conditions to permit a 52,500 square foot addition to the Lewinsville Center (formerly the Lewinsville Elementary School site) to provide for a 60-bed assisted living facility, expansion of the adult day care facility from 65 to 80 adults and expansion of the senior center from 75 to 80 adults on 8.65 acres located at 1609 Great Falls Street. Map 30-3 ((1)) 42.
2003 Dranesville District Applications

232-D03-9 – REDEVELOPMENT & HOUSING AUTHORITY - to permit a 52,500 square foot addition to the Lewinsville Center (formerly the Lewinsville Elementary School site) to provide for a 60-bed assisted living facility, expansion of the adult day care facility from 65 to 80 adults and expansion of the senior center from 75 to 80 adults on 8.65 acres located at 1609 Great Falls Street. Map 30-3 ((1)) 42.

FS-D03-38 – VERIZON WIRELESS – to add telecommunications antennas on an existing monopole with an equipment cabinet on the ground on property located in VDOT right-of-way in the northeast quadrant of the Dulles Airport Access Road and I-495. Map 30-1.
In 2004, the Planning Commission took action on 20 land use applications located in the Dranesville District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Items Approved**

**SE-2003-DR-022** - CHESTERBROOK RESIDENCES, INC. - to permit a 97-unit assisted living facility (some of which may be double-occupancy units) not to exceed 109 persons in a two-story building with a cellar level located at 2030 Westmoreland Street on 5.72 acres zoned R-2. Map 40-2 ((1)) 26B and 26C.

**RZ-2003-DR-031** - WINCHESTER HOMES, INC. - to rezone 21.15 acres from R-1 and R-3 to PDH-5 to permit residential development of 30 single family detached dwellings and 72 single family attached units. Map 40-2 ((1)) 20, 21, 22, 22A, 22B, 23, 24A; 40-2 ((34)) A.

**FDP-2003-DR-031** - WINCHESTER HOMES, INC. – submission of the final development for the Stonewall Manor residential development, consisting of 30 single family detached units and 72 single family attached units, on 21.15 acres zoned PDH-5. Map 40-2 ((1)) 20, 21, 22, 22A, 22B, 23, 24A; 40-2 ((34)) A.

**APR-01-II-1M** - to amend the Comprehensive Plan for Subarea #1 of the McLean Community Business Center, currently planned for residential use at 8-12 du/ac, by considering modification or deletion of some or all existing text (addressing preservation of existing large trees, the central drainage swale, parcel consolidation, and compatibility in size and appearance with existing townhouses). Map 30-4 ((1)) 3, 3A, 4, 5, 5A, 6.

**FSD-FD-04-19** – MILESTONE COMMUNICATIONS, CINGULAR & OMNIPOINT - to install six flush-mounted panel antennas to the top of a replacement stadium light pole, one equipment shelter, and three equipment cabinets at the football stadium at McLean High School, located at 1633 Davidson Road. Map 30-4 ((1)) 19.

**FSD-FD-04-20** – FAIRFAX COUNTY PARK AUTHORITY – to permit improvements Spring Hill Park to include athletic field enhancements, additional parking, vehicular access from Lewinsville Road, a new internal vehicular circulation pattern to improve traffic flow, picnic shelters, trail connections, and a ten-acre preservation area with an outdoor classroom. Map 29-2 ((1)) 1C, 1D.

**SE-2004-DR-004** - SHOREH H. ARMANI - to permit office use in a residential district on 19,500 square feet of land zoned R-3, CRD and SC located at 1580 Chain Bridge Road. Map 30-4 ((2)) (6) 46.

**RZ-2003-DR-063** - THE MOST REVEREND PAUL S. LOVERDE - to rezone 12.55 acres from R-1 and R-2 to R-2 to accommodate building additions and site modifications to the existing St. John’s Catholic Church and school, located at 6422 Linway Terrace and 1608 Carlin Lane. Map 31-3 ((1)) 25B, 25C, 27A, 31B.

**PCA 95-D-040** - THE MOST REVEREND PAUL S. LOVERDE - to amend the previously approved profers for a convent and residential development on 1.20 acres zoned R-2 to permit a reduction in land area to allow incorporation into RZ 2003-DR-063. Map 31-3 ((1)) 27A.


**RZ-2003-DR-058** – LANDMARK PROPERTY DEVELOPMENT - to rezone 11.99 acres from R-1 to PDH-2 to a permit residential development consisting of 20 single family detached units and an exception to the Chesapeake Bay Preservation Ordinance in order to allow construction of stormwater management and other facilities within the resource protection area. Map 10-4 ((1)) 1, 2A, 2B.

**FDP-2003-DR-058** – LANDMARK PROPERTY DEVELOPMENT - submission of the final development plan for a residential development comprised of 20 single family detached dwellings at a density of 1.67 du/ac on 11.99 acres zoned PDH-2. Map 10-4 ((1)) 1, 2A, 2B.

**SEA-00-D-006-2** - OAKCREST SCHOOL – to amend the previously approved development conditions for a private school (Oakcrest School) and a place of worship (McLean Bible Church) by deleting the church use and permitting temporary trailers for the school, located at 850 Balls Hill Road on 5.46 acres zoned R-1. Map 21-3 ((1)) 56A.

**PCA-2004-DR-023** – OAKCREST SCHOOL – to amend the previously approved profers by permitting the addition of profers (to include discontinuation of the previously approved use on part of the site for a place of worship) on 5.46 acres zoned R-1. Map 21-3 ((1)) 56A.
PCA-1998-DR-049-2 - HAMPSTEAD VILLAGE LLC – to amend the previously approved proffers for a 0.97 acre portion of the 24.14 acre development known as Evans Farm and zoned PDH-5 by changing the footprint of five units from single family houses with an attached garage to one with garages incorporated into the units. Map 30-1 ((30)) 20 - 24.

FDPA-1998-DR-049-2 - HAMPSTEAD VILLAGE LLC – to amend the previously approved final development plan for the Evans Farm development by reflecting a change in the footprint of five units from single family houses with an attached garage to one with garages incorporated into the units on a 0.97 acre portion of the 24.14 acre development zoned PDH-5. Map 30-1 ((30)) 20 - 24.

2232-D04-7 – VERIZON - to permit construction of a new 100-foot tall transmission pole to replace the existing 90-foot tall transmission pole, installation of twelve panel antennas mounted at the top of the new pole, and installation of one equipment shelter on the ground at the telecommunications site, located within the VDOT right-of-way near the intersection of Dolley Madison Boulevard and Georgetown Pike. Map 22-3.

RZ-2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, LLC - to rezone 2.61 acres from R-12, R-3 and CRD to PDH-12 and CRD to permit development of 26 single family attached dwellings. Map 30-4 ((1)) 3, 3A, 4, 5, 5A and 6.

FDP-2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, LLC - submission of the final development plan for a residential development (to be known as McLean Cove) consisting of 26 single family attached dwellings at a density of 9.95 du/ac located on 2.61 acres zoned PDH-12 and CRD. Map 30-4 ((1)) 3, 3A, 4, 5, 5A and 6.
HUNTER MILL DISTRICT ACTIONS
1995-2004

CASES BY APPLICATION TYPE
1995-2004

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1995 Hunter Mill District Applications

Fifty-two (52) land use items in the Hunter Mill District were acted upon by the Planning Commission in 1995, all of which were approved, either wholly or in part. More information on the cases listed below may be obtained from the Planning Commission Office.

**Approved Items**

PCA-87-C-060-4 - JEFFERSON COMMONS L.C. - to amend the previously approved proffers by reducing the range of units proposed for Land Bay 3 of McNair Farms from 500-700 to 250-400 multifamily residential units and by advancing the commitment for transportation improvements (sight/noise abatement measures for the Copper Crossing subdivision) for the McNair Farms development on 111.68 acres zoned PDH-16. Maps 16-3 ((1)) 15A, 35A, 35B, 35D; 25-1 ((1)) pt.3A & 3F.

FDP-87-C-060-10 - JEFFERSON COMMONS L.C. - submission of the tenth final development plan of the McNair Farms development to permit construction of 288 multifamily residential units at a density of 18.4 du/ac in Land Bay 3 on 15.7 acres zoned PDH-16. Map 25-1 ((1)) pt.3A.

RZ-94-H-011 - PULTE HOME CORP. - to rezone 24.06 acres from R-1, R-2 & I-2 to PDH-4 to permit development of 97 single family detached units and 14 single family attached units at a density of 4.6 du/ac with bonuses for affordable dwelling units. Map 25-2 ((5)) 53, 55, 57-59; 26-1 ((1)) 5A, 5C.

FDP-94-H-011 - PULTE HOME CORP. - final development plan for residential development of 97 single family detached units and 14 single family attached units at a density of 4.6 du/ac with bonuses for the provision of affordable housing. Map 25-2 ((5)) 53, 55, 57-59; 26-1 ((1)) 5A, 5C.

S94-III-UP4 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for Land Unit F of the Reston-Herndon Suburban Center, currently planned for office use at up to .35 FAR, by allowing consideration of office use at up to .50 FAR for infill development in existing office complex. Various parcels on Maps 17-3 and17-4.

CSPA-90-C-006 - PLAZA AMERICA DEVELOPMENT CORP. - to amend the existing Comprehensive Signage Plan for the Plaza America mixed use development, by increasing the allowable area of the secondary tenant anchor signage (are four building-mounted signs within the shopping center component of the project), located on 26.27 acres zoned PDC. Map 17-4 ((1)) 8 & 8A.

RZ-94-H-043 - STANLEY MARTIN CO., INC. - to rezone 55.09 acres from R-1 to PDH-2 to permit residential development at a density of 2.40 du/ac including bonus density for Affordable Dwelling Units. Maps 25-4 ((4)) 1-6; 25-4 ((1)) 14; 35-2 ((1)) 8.

FDP-94-H-043 - STANLEY MARTIN CO., INC. - to approve the final development plan for the Oak Farms residential development (113 single family detached units and 17 single family attached affordable dwelling units) on 55.09 acres zoned PDH-2. Maps 25-4 ((4)) 1-6; 25-4 ((1)) 14; 35-2 ((1)) 8.

SE-94-H-049 - SIX COMMERCE PARK CORP. AND SUNSET HILLS CORP. - to permit an increase in floor area ratio up to 0.50 so a sixth office building can be added to the existing Commerce Executive Office Park, located on 25.64 acres zoned 1-3. Map 17-4 ((12)) 11A, 11B, 11D3, 11D4, 11D5, 11D7, 11D8 & 11D9.

RZ-93-H-043 - WOLF TRAP CREEK, L.P. - to rezone 29.50 acres from R-1 to R-2 to permit a single family detached residential cluster subdivision with a maximum of 39 lots and a minimum of 38 lots. Map 28-4 ((11)) 8, 9, 13, 14B, 15, 16, 20; 28-4 ((10)) 30.

456-H95-5 - FAIRFAX COUNTY OFFICE OF TRANSPORTATION - to acquire approx. 10 acres for development of a permanent paved 850 space commuter park-and-ride facility with van pool and kiss-and-ride areas, eight bus bays and landscaped islands. Map 17-4 ((1)) 17A.

FEATURE SHOWN DETERMINATION - NEXTEL COMMUNICATIONS, INC. - request that the telecommunications base station proposed on the rooftop of the Reston International Center be considered a feature shown of the Comprehensive Plan. Map 17-3 ((3)) 1C.

6709-SP-04 - PLAZA AMERICA DEVELOPMENT CORP. - review of the landscape plan and site plan for Plaza America, pursuant to the proffers associated with the subject property. Map 17-4 ((1)) 8, 8A.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the telecommunications facility proposed for the rooftop of the Reston International Center be considered a feature shown on the Comprehensive Plan. Map 17-3 ((3)) 1C.

PCA-80-C-061 - CHURCH STREET GROUP L.P. - to amend the previously approved proffers by changing the internal street network and lot configurations in the Fox Mill Heights residential development containing 40 single family detached lots at a density of 2.40 du/ac on 16.54 acres zoned Z-2 and Z-3. Map 17-4 ((1)) 8, 8A.

PCA-88-C-039-5 and PCA-88-C-091-5 - BAHMAN BATMANGHELIDJ - to amend the previously approved proffers and generalized development plan for the Village Center at McNair Farms to permit a second vehicle light service establishment in a portion of the shopping center zoned C-6. Map 16-3 ((1)) pt.15B.

SEA-89-C-027-5-BAHMAN BATMANGHELIDJ - to amend the previously approved development conditions by permitting an additional vehicle light service establishment to be located within the existing Village Center at McNair Farms shopping center located on 25.3 acres zoned C-6. Map 16-3 ((1)) pt.15B.

DPA-89-C-025 - RESTON LAND CORP. - to amend the approved development plan for Section 993 of Reston Town Center by waiving the privacy yard requirement for residential development (consisting of single family attached units and multifamily units) on 49.51 acres zoned PRC. Map 17-1 ((1)) pt.3.

CP-89-C-025-2 - RESTON LAND CORP. - submission of the second conceptual plan for residential development of Section 993 of Reston Town Center (consisting of 150-180 single family attached units and 225-175 multifamily units, at a density from 7.6 - 9.3 du/ac) on 49.51 acres zoned PRC. Map 17-1 ((1)) pt.3.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that six panel antennas, two dish antennas and two cabinets of radio equipment, proposed for the roof of the Hyatt Dulles Building, be found a feature shown of the Comprehensive Plan. Map 15-1 ((1)) 1.

FEATURE SHOWN DETERMINATION - BELL ATLANTIC MOBILE - request that nine directional antennas and a prefabricated shelter, to be installed on the penthouse walls and roof of building located at 8607 Westwood Center Drive, be found a feature shown of the Comprehensive Plan. Map 29-3 ((20)) 4.

FDP-87-C-060-11 - BATMAN CO., INC. - submission of a final development plan for development of 16 single family attached dwelling units, at a density of 10.9 du/ac, in McNair Farms on 1.46 acres zoned PDH-16. Map 16-3 ((1)) 35D.

RZ-93-H-032 - RICHARD N. DAVIS, TRUSTEE - to rezone 12.82 acres from R-1 to PDH-12 for development of 165 multi-family dwelling units at a density of 12.87 du/ac (including 11 affordable dwelling units and four bonus units). Maps 16-3 ((1)) pt.24; 16-4 ((1)) 30.

FDP-93-H-032 - RICHARD N. DAVIS, TRUSTEE - submission of the final development plan for development of 165 multi-family dwelling units at a density of 12.87 du/ac (including 11 affordable dwelling units and four bonus units) on 12.82 acres zoned PDH-12. Maps 16-3 ((1)) pt.24; 16-4 ((1)) 30.

SE-95-H-013 - EXXON CORPORATION - to permit renovation of an existing service station, addition of a quick service food store and fast food restaurant, and waiver of the minimum lot width requirements on 40,163 square feet of land zoned C-6. Map 25-4 ((1)) 2C.

SE-95-H-012 - THE GULICK GROUP - to permit development of cluster subdivision of 41 single family detached residences on 42.69 acres zoned R-1. Map 11-2 ((1)) 30, 30A, 30B, 30C.

PCA-87-C-027 - DAKOTA DEVELOPMENT INC., TR - to amend the previously approved proffers by modifying the site design, internal street network and lot configuration (Section 6 of Sycamore Lakes subdivision) to preserve wetlands in the central portion of the site on 8.12 acres zoned R-3. Map 25-2 ((1)) 14A.
1995 Hunter Mill District Applications

RZ-94-H-065 - VAN METRE AT WOODLAND PARK L.P. - to rezone 46.91 acres from I-4 to PDH-12 for residential development of up to 533 townhouse units. Maps 16-3 ((1)) 14, 25; 16-4 ((1)) 9, 9A & 9B.

FDP-94-H-065 - VAN METRE AT WOODLAND PARK L.P. - submission of the final development plan for residential development of up to 533 townhouse units on 46.91 acres zoned PDH-12. Maps 16-3 ((1)) pt.14 & pt.25; 16-4 ((1)) 9, 9A & 9B.

PCA-74-2-113-2 - MOBIL OIL CORP. - to amend the previously approved proffers by adding "quick service food store" to the list of permitted uses on 1.5 acres zoned PRC. Map 17-1 ((7)) 4D2.

SEA-81-C-008 - DAVCO RESTAURANTS - to amend the previously approved development conditions by adding 0.07 acres of land, 600 square feet of floor area, 44 seats and 24 parking spaces to existing fast food restaurant (Wendy) in the Tysons Square Center located on 1.07 acres zoned R-2, HC & SC. Map 29-3 ((1)) pt. 32.

RZ-95-H-049 - MOBIL OIL CORP. - to rezone 1.05 acres of Land Bay 1 in McNair Farms from PDH-16 to C-6 to permit commercial use (service station). Map 25-1 ((1)) pt. 3A.

SEA-81-C-008 - DAVCO RESTAURANTS - to amend the previously approved development conditions by adding 0.07 acres of land, 600 square feet of floor area, 44 seats and 24 parking spaces to existing fast food restaurant (Wendy) in the Tysons Square Center located on 1.07 acres zoned C-7, HC & SC. Map 29-3 ((1)) pt. 32.

SEA-93-H-060 - MOBIL OIL CORP. - to permit a quick service food store on 1.5 acres zoned PRC. Map 17-1 ((7)) 4D2.

456-H95-20 - AMERICAN PCS, L.P. - to permit a 40-foot increase in height to the existing 110-foot Media General tower (to allow installation of 18 panel antennae, three whip antennae, two dish antennae, and two equipment cabinets to enable the tower to serve as a base station) located on the South Reston Fire Station site on 1.67 acres. Map 26-3 ((1)) 22 & 22A.

DPA-77-C-076-2 - RESTON LAND CORP. - to amend the previously approved development plan for Section 78, Block 3, by changing the designation from 230 high rise units to 41 medium density residential units, changing the unit type to townhouses, and reducing the density to 6.6 du/ac on 6.17 acres zoned PRC. Map 27-1 ((7)) 3.

DPA-77-C-076-2 - RESTON LAND CORP. - to amend the previously approved development plan for Section 78, Block 3, by changing the designation from 230 high rise units to 41 medium density residential units, changing the unit type to townhouses, and reducing the density to 6.6 du/ac on 6.17 acres zoned PRC. Map 27-1 ((7)) 3.

CSP-86-C-121 - RESTON SPECTRUM L. P. - submission of the Comprehensive Sign Plan (depicting location, mounting height, lighting information, sign area, and materials) for the retail development known as Spectrum at Reston Town Center located on 24.60 acres zoned PRC. Map 17-1 (1((1)) pt.3J.

DPA-A-502-5 - MARTIN LUTHER KING, JR. CHRISTIAN CHURCH - to amend the previously approved development plan to permit construction of a 700 seat church and the operation of a child care center with a maximum of 99 children daily on 2.41 acres zoned PRC. Map 17-2 (1((23)) 12.

PCA-88-C-039-6 - VILLAGE CENTER AT DULLES - to revise the previously approved proffers for 26.94 acres of the Village Center at Dulles to add an interparcel connection to 1.05 acres of Land Bay 1 in McNair Farms for service station use) and relocate the existing right-in only entrance. Map 16-3 ((1)) 15B.
1995 Hunter Mill District Applications

PCA-88-C-091-6 - VILLAGE CENTER AT DULLES - to revise the previously approved proffers for 1.53 acres zoned C-6 to add an interparcel connection to 1.05 acres of Land Bay 1 in McNair Farms (proposed for service station use) and to relocate the existing right-in only entrance. Map 16-3 ((1)) 15B.

SEA-89-C-027-6 - VILLAGE CENTER AT DULLES ASSOC. - to revise the previously approved development conditions for 25.30 acres zoned C-6 of the Village Center at Dulles to add an interparcel connection to 1.05 acres of Land Bay 1 in McNair Farms (proposed for service station use) and to relocate the existing right-in only entrance. Map 16-3 ((1)) 15B.
In 1996, forty (40) land use items in the Hunter Mill District were acted on by the Planning Commission. Of that number, two cases were denied and the remaining items were approved, either wholly or in part. Additional information on the applications listed below may be obtained from the Planning Commission Office.

Denied Items

456-H95-27 - AMERICAN PERSONAL COMMUNICATIONS - to permit a 150-foot monopole, nine panel antennas, two dish antennas, and two cabinets of radio equipment on the site of the existing Xanadu Cleaners. Map 11-2 ((1)) 18A, 18B.

S96-III-UP2 - OUT-OF-TURN PLAN AMENDMENT - to revise the adopted Comprehensive Plan for 1.77 acres, located at 1241 Reston Avenue, currently planned for 0.5-1 dwelling units per acre, by allowing the parcel to be incorporated within the Reston Planned Residential (PRC) zone, which could result in development with a density of 5-8 units per acre. Map 11-2 ((1)) 46.

Approved Items

456-H95-36 - YMCA OF METROPOLITAN WASHINGTON & BOARD OF SUPERVISORS - to construct a new community recreation facility, including a swimming pool, running track, gymnasium with exercise equipment, locker rooms, general purpose rooms, child care center, Teen Center, and outdoor athletic facilities, on 9.0 acres leased from Fairfax County. Map 17-3 ((1)) 1B.

CP-86-C-121-3 - YMCA OF METROPOLITAN WASHINGTON - submission of a conceptual plan for Section 935, Block 3, of the Reston Town Center for construction of a recreation/community facility, including a childcare center with a maximum enrollment of 99 children, on 9.0 acres zoned PRC. Map 17-3 ((1)) 1B.

9162-SD-01-3 - WOLF TRAP CREEK, L.P. - review of the subdivision plan, pursuant to the instructions issued by the Board of Supervisors at the time of approval of RZ-93-H-043, for a single family detached residential cluster subdivision (Manors at Wolf Trap) on 29.5 acres zoned R-2. Map 28-4 ((1)) 20, 8, 9, 13, 14B, 15, 16.

PCA-88-C-123 - AMBERWOOD L.C. - to amend the previously approved proffers for the Amber-wood residential development by revising proffer 11 to provide BMPs which meet the current County standard of 40% phosphorous removal in lieu of the WSPOD standard of 50% phosphorous removal (since the Chesapeake Bay Preservation Ordinance was adopted subsequent to approval of the original rezoning) on 8.09 acres zoned R-8 & HC. Map 29-3 ((24)) A, A1.

DPA-80-C-111-4 - RESTON LAND CORP. - to amend the previously approved development plan by changing the site designation from fire station and/or community facility to low density residential to develop five single family detached units on 2.68 acres zoned PRC (Section 59, Block 4 of Reston). Map 11-2 ((6)) 4 & a portion of vacated public right-of-way along Reston Avenue.

DPA-A-502-6 - 11484 WASHINGTON PLAZA WEST, LLC. - to amend the previously approved development plan by adding a nursery school/child care center, with a maximum daily enrollment of 113 children, and to permit additional uses (such as quick-service food stores, personal service establishments, financial institutions, and health clubs) within an existing office building in the Lake Anne Village on 2.48 acres zoned PRC & HD. Map 17-2 ((1)) 2A; 17-2 ((5)) 6D.

CP-86-C-121-4 - RESTON LAND CORP. AND DAYTON HUDSON CORP. - submission of the conceptual plan for Section 937 of Reston Town Center for two retail structures with accessory service uses, consisting of a 135,000 square foot building to house the “Target” retail store and a separate 10,000 square foot retail building, on 19.06 acres zoned PRC. Map 17-3 ((1)) 3, 33A.


FDP-87-C-060-13 - BATMAN CO., INC. - submission of the 13th final development plan (Land Bay 6 of McNair Farms) for residential development of 118 single family attached units at 12.5 du/ac, including a tennis court, tot lot and multi-purpose court on 9.43 acres zoned PDH-16. Map 25-1 ((1)) pt.3F.

SE-96-H-002 - THE GULICK GROUP - to permit development of a cluster subdivision with a total of 15 single family detached units at a density of 1.0 du/ac on 15.01 acres zoned R-1. Map 11-2 ((1)) 31; 12-1 ((1)) 46.

FEATURE SHOWN DETERMINATION - AT&T - request that twelve panel antennas, one satellite dish and one equipment cabinet, proposed to be located on the rooftop of the 6-story Parkridge Four Office Building, be
found a feature shown of the Comprehensive Plan. Map 27-1 ((1)) 13.

RZ-95-H-048 - PEGEEN SWIATEK, TR./CATHERINE OLIVER MARSHALL TRUST - to rezone 11.0 acres from R-1 & R-2 to R-2 for cluster residential development (Marshall Estates) of 20 single family detached dwelling units at 1.82 du/ac. Map 38-1 ((1)) 12; ((26)) A1, B1.

CSPA-90-C-006-2 - PLAZA AMERICA DEVELOPMENT CORP. - to amend the previously approved comprehensive signage plan for Plaza America by allowing building-mounted signs at the second story level, on 26.27 acres zoned PDC. Map 17-4 ((1)) 8B & 8C.

S96-III-UP1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for Land Unit F of the Reston-Herndon Suburban Center, from residential planned community, convention/conference center, and office uses at an intensity up to 0.35 FAR, to provide an option for a 15 acre mixed-use area at the Reston Sheraton Hotel site, to allow up to .95 FAR intensity for a development with hotel, office and support retail uses, and an intensity up to 1.2 FAR for mixed-use development that includes multi-family residential use, with possible modifications to the transportation network.

FDP-87-C-060-14 - B. BATMANGHELIDJ - submission of the 14th final development plan for McNair Farms (Land Bay 1) providing a 35-foot wide landscaped and/or bermed screening yard on 0.16 acres zoned PDH-16. Map 25-1 ((1)) pt.3A.

PCA-87-C-060-6 - BATMAN COMPANY, INC. - to amend the previously approved proffers for Land Bay 6 of McNair Farms by waiving the 200 square foot privacy yard requirement to accommodate back-to-back style townhouse units on 9.43 acres zoned PDH-16. Map 25-1 ((1)) pt.3F.

FDP-87-C-060-15 - B. BATMANGHELIDJ - submission of the 15th final development plan for McNair Farms, to construct a portion of Storm-water Management Pond A in Land Bay 6 on 0.69 acres zoned PDH-16. Map 25-1 ((1)) pt.3F.

CPA-89-C-025-2 - RESTON LAND CORP. - to amend the previously approved conceptual plan for Section 933 of Reston (West Market Community of Reston Town Center) by changing the mix of residential units from 150-180 townhouse units and 225-475 multi-family units to 185-220 traditional townhouse units, 94-108 stacked townhouse units, and 96-122 multi-family units, on 49.5 acres zoned PRC. Map 17-1 ((1)) pt. 3.

SITE PLAN #8911-SP-02 - DULLES TOWN CENTER - submission of the architectural renderings and landscape plan for Dulles Town Center Apartments (approved under RZ-92-H-015) and proffer interpretation on location of Building 10 on 24.87 acres zoned PDH-20. Map 15-4 ((1)) 3A, 3B, 3C (formerly ((1)) 3, 5, 9).

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that nine panel antennas and an equipment cabinet, proposed for the rooftop of an existing six-story office building in Sunrise Valley Plaza, be found a feature shown of the Comprehensive Plan. Map 17-3 ((1)) 30.

SE-96-H-016 - RESTON LAND CORP. - to permit a hotel (Homestead Village extended stay hotel with 148 rental units) on 4.81 acres zoned PRC and located in Section 935 of Reston Town Center. Map 17-3 ((1)) 1.

CP-86-C-121-6 - RESTON LAND CORP. - submission of the sixth Conceptual Plan for Reston Town Center for commercial use (Homestead Village extended stay hotel with 148 rental units) on 4.81 acres zoned PRC. Map 17-3 ((1)) pt.1.

8031-SD-01 - WINCHESTER HOMES INC. - pursuant to the proffers associated with approval of RZ-94-H-019, submission of the subdivision plan for storm drainage improvements on Section 4 of Monroe Manor, located on 19.35 acres zoned R-3. Map 25-1 ((1)) 6, 7; 25-2 ((2)) 20.

S96-II-V2 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for Sub-unit A-3 of the Tyson's Corner Urban Center from residential use at 1 du/ac, with an option east of Old Courthouse Spring Branch for multi-family residential use at 12-16 du/ac, to residential use at 1 du/ac with an option east of Old Courthouse Spring Branch for residential use at 8-16 du/ac with a mixture of dwelling unit types. Map 28-4 ((1)) 2A, 23B; 29-1 ((1)) 10C; 29-3 ((1)) 1A.

SE-96-H-022 - AMERICAN MOBILE SATELLITE CORP. & TRUST COMPANY OF THE WEST - to permit construction of up to fourteen 6.6 foot tall satellite earth stations on the rooftop of the American Mobile Satellite Corporation Headquarters Building in the Park Ridge office development located on 2.08 acres zoned I-3. Map 27-1 ((1)) pt. 1B.

PCA-88-C-066 - DULLES CORNER PROPERTIES II L.P. - to amend the previously approved proffers by incorporating the changes proposed to the proffers and conceptual development plan under PCA-86-C-029-5 on 2.02 acres zoned PDC. Map 15-4 ((1)) 23.

PCA-86-C-029-5 - DULLES CORNER PROPERTIES II L.P. & SOLUS S.E. HOTEL PORTFOLIO L.P. - to amend the previously approved proffers to permit alternative
office options for parcels 13A and 16; depict the layout of all existing and proposed development within Dulles Corner on one plan; and consolidate all previous proffers into one unified proffer statement for the office park located on 91.22 acres zoned PDC & AN. Map 15-2 ((2)) 1-4; 15-4 ((1)) 1B, 13, 13A; 15-4 ((2)) 6A, 15A, 16.

CSPA-86-C-029-4 - DULLES CORNER PROPERTIES II L.P. & SOLUS S.E. HOTEL PORTFOLIO L.P. - to amend the previously approved comprehensive signage plan for Dulles Corner by modifying two freestanding ground-mounted building identification signs to look identical to existing ground-mounted identification signs for the office park located on 91.22 acres zoned PDC & AN. Map 15-2 ((2)) 1-4; 15-4 ((1)) 1B, 13, 13A; 15-4 ((2)) 6A, 15A, 16.

SE-96-H-029 - FOX MILL SUITES, L.L.C - to permit construction of a seven-story hotel (Homewood Suites) and waiver of certain sign regulations to permit additional sign area on 3.53 acres zoned I-4. Map 16-3 ((1)) pt 30A.

FS-H96-4 - AT&T - request that nine panel antennas and one equipment cabinet, proposed to be located on the penthouse of the existing Tycon office building at 2070 Chain Bridge Road, be found a feature shown on the Comprehensive Plan. Map 29-3 ((1)) 30A, 30C.

FS-H96-22 - AT&T - request that nine panel antennas and two equipment cabinets, proposed to be located on the roof of the existing seven-story CFC office building, be found a feature shown on the Comprehensive Plan. Map 16-3 ((1)) 29A.

RZ-96-H-022 - PULTE HOME CORP. & EAKIN/YOUNGENTOB ASSOCIATES, INC. - to rezone 24.88 acres from R-1, I-4, I-5 & HC to PDH-12 & HC to permit residential development (Tyson's Village) with 274 dwelling units at a density of 11.0 du/ac, including provision of affordable dwelling units. Map 29-1 ((1)) pt.10C; 29-3 ((1)) 1A.

FDP-96-H-022 - PULTE HOME CORP. & EAKIN/YOUNGENTOB ASSOCIATES, INC. - submission of the final development plan for Tyson's Village residential development of 112 single family attached units and 162 multi-family units (including provision of 25 affordable dwelling units) on 24.88 acres zoned PDH-12 & HC. Map 29-1 ((1)) pt.10C; 29-3 ((1)) 1A.


RZ-96-H-026 - MICHAEL A. D'AMATO - to rezone 1.89 acres from R-2 with proffers to R-1 without proffers for construction of one single family detached dwelling at a density of 0.53 du/ac. Map 28- 4 ((1)) 56.

FDP-87-C-060-16 - B. BATMANGHELIDJ - submission of the final development plan for Section 2 of Land Bay 6 of McNair Farms to permit development of 132 single family attached units at a density of 11.07 du/ac on 11.40 acres zoned PDH-16. Map 25-1 ((1)) pt.3F.

FDPA-87-C-060-15 - B. BATMANGHELIDJ - to amend the previously approved fifteenth final development plan for McNair Farms, which permitted development of the subject property (0.69 acres zoned PDH-16) as a portion of Stormwater Management Pond A and as landscaped open space, by incorporating the land area into Section 2 of Land Bay 6. Map 25-1 ((1)) pt.3F.

SEA-86-C-066 - HUNTER MILL COUNTRY DAY SCHOOL, INC. - to amend the previously approved development conditions by permitting the addition of a swimming pool on 5.0 acres zoned R-E. Map 27-4 ((1)) 3.
In 1997, the Planning Commission acted on sixty-six land use items in the Hunter Mill District. The Commission denied four items and accepted withdrawal of five items. The remaining fifty-seven applications were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

**Items Denied**

DPA-85-C-088-2 - TOWN CENTER TOWER, LLC - to amend the previously approved development plan by increasing the building height from 10 to 14 stories for the high rise residential building containing a maximum of 120 units (Stratford House at Reston Town Center) in Section 85 of Reston on 2.53 acres zoned PRC. Map 17-2 ((1)) 11F pt.

APR-97-CW-9T - AREA PLANS REVIEW ITEM - nomination by the McNair Farms Advisory Council to amend the Comprehensive Plan for Land Unit B within the Dulles Suburban Center by adding new text relating to local collector roads. Maps 16-3 and 25-1.

SE-96-H-032 - McDONALD'S CORPORATION - to permit a fast food restaurant with a drive-through window on 1.20 acres zoned PRC and located at 12184 Glade Drive. Map 26-1 ((13)) 3.

APR-97-II-20V - AREA PLANS REVIEW ITEM - nomination by Howard Turnage to limit non-residential uses and to add additional standards for the review of special exception and special permit applications for land located in the Piney Branch Community Planning Sections. Maps 27-2, 27-4, 28-1, 28-2 and 28-3.

**Items Approved**

RZ-96-H-010 - J.A. LOVELESS HOMES V, INC. - to rezone 10.99 acres from R-1 & I-5 to R-12 to permit development of 126 single family attached units (Squirrel Hill) at 11.50 du/ac including bonus density for provision of affordable dwelling units. Map 15-4 ((11)) 31; 16-3 ((1)) 10; 24-2 ((1)) 7; 25-1 ((1)) 1.

FS-H96-38 - AT&T - request that nine panel antennas and an equipment cabinet, to be located on the roof of the existing 122-foot AT&T Office Building at 2340 Dulles Corner Blvd., be found a feature shown of the Comprehensive Plan. Map 15-2 ((2)) 4.

FS-H96-61 - AT&T (Claircom) - request that six stick antennas and an equipment cabinet, to be co-located with existing Cellular One and AT&T facilities on the roof of the existing 122-foot AT&T Office Building at 2340 Dulles Corner Blvd., be found a feature shown of the Comprehensive Plan. Map 15-2 ((2)) 4.

CP-86-C-121-8 - WESTERRA RESTON, L.L.C & ORACLE CORP. - submission of the conceptual plan for office buildings and two five-level parking structures in the Reston Town Center on 22.68 acres zoned PRC. Map 17-3 ((1)) 6, 15, 5 and 17-4 ((1)) 7.

CP-86-C-121-9 - WESTERRA RESTON, L.L.C. - submission of the conceptual plan for two office buildings and one four-level parking structure within the Reston Town Center on 14.83 acres zoned PRC. Map 17-3 ((1)) 4, 5D, 14, 5, 5G & 5J.
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PCA-80-C-028-3 - WOODLAND ASSOCIATES, L.P. - to amend the previously approved proffers by deleting 16.24 undeveloped acres zoned I-4 and C-8 from the Woodland Park development. Map 16-3 (13A, 13B, 14, 14C, 25, 29A, 29B, 29C & 29D.

PCA-85-C-066 - WOODLAND ASSOCIATES, L.P. - to amend the previously approved proffers by deleting 0.93 undeveloped acres zoned C-8 from the application site so that it can be included in RZ-96-H-029 and be rezoned to PDH-30. Map 16-3 ((1)) 28.

FS-H96-32 - AT&T - request that installation of nine panel antennas, on the penthouse of the existing 103-foot Lake Anne Fellowship House at 11450 North Shore Drive, be found a feature shown of the Comprehensive Plan. Map 17-2 ((1)) 3.

FS-H96-46 - AT&T - request that installation of nine panel antennas and an equipment cabinet, on an existing 141-foot VEPCO transmission tower at 1977 Hunter Mill Road, be found a feature shown of the Comprehensive Plan. Map 27-2 ((1)) 13.

FS-H96-49 - AT&T - request that nine panel antennas and an equipment cabinet, on an existing 125.5-foot VEPCO transmission tower (#2033-66) on the north side of Sunset Hills Road, be found a feature shown of the Comprehensive Plan. Map 17-4 ((1)) 32.

FS-H96-60 - BELL ATLANTIC NYNEX - request that proposed co-location of nine directional antennas and an equipment cabinet, with existing APC telecommunication facilities on Lake Anne Fellowship House at 11450 North Shore Drive, be found a feature shown of the Comprehensive Plan. Map 17-2 ((1)) 3.

PCA-A-936 - HUNTERS WOODS VILLAGE CENTER, L.L.C. - to amend the previously approved rezoning application by the addition of proffers to govern the redevelopment of the Hunters Woods Village shopping center and residential development on 15.28 acres zoned PRC. Map 26-1 ((7)) 3A.

DPA-A-936-3 - HUNTERS WOODS VILLAGE CENTER - to amend the previously approved development plan by permitting demolition of the existing Hunters Woods Village Center and constructing a new shopping center, to include a community center and an optional child care center, with the addition of 48 single-family attached residential units on 15.28 acres zoned PRC. Map 26-1 ((7)) 3A.

CSP-A-936 - HUNTERS WOODS VILLAGE CENTER - submission of a Comprehensive Sign Plan for the residential and commercial components of the Hunters Woods Village Center on 15.28 acres zoned PRC. Map 26-1 ((7)) 3A.

FDP-87-C-060-17 - BATMAN/MCNAIR ASSOC., L.P. - submission of the 17th final development plan for McNair Farms depicting 116 multifamily units at a density of 19.05 du/ac for Section 2 of Land Bay 1 on 6.09 acres zoned PDH-16. Map 16-3 ((1)) 38C.

FDP-87-C-060-17 - BATMAN/MCNAIR ASSOC., L.P. - submission of the 17th final development plan for McNair Farms depicting 116 multifamily units at a density of 19.05 du/ac for Section 2 of Land Bay 1 on 6.09 acres zoned PDH-16. Map 16-3 ((1)) 38C.

PCA-84-C-117 & DPA-84-C-117 - WESTERRA RESTON - to amend the previously approved proffers and development plan for Section 43 of Reston by permitting residential development of up to 400 multifamily units, at a density of 12.5 du/ac, with provision of affordable dwelling units, on 31.91 acres zoned PRC and previously approved for commercial and/or industrial uses. Map 17-1 ((11)) 11 and ((12)) A, 1, 7.

SEA-82-C-063-2 - AAL PARTNERSHIP - to amend the previously approved development conditions by permitting building additions, including a parking deck, site modifications and a change in the hours of operation for an existing vehicle sales, rental and ancillary service establishment (HBL) on 3.46 acres zoned C-7, HC, SC. Map 29-3 ((1)) 1D.
SEA-80-C-142 - MOBIL OIL CORPORATION & LESTER F. MARKELL, JR. - to amend the previously approved development conditions by adding a mini-mart, car wash and vehicle light service establishment to an existing service station on 1.87 acres zoned C-5. Map 12-3 ((1)) 18A.

FDPA-96-H-022 - PULTE HOME CORP. & EAKIN/ YOUNGENTOB ASSOCIATES - to amend the previously approved final development plan for the Tysons Village residential development by the addition of a certification/seal by a professional engineer, architect or land surveyor (to obviate the need to obtain approval of a preliminary plan) on 24.88 acres zoned PDH-12 & HC. Map 29-1 ((1)) pt.10C; 29-3 ((1)) 1A.

RZ-1996-HM-046 - EASTWOOD PROPERTIES, INC. - to rezone 3.64 acres from R-1 to PDH-2 to permit a single family detached residential subdivision with a maximum of seven units at a density of 1.92 du/ac. Map 38-1 ((1)) 31.

FDP-1996-HM-046 - EASTWOOD PROPERTIES, INC. - submission of the final development plan for residential development of seven single family detached units at a density of 1.92 du/ac on 3.64 acres zoned PDH-2.

CP-86-C-121-7 - KINDERCARE LEARNING CENTER - review of a conceptual plan to permit a one-story child care center, with a maximum daily enrollment of 180 children, including before and after school care, on Section 83, Block 4, of the Reston Town Center. Map 17-2 ((1)) pt. 11.

FS-H97-9 - APC - request that the addition of nine panel antennas and three equipment cabinets to existing APC telecommunication facilities, on the roof of the 6-story Parkridge Four Office Building at 10700 Parkridge Blvd., be found a feature shown of the Comprehensive Plan. Map 27-1 ((1)) 13.

S96-III-UP2 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 1.77 acres at 1241 Reston Ave, currently planned for 0.5-1 du/ac, by allowing the property to be incorporated within the Reston Planned Residential Community zone, including possible modifications to the transportation network. Map 11-2 ((1)) 46.

FS-H97-6 - APC - request that proposed addition of nine panel antennas and five equipment cabinets to existing APC telecommunication facilities, on the roof of the 14-story Hyatt Regency Hotel at 2300 Dulles Corner Blvd, be found a feature shown of the Comprehensive Plan. Map 15-2 ((2)) 1.

FDP-87-C-060-18 - MCNAIR SENIORS APARTMENTS, L.P. - submission of the 18th final development plan for the mixed use McNair Farms development to permit 139 elderly dwelling units, at a density of 46.95 du/ac, on 2.96 acres zoned PDH-16. Map 16-3 ((1)) pt. 38D.

CONCEPT PLAN FOR INOVA CAMERON GLEN ASSISTED LIVING FACILITY - pursuant to the development conditions associated with approval of DPA-74-2-113-5, submission of the concept site plan and Statement of Proposal for a three-story life care facility, with 70 rooms and 100 beds, on 5 acres located at the intersection of Bowman Towne Drive and Fountain Drive. 17-1 ((1)) 14F.

PCA-86-C-029-5 - DULLES CORNER PROP. II L.P. AND SOLUS SOUTHEAST HOTEL PORTFOLIO L.P. - to amend the previously approved proffers for the Dulles Corner office park to permit conceptual layout of all existing and proposed development on one set of plans, consolidate all proffers and proffer modifications in one unified proffer statement, and to modify the building footprints for several building sites (parcels 13A and 16) within the overall development of 91.22 acres zoned PDC and AN. Map 15-2 ((2)) 1-4; 15-4 ((1)) 1B, 13, 13A; 15-4 ((2)) 6A, 15A, 16.

FDPA-86-C-029-5 - DULLES CORNER PROP. II L.P. - to amend the previously approved final development plan to permit an eight-story office building, a four-story office building, and a parking garage on 8.45 acres zoned PDC. Map 15-4 ((1)) pt. 1B.

PCA-88-C-066 - DULLES CORNER PROPERTIES II L.P. - to amend the previously approved proffers by incorporating the changes proposed to the proffers and conceptual development plan for the Dulles Corner office park under PCA-86-C-029-5 on 2.02 acres zoned PDC. Map 15-4 ((1)) 23.

FS-H97-35 - AT&T - to replace an existing South Lakes High School 80-foot athletic field light pole with a new 125-foot pole, for nine panel antennas and equipment cabinet, at 11400 South Lakes Drive. Map 26-2 ((18)) 7, 8.

FS-H97-43 - NEXTEL - request that co-location of 13 panel antennas and two equipment cabinets with existing APC telecommunications facilities, on the roof of the 145-foot Hyatt Dulles Hotel at 2300 Dulles Corner Blvd, be
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found a feature shown of the Comprehensive Plan. Map 15-2 ((2)) 1.

FS-H97-51 - BELL ATLANTIC - to co-locate nine antennas and equipment building with the existing 119-foot VEPCO transmission tower at 11728 Sunset Hills Road. Map 17-4 ((1)) 2.

FS-H97-17 - APC - to install nine panel antennas and three equipment cabinets on the roof of the 160-foot Heron House apartment building at 11400 Washington Plaza West at Lake Anne Village Center. Map 17-2 ((31)) B.


APR-97-CW-2ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan by editorial revisions and updates to text, map and figures for the Upper Potomac Planning District.

FS-H97-30 - BELL ATLANTIC NYNEX - to co-locate nine panel antennas and equipment cabinet with existing AT&T telecommunication facilities on the roof of the Tycon Courthouse Office Building at 2070 Chain Bridge Road; Map 29-3 ((1)) 30C.


APR-97-III-5UP- AREA PLANS REVIEW ITEM - nomination by John Farrell on behalf of Carol Crocker to amend the Plan for 2.17 acres on Reston Avenue from residential use at .5-1 du/ac to 2-3 du/ac. Map 11-2 ((1)) 47A.

APR-97-III-50UP - AREA PLANS REVIEW ITEM - nomination by Martin Walsh for Woodland Associates to amend the Plan for 104 acres on Monroe Street from commercial office, hotel or mixed use up to 0.70 FAR to commercial office, hotel, community retail uses and mixed use up to 1.0 FAR. Map 16-3 ((1)) 25, 16-4 ((1)) 4-8.

APR-97-II-22V - AREA PLANS REVIEW ITEM - nomination by John Mitchell to amend the Plan for the Freedom Hill Park area and the Old Court House Spring Branch Stream Valley area by adding text regarding preserving park areas to serve as buffers for existing neighborhoods, including the use of the word "must" in lieu of the word "should".

APR-97-CW-6ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan through editorial revisions and updates to text, map and figures for the Vienna Planning District.

APR-97-CW-30T - AREA PLANS REVIEW ITEM - nomination by the Hunter Mill District Planning Commissioner to add a road crossing under the Dulles Airport Access Toll Road to connect the Town Center Pkwy. with Sunrise Valley Dr. Map 17-3.

APR-97-III-48UP - AREA PLANS REVIEW ITEM - nomination by Antonio Calabrese, on behalf of Westerra Reston, to remove the designation for commuter rail station and park & ride facility from the property at 10917 Sunset Hills Road and the Reston Maintenance Yard. Map 18-3 ((1)) 7A and 11B.

S96-III-UP3 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 8 acres located in the southwest quadrant of Monroe Street and Frying Pan Road, by adding an option for residential use up to 6 du/ac. Map 16-4 ((1)) 10-13 and 15-2 ((1)) 1.

FS-H97-45 - NEXTWAVE - to co-locate three panel antennas, one GPS antenna and equipment cabinets with the existing APC and AT&T telecommunication facilities on the roof of the six-story Parkridge Building at 10700 Parkbridge Boulevard. Map 27-1 ((1)) 13.

ARCHITECTURAL RENDERINGS & LANDSCAPE PLANS - ANDERSON CONSULTING BUILDING - submission of the architectural renderings and landscape plan for the proposed Anderson Consulting Building, to be constructed at One Freedom Square in Phase II of the Reston Town Center, pursuant to the proffers approved in conjunction with RZ-85-C-088. Map 17-1 ((1)) 12E.

456-H96-16 - FAIRFAX COUNTY WATER AUTHORITY - to extend 15.300 feet of 54-inch water main, from the Corbalis Treatment Plant to Sunset Hills Road, to connect the Treatment Plant with the Fox Mill Storage and Pumping Facility. Maps 11-1, 11-3, 17-1 and 17-3.

SE-97-H-048 - TALL OAKS VILLAGE CENTER, LLC - to permit a drive-in bank on 0.32 acres zoned PRC located within the Tall Oaks Village shopping center. Map 18-1 ((5)) 8A.
SE-97-H-049 - TALL OAKS VILLAGE CENTER, LLC -
to permit a fast food restaurant with a drive-through
window on 0.47 acres zoned PRC within the Tall Oaks
Village shopping center. Map 18-1 ((5)) 8A.

PCA-B-846 & DPA-B-846 - RESTON INN &
CONFERENCE CENTER - to amend the previously
approved proffers and development plan for a
convention/conference center on 15 acres zoned PRC.
Map 17-3 ((3)) 1.
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In 1998, the Planning Commission took action on fifty-eight land use applications in the Hunter Mill District. The Commission accepted withdrawal of one item and approved the remaining fifty-seven items, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Item Withdrawn

APR-98-III-9UP – AREA PLANS REVIEW ITEM – nomination by Carson Lee Fifer, Jr. to amend the Comprehensive Plan for 6.6 acres located at 11491 and 11495 Sunset Hills Road by increasing the intensity of planned uses from .50 FAR to 1.0 FAR. Map 17-4 ((1)) 21, 28A.

Items Approved

RZ-1997-HM-020 – HUNTER MILL SOUTH LC – to rezone 6.07 acres from R-E to R-1 to permit a cluster subdivision, to be known as Hunter Mill Overlook, consisting of six single family detached residences. Map 18-4 ((1)) 20A.

LFBC TEN LIMITED PARTNERSHIP – to rezone 8.81 acres from R-E to I-4 to permit development of the Lake Fairfax Business Center with a maximum gross floor area of 177,736 square feet. Map 18-3 ((1)) 22A.

LANDSCAPE PLAN FOR STRATFORD COURT – submission of the landscape plan, pursuant to the proffers associated with the prior approval of RZ-85-C-088, for Section 85 of the Reston Town Center depicting the proposed landscaping plan for the residential development (Stratford Court at Town Center) of four mid-rise buildings containing 224 units of multifamily housing. Map 17-1 ((1)) 11F.

FS-H98-2 – FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to co-locate six antennas on the roof of the 145-foot tall Reston International Building at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

CP-86-C-121-5 – WESTERRA RESTON, LLC – submission of the conceptual plan for the construction of four freestanding commercial buildings on 5.18 acres located within Reston Town Center. Map 17-3 ((1)) 1, 2C, 5K.

FDPA-87-C-060-17 – PULTE HOME CORPORATION – to amend the previously approved final development plan for a portion of the McNair Farms development (Land Bay 1, Section Two), located on 6.09 acres zoned PDH-16, by revising the layout and building design for the 116 multifamily residential units and adding an on-site stormwater management pond. Map 16-3 ((1)) 38C.

FDPA-96-H-029 – SECURITY CAPITAL ATLANTIC, INC. – to amend the previously approved final development plan for Cameron at Woodland Park multifamily residential development, located on 16.29 acres zoned PDH-30, by changing the internal site circulation and building layout, reducing the number of units and structures, adding surface garage structures, expanding the clubhouse facility, and including a trash compactor on site in lieu of individual trash dumpsters. Map 16-3 ((1)) 3.

6867-SP-12 – PRESIDENT’S PARK SITE PLAN – pursuant to the proffers associated with the prior approval of RZ-85-C-008, view of the site plan, architectural renderings, and landscape plans for Parts One and Two of the President’s Park office complex located on 15.14 acres zoned I-5. Map 15-4 ((1)) 21, 22A, 22D.

PCA-85-C-008-3 – JEFFERSON AT PRESIDENT’S PARK LP – to amend the previously approved proffers by deleting 19.63 acres from the total 38.87 acres rezoned to I-5 under RZ-85-C-008 to enable 1.21 acres to be rezoned to PDC and included in the Dulles Corner development with the remaining 18.41 acres to be rezoned to PDH-30 for multifamily residential units. Map 15-4 ((1)) 21, 22A, 22D.

PCA-86-C-029-6 – JEFFERSON AT PRESIDENT’S PARK LP – to amend the previously approved proffers by deleting 1.39 acres zoned PDC from the total 17.02 acres rezoned to PDH & I-5 under RZ-86-C-029 in order to enable the Dulles Corner and President’s Park developments to have contiguous land adjacent to Enterprise Drive. Map 15-4 ((1)) 13, 22C, 23.

PCA-86-C-029-6 – JEFFERSON AT PRESIDENT’S PARK LP – to amend the previously approved proffers by deleting 1.39 acres zoned PDC from the total 17.02 acres rezoned to PDH & I-5 under RZ-86-C-029 in order to enable the Dulles Corner and President’s Park developments to have contiguous land adjacent to Enterprise Drive. Map 15-4 ((1)) 13, 22C, 23.

PCA-88-C-066-2 – JEFFERSON AT PRESIDENT’S PARK LP – to amend the proffers previously approved under RZ-88-C-066 to permit the addition of 1.21 acres
zoned PDC to effectuate a land swap between Dulles Corner and Jefferson at President’s Park so each office development will have contiguous open space adjacent to Enterprise Drive. Map 15-4 ((1)) 22C, 23.

CP-86-C-121-10 – CAREMATRIX OF MASSACHUSETTS – submission of the conceptual plan Section 95, Block 1, on 5.36 acres within Reston Town Center, Reston depicting a five-story building containing 168 elderly housing units (Chancellor Park at Reston). Map 17-3 ((1)) 5.

PCA-77-C-098-3 – TST WOODLAND LLC – to amend the proffers associated with the prior approval of RZ-77-C-098 by removing 8.9 acres from an undeveloped portion of the Woodland Park development to enable rezoning to I-4 to accommodate the development proposed under RZ-1997-HM-054. Map 16-3 ((1)) 29A, 29C, 29D and 16-3 ((11)) 6.

PCA-80-C-028-4 – TST WOODLAND LLC, TST WOODLAND ONE LLC & TST WOODLAND TWO LLC – to amend the proffers associated with the prior approval of RZ-80-C-028 by removing 14.54 acres from an undeveloped portion of the Woodland Park development to enable rezoning to I-4 to accommodate the development proposed under RZ-1997-HM-054. Map 16-3 ((1)) 29A, 29C, 29D and 16-3 ((11)) 5, 6.

PCA-83-C-031 – TST WOODLAND LLC – to amend the proffers associated with the prior approval of RZ-83-C-031 by removing 0.03 acres from the Woodland Park development to enable rezoning to I-4 to accommodate the development proposed under RZ-1997-HM-054. Map 16-3 ((11)) 1, 2, 7.

RZ-1997-HM-054 – TST WOODLAND LLC – to rezone 23.46 acres from C-8 and I-4 to I-4 for three office buildings, to be used for scientific research, development and training, and two associated parking structures. Map 16-3 ((1)) 29C, 29D and 16-3 ((11)) 7.

SE-97-H-070 – TST WOODLAND LLC – to permit an increase in height from 75 to 150 feet for three proposed office buildings and to permit use in a floodplain, including cantilevered piers, pedestrian bridges and boardwalks adjacent to existing ponds, located at 13204 Woodland Park on 23.46 acres zoned I-4. Map 16-3 ((1)) 29C, 29D and 16-3 ((11)) 7.

FS-H98-5 – BELL ATLANTIC – to add nine antennas and one equipment cabinet to the existing 151-foot tall lattice tower located on the site of the South Reston Fire Station at 2610 Reston Parkway. Map 26-3 ((1)) 22, 23.

SEA-86-D-059 – NOBEL EDUCATION DYNAMICS – to amend the previously approved development conditions by permitting the addition of two modular classrooms on the site of the existing Town & Country private school located at 9525 Leesburg Pike on 4.94 acres zoned R-1. Map 19-1 ((1)) 19.


FS-H98-6 – NEXTEL – to add up to 12 panel antennas on the roof of the 23-story Tysons Sheraton Premier Hotel located at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.

FS-H97-7 – APC – to add nine panel antennas and three equipment cabinets to existing APC telecommunication facilities located on the roof of the 145-foot tall Reston International Center office building at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

SEA-89-C-027-7 – SHOWBIZ PIZZA TIME INC. dba CHUCK E. CHEESE’S – to amend the previously approved development conditions by permitting a 2,500 square foot expansion of the existing Chuck E. Cheese’s commercial recreation restaurant located on a portion of the 25.3 acre Village Center at Dulles at 2465 Centreville Road. Map 16-3 ((1)) 15B.

PCA-88-C-039-7 – VILLAGE CENTER AT DULLES ASSOCIATES LP – to amend the proffers associated with the prior approval of RZ-88-C-039 for the Village Center at McNair Farms by permitting expansion of the existing commercial recreation restaurant (Chuck E. Cheese’s) to accommodate additional seating and game equipment. Map 16-3 ((1)) 15B.

PCA-88-C-091-7 – VILLAGE CENTER AT DULLES ASSOCIATES LP – to amend the proffers associated with the prior approval of RZ-88-C-091 for the Village Center at McNair Farms by permitting expansion of the existing commercial recreation restaurant (Chuck E. Cheese’s) to accommodate additional seating and game equipment. Map 16-3 ((1)) 5B.

S98-III-UP1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 4.21 acres located at 1775 Wiehle Avenue by considering replanning the property from office, research and development, and industrial uses up to .50 FAR to office use up to .82 FAR. Map 17-4 ((15)) 1.

RZ-1997-HM-052 – TOLL BROS. INC. – to rezone 96.90 acres, previously known as Middleton Farm, from R-1 to PDH-3 to permit residential development. Map 25-3 ((1)) 3, 3A, 13.
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FDP-1997-HM-052 – TOLL BROS. INC. – submission of the final development plan for a residential development, consisting of 226 single family detached units and 33 single family attached affordable units, on 96.90 acres zoned PDH-3. Map 25-3 (1)) 3, 3A, 13.

FDPA-93-H-032 – AVALON PROPERTIES, INC. – to amend the previously approved final development plan for residential development of 165 multifamily units with garages in fifteen buildings by revising the layout and configuration of the buildings, travel aisles and parking spaces as well as by permitting construction of a swimming pool and club house with a fitness center in lieu of two tennis courts on 12.82 acres zoned PDH-12. Map 16-3 ((1)) 24 and 16-4 ((1)) 30.

SE-97-H-069 – 1775 WIEHLE LLC – to permit an increase in FAR from 0.50 to 0.70 to accommodate replacement with the existing one-story office building with a new five-story building on 4.21 acres zoned I-5 and located at 1775 Wiehle Avenue. Map 17-4 ((15)) 1.

SEA-88-C-043 – CANDLEWOOD HERNDON, VA LLC – to revise the previously approved development conditions by decreasing the previously approved land area and modifying the proposal to accommodate a four-story 133-room extended stay hotel in lieu of a nine-story hotel with 204 rooms on a 4.42 acre portion of the President’s Park mixed use development zoned I-5. Map 15-4 (1)) 14A.

PCA-90-C-006-2 – PLAZA AMERICA OFFICE DEVELOPMENT, LLC – to revise the previously approved development conditions by decreasing the previously approved land area and modifying the location of Buildings 3 and 4 and their related parking structures within a portion of the Plaza America office complex located on 13.27 acres zoned PDC. Map 17-4 ((1)) 8C.

FDPA-90-C-006-2 – PLAZA AMERICA OFFICE DEVELOPMENT LLC – to amend the previously approved final development for the Plaza America office complex, by modifying the location of Buildings 3 and 4 and their related parking structures, located on a portion of the 13.27 acre complex zoned PDC. Map 17-4 ((1)) 8C.

RZ-1998-HM-003 – MARIETTE NEWCOMB, HIU NEWCOMB FAMILY LP & BLUEBERRY HILL LC – to rezone 29.3 acres from R-A, R-E and R-1 to PDH-1 to permit residential development. Map 19-1 ((1)) 20 and ((3)) 1, 3.

FDP-1998-HM-003 - MARIETTE NEWCOMB, HIU NEWCOMB FAMILY LP & BLUEBERRY HILL LC – submission of the final development plan for 22 single family detached units, to be known as Blueberry Hill, with continuation of the existing Potomac Vegetable Farm Market as a secondary commercial use, on 29.3 acres zoned PDH-1. Map 19-1 ((1)) 20 and ((3)) 1, 3.

RZ-1998-HM-001 – HEARTHSTONE VANGUARD TYSONS LP – to rezone 3.28 acres from R-1 to R-8 to permit residential development (Hearthstone Courts) of 23 single family attached units. Map 29-3 ((1)) 27A.

SE-98-H-021 – COMMERCIAL NET LEASE REALTY INC. – to permit a pharmacy with a drive through window (Eckerd Drugstore of Reston) to be located on 1.49 acres zoned PRC within the Reston Town Center. Map 17-1 ((7)) 4A, 4C2, 4B, 4C6.

SEA-83-C-065-2 – BELL ATLANTIC MOBILE INC. – to amend the development conditions associated with the prior approval of SE-83-C-065 by permitting the addition of nine antennas to the existing 150-foot tall telecommunications tower located at 2610 Reston Parkway on 1.68 acres zoned R-2. Map 26-3 ((1)) 22, 22A.

6709-SP-06-2 – PLAZA AMERICA – submission of the site plan and architectural design for Phase I of the Plaza America office complex located on 13.27 acres zoned PDC, pursuant to the proffers associated with the approval of PCA-90-C-006-2. Map 17-4 ((1)) 8C.

APR-98-III-2ED – AREA PLANS REVIEW ITEM – nomination by staff of the Office of Comprehensive Planning to amend the Comprehensive Plan by correcting the reference to Old Reston Avenue from a “Virginia Scenic Byway” to a “Virginia Byway” under Land Unit D of the Reston-Herndon Suburban Center.

APR-98-III-3ED – AREA PLANS REVIEW ITEM - nomination by staff of the Office of Comprehensive Planning to amend the Comprehensive Plan by adding text under Land Use Recommendation #10 of the Reston Community Planning Sector (UP4 Planning Sector) indicating that additional Plan guidance for the Hickory Community Planning Sector is available under Land Use Recommendation #10 for the UP3 Planning Sector.

APR-98-III-1PF – AREA PLANS REVIEW ITEM – nomination by the Fairfax County Public Library Board to amend the list of future public facility needs in the Upper Potomac Planning District to include 10,000 square foot expansion of the existing Reston Regional Library located at 11925 Bowman Towne Drive. Map 17-2 ((1)) 12.

APR-98-III-8UP – AREA PLANS REVIEW ITEM – nomination by JBG/Sunrise L.P. to amend the Comprehensive Plan for 36.5 acres located at 12010 Sunrise Valley Drive by increasing the intensity of planned office use from up to .50 FAR to .70 FAR. Map 17-3 ((8)) 1A, 1B.
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S98-III-UP2 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 16.23 acres located at 12050 Sunrise Valley Drive by increasing the intensity of the planned office use from .50 FAR to .70 FAR.

FS-H98-14 – CELLULAR ONE, BELL ATLANTIC & NEXTEL – to replace an existing 188-foot guyed tower in use by Bell Atlantic since 1984 with a new 180-foot monopole to accommodate 36 panel antennas (12 panel antennas each by Cellular One, Bell Atlantic, and Nextel) with related equipment at Stratton Woods Parks located at 2455 Fox Mill Road. Map 25-2 (11) 10.

PCA-96-H-010 – J.A. LOVELESS HOMES V INC. – to amend the proffers associated with the prior approval of RZ-96-H-010 by reducing the number of single family attached residential units from 126 to 104 units and deleting affordable dwelling units from the Squirrel Hill residential development located on 10.99 acres zoned R-12. Map 15-4 (11) 31, 16-3 (11) O, 24-2 (11) 7 and 25-1 (11) 1.


PCA-94-H-001 – TCR MID ATLANTIC/NE PROPERTIES, INC. – to amend the proffers associated with the prior approval of RZ-94-H-001 by reducing the number of affordable dwelling units within the 17.05 acre President’s Park residential development zoned PDH-12, pursuant to the revised Affordable Dwelling Unit Ordinance, from 46 to 16 units. Map 15-4 (11) 22E.

FDPA-94-H-001 – TCR MID ATLANTIC/NE PROPERTIES, INC. - to amend the previously approved final development plan for the President’s Park residential development zoned PDH-12 by reducing the number of affordable dwelling units from 46 to 16 units, pursuant to the revised Affordable Dwelling Unit Ordinance. Map 15-4 (11) 22E.

SEA-78-C-107-2 – JONES COMMUNICATIONS OF VIRGINIA – to amend the previously approved development conditions by permitting a 360 square foot addition to the existing 634 square foot building located at 1720 Wiehle Avenue on 3.08 acres zoned R-E. Map 17-4 (6) 1.

2232-H98-14 – JONES COMMUNICATIONS – to construct a one-story addition to the existing communications building located at 1720 Wiehle Avenue. Map 17-4 (6) 1.

SEA-82-C-077-2 – THE RICHARD STOHLMAN FAMILY PARTNERSHIP – to amend the previously approved development conditions for the existing Stohlman Mitsubishi and Stohlman Volkswagen vehicles sales, rental and ancillary service establishments by reducing the land area from 6.2 to 5.77 acres and adding surface parking as well as an automobile storage area to the facilities located at 8433 and 8435 Leesburg Pike. Map 29-3 (11) 38.

In 1999 the Planning Commission took action on 97 land use applications in the Hunter Mill District. The Commission recommended denial of 37 items, voted to reconsider its denial action on one case (later deferring the item indefinitely), and accepted withdrawal of one item. The remaining 58 items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Withdrawn Item**

98-III-7UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.6 acres at 12355 Sunrise Valley Drive from light industrial use up to .35 FAR to office use up to .70 FAR. Map 17-3 ((1)) 30.

**Item Reconsidered & Deferred Indefinitely**

CPA-86-C-121-4 - WESTERRA RESTON, L.L.C. - to amend the previously approved conceptual plan for the Reston Town Center to permit a service station and quick service food store on 1.73 acres zoned PRC and previously approved for retail use. Map 17-3 ((1)) 33A.

**Items Denied**

DPA-86-C-121 - WESTERRA RESTON, L.L.C. - to amend the previously approved development plan for the Reston Town Center to permit a service station and quick service food store on 1.73 acres zoned PRC and previously approved for retail use. Map 17-3 ((1)) 33A.

APR-98-II-2V - AREA PLANS REVIEW ITEM - to amend the Plan for 2.81 acres on Raglan Road from residential use at 3-4 du/ac and public park to residential use at 4-5 du/ac. Map 29-3 ((1)) 11, 17A; 29-3 ((14)) A1.

APR-98-II-7V - AREA PLANS REVIEW ITEM - to amend the Plan for 2.88 acres from public park to residential use at 4-5 du/ac. Map 29-3 ((1)) pt. 17.

APR-97-III-6UP - AREA PLANS REVIEW ITEM - to amend the Plan for 116 acres at 1610 Hunter Mill Road from residential use at .2-.5 du/ac to 1-2 du/ac. Map 18-3 ((1)) 1.

APR-97-III-14UP - AREA PLANS REVIEW ITEM - to amend the Plan for 48.3 acres located on Hunter Mill Road and Crowell Road from residential use at a density of .2-.5 du/ac to residential use at a density of .5-1 du/ac. Maps 18-4 ((1)) 22, 23, 26 and 18-4 ((8)) 1A, 2, 3, 4, 5, A.

APR-97-III-15UP - AREA PLANS REVIEW ITEM - to amend the Plan for 48.3 acres on Hunter Mill Road and Crowell Road from residential .2-.5 du/ac to residential 1-2 du/ac. Maps 18-4 ((1)) 22, 23, 26 and 18-4 ((8)) A, 1A, 2-5.

APR-97-III-16UP - AREA PLANS REVIEW ITEM - to amend the Plan for 48.3 acres on Hunter Mill Road and Crowell Road from residential .2-.5 du/ac to residential 2-3 du/ac. Maps 18-4 ((1)) 22, 23, 26 and 18-4 ((8)) A, 1A, 2-5.

APR-97-III-17UP - AREA PLANS REVIEW ITEM - to amend the Plan for 48.3 acres on Hunter Mill Road and Crowell Road from residential .2-.5 du/ac to 3-4 du/ac. Maps 18-4 ((1)) 22, 23, 26 and 18-4 ((8)) A, 1A, 2-5.

APR-97-III-18UP - AREA PLANS REVIEW ITEM - to amend the Plan for 48.3 acres on Hunter Mill Road and Crowell Road from residential .2-.5 du/ac to 4-5 du/ac. Maps 18-4 ((1)) 22, 23, 26 and 18-4 ((8)) A, 1A, 2-5.

APR-97-III-19UP - AREA PLANS REVIEW ITEM - to amend the Plan for 48.3 acres on Hunter Mill Road and Crowell Road from residential .2-.5 du/ac to 5-8 du/ac. Maps 18-4 ((1)) 22, 23, 26 and 18-4 ((8)) A, 1A, 2-5.

APR-97-III-20UP - AREA PLANS REVIEW ITEM - to amend the Plan for 48.3 acres on Hunter Mill Road and Crowell Road from residential use at .2-.5 du/ac to indoor/ outdoor recreational uses. Maps 18-4 ((1)) 22, 23, 26 and 18-4 ((8)) A, 1A, 2-5.

APR-97-III-21UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at a density of .5-1 du/ac. Map 18-3 ((2)) 6.

APR-97-III-22UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at a density of 1-2 du/ac. Map 18-3 ((2)) 6.

APR-97-III-23UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at .2-.5 du/ac to 2-3 du/ac. Map 18-3 ((2)) 6.

APR-97-III-24UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at a density of 3-4 du/ac. Map 18-3 ((2)) 6.

APR-97-III-25UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road
from residential use at a density of .2-.5 du/ac to residential use at a density of 4-5 du/ac. Map 18-3 ((2)) 6.

APR-97-III-26UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at 8-12 du/ac. Map 18-3 ((2)) 6.

APR-97-III-27UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at 4-5 du/ac. Map 18-3 ((2)) 6.

APR-97-III-28UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at 8-12 du/ac. Map 18-3 ((2)) 6.

APR-97-III-29UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at a density of 12-16 du/ac. Map 18-3 ((2)) 6.

APR-97-III-30UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at a density of 2-3 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-31UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at a density of 2-3 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-32UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.0 acres at 10800 Sunset Hills Road from residential use at a density of .2-.5 du/ac to residential use at a density of 2-3 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-33UP - AREA PLANS REVIEW ITEM - to amend the Plan for 4.1 acres on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-34UP - AREA PLANS REVIEW ITEM - to amend the Plan for 4.1 acres on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-35UP - AREA PLANS REVIEW ITEM - to amend the Plan for 4.1 acres on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-36UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41.4 acres located on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-37UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41.4 acres located on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-38UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41.4 acres located on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-39UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41.4 acres located on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-40UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41.4 acres located on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-41UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41.4 acres located on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-42UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41 acres on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to residential use at a density of 4-5 du/ac. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.
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APR-97-III-43UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41.4 acres located on Hunter Mill Road and Sunset Hills Road from residential use at a density of .2-.5 du/ac with an option for institutional or public uses to mixed use. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-97-III-44UP - AREA PLANS REVIEW ITEM - to amend the Plan for 41 acres on Hunter Mill Road and Sunset Hills Road from residential use at .2-.5 du/ac with an option for institutional or public uses to retail and other uses. Map 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A; 18-3 ((3)) 2A, 3A, 4A.

APR-98-III-11UP - AREA PLANS REVIEW ITEM - to expand the nominated area of APR items 97-III-21UP through 97-III-44UP by the addition of eight parcels located on Sunset Hills Road and Hunter Mill Road. Map 18-3 ((1)) 6; 18-3 ((2)) 4, 5, 7A, 7B, 7C, 7D; 18-3 ((3)) 1.

CPA-86-C-121-4 - WESTERRA RESTON LLC - to amend the previously approved conceptual plan, for a 1.73 acre retail pad site in the 19-acre Target development in the Reston Town Center area, by permitting a service station (Mobil Oil) and quick service food store. Map 17-3 ((1)) 33A.

Items Approved

FS-H98-24 - WINSTAR - to install 36 dish antennas on the rooftop of the 11-story office building at 11921 Freedom Drive in the Reston Town Center. Map 17-1 ((16)) 9A.

RZ-1998-HM-020 - COSCAN BROOKFIELD HOMES - to rezone 49.14 acres from R-1 to PDH-1 to permit residential development (Great Falls Woods) at 1 dt/ac on 48 acres and a childcare center on 1.14 acres. Map 6-4 ((1)) 74A, 78; 11-2 ((1)) 12, 17.

FDP-1998-HM-020 - COSCAN BROOKFIELD HOMES - to approve the final development plan for Great Falls Woods consisting of 48 single family detached units on 48 acres and a child care center with a maximum daily enrollment of 160 children as a secondary use on 1.14 acres, the total 49.14 acres being zoned PDH-1. Map 6-4 ((1)) 74A, 78; 11-2 ((1)) 12, 17.

SEA-91-C-042 - GREAT FALLS HUNT, L.P. - to amend the previously approved development conditions to permit an assisted living facility for the elderly on 17.57 acres zoned R-1. Map 12-3 ((1)) 16A.

SEA-83-C-065-3 - WIRELESS PCS, INC. dba AT&T WIRELESS SERVICES - to amend the previously approved development conditions by permitting height increase, additional antennae and five additional equipment cabinets to the existing tower located at 2610 Reston Parkway on 1.68 acres zoned R-2. Map 26-3 ((1)) 22, 22A.

2232-H98-8 - WIRELESS PCS, INC. dba AT&T WIRELESS SERVICES - to add 20 feet to existing 150-foot Media General Tower located at 2610 Reston Parkway adjacent to the South Reston Fire Station, to accommodate the addition of nine panel antennas. Map 26-3 ((1)) 22, 22A.

APR-98-III-10UP - AREA PLANS REVIEW ITEM - to amend the Plan for 5.63 acres from office, research/development and industrial flex uses up to .50 FAR to office, research/development and industrial flex uses up to .70 FAR. Map 18-3 ((6)) 10.

PCA-88-C-003 - L.S. INVESTMENTS L.L.C. - to amend the previously approved proffers for either office or hotel uses (Dulles View) on 7.9 acres zoned PDC by reconfiguring the building footprints, increasing the building height, reducing the floor area and the amount of open space. Map 15-4 ((1)) 25A.

FDP-88-C-003 - L.S. INVESTMENTS L.L.C. - submission of the final development plan for either office or hotel uses (Dulles View) on 7.9 acres zoned PDC. Map 15-4 ((1)) 25A.

PCA-77-C-019-2 - 1757 BCD L.P. - to amend the previously approved proffers for a 5.99 acre portion of the Lake Fairfax Business Center to permit vacation and abandonment of all or a portion of Clay Lane. Map 18-3 ((8)) 6.

SEA-83-C-065-3 - WIRELESS PCS, INC. dba AT&T WIRELESS SERVICES - to amend the previously approved development conditions by permitting height increase, additional antennae and five additional equipment cabinets to the existing tower located at 2610 Reston Parkway on 1.68 acres zoned R-2. Map 26-3 ((1)) 22, 22A.

PCA-79-C-090 - LFBC NINE L.P. - to amend the previously approved proffers for a 13.02 acre portion of the Lake Fairfax Business Center to permit vacation and abandonment of all or a portion of Clay Lane. Map 18-3 ((8)) 9, 10.

RZ-1998-HM-053 - IRENE C. BETTIUS - to rezone 18.57 acres from R-1 and R-E to PDH-3 to permit residential development of 42 single family detached units at a density of 2.26 du/ac. Map 12-3 ((1)) 24.


1858-P-03 - PRELIMINARY PLAN FOR BENNETT KILN - pursuant to the proffers associated with prior approval of C-648, submission of the preliminary plat for
Section 2 of Bennett Kiln, depicting 18 single family detached dwelling units on 6.39 acres zoned R-3 cluster. Map 38-1 ((1)) 38.

PCA-88-C-066-3 - DULLES CORNER PROPERTIES, L.L.C. - to amend the previously approved proffers for the Dulles Corner development to permit reconfiguration of the building footprints and redistribution of the allowable floor area ratio on 0.64 acres zoned PDC. Map 15-4 ((1)) pt. 23A [formerly 15-4 ((1)) pt. 23].

PCA-86-C-029-07 - DULLES CORNER PROPERTIES, L.L.C. - to amend the previously approved proffers for the Dulles Corner development to permit reconfiguration of the building footprints, increase in building height and redistribution of the allowable floor area ratio on 46.64 acres zoned PDC. Map 15-4 ((2)) 13, 13B, 1B2, 16.

PCA-96-H-044 - DULLES CORNER PROPERTIES, L.L.C. - to amend the previously approved proffers for the Dulles Corner development to permit reconfiguration of the building footprints and redistribution of the allowable floor area ratio on 1.21 acres zoned PDC. Map 15-4 ((1)) 23A [formerly 15-4 ((1)) 22C].

FDP-86-C-029-6 - DULLES CORNER PROPERTIES, L.L.C. - submission of the sixth final development plan for development of a ten story office building at a maximum height of 150 feet and a five level parking structure on 7.47 acres zoned PDC located in Dulles Corner. Map 15-4 ((1)) 1B2.

FDPA-86-C-029-3 - DULLES CORNER PROPERTIES, L.L.C. - to amend the third final development plan for the Dulles Corner development by permitting development of a four-story office building on 7.82 acres zoned PDC. Map 15-4 ((1)) 1B.

PCA-80-C-086 - BOSTON PROPERTIES & WESTERRA RESTON, L.L.C. - to amend the previously approved proffers by deleting 11.35 acres from the previously approved I-5 rezoning of 12.42 acres to I-5 under RZ-80-C-086 in order to add that property to RZ-1998-HM-063 for rezoning to PDC. Map 16-4 ((1)) 16A1, 16B.

PCA-83-C-069 - BOSTON PROPERTIES & WESTERRA RESTON, L.L.C. - to amend the previously approved proffers by deleting 15.85 acres from the previously approved I-4 rezoning of 19.45 acres under RZ-83-C-069 in order to add that property to RZ-1998-HM-063 for rezoning to PDC. Map 16-4 ((1)) 16A1, 16B.


FDP-1998-HM-063 - WESTERRA RESTON, L.L.C. - submission of the final development plan for commercial development of two office buildings, each 90 feet in height, and two parking structures (two and three stories in height) on 29.20 acres zoned PDC. Map 16-4 ((1)) 15, 16A1.

PCA-86-C-054 - WESTERRA RESTON, L.L.C. - to amend the previously approved proffers for an office development with park and ride facility by deleting the park and ride use on 7.7 acres and permitting a revised site layout for the office use on 23.46 acres zoned PDC. Map 18-3 ((1)) 11B, 1C.

FDP-86-C-054-2 - WESTERRA RESTON, L.L.C. - submission of the second final development plan for previously approved office development reflecting revisions to the site layout on 23.46 acres zoned PDC. Map 18-3 ((1)) 11B, 1C.

PCA-91-C-014 - COLUMBIA ARLINGTON HEALTHCARE SYSTEM L.L.C. - to amend the previously approved proffers to permit minor building additions and site modifications for Reston Hospital, located on 14.82 acres zoned C-3. Map 17-1 ((1)) 15B; 17-1 ((19)) various parcels.

SEA-84-C-092-5 - COLUMBIA ARLINGTON HEALTHCARE SYSTEM L.L.C. - to amend the previously approved development conditions to permit minor building additions and site modifications to Reston Hospital, located on 19.82 acres zoned C-3 and PRC. Map 17-1 ((1)) 3H, 15B; 17-1 ((19)) various parcels.

APR-97-III-51UP - AREA PLANS REVIEW ITEM - to amend the Plan by adding text to the Hickory Community Planning Sector calling for protection of the residential character by preventing expansion of existing special permit uses and/or new zoning, special permit or special exception uses of a non-residential nature. Maps 18-2 and 18-4.

CPA-86-C-121-2 - RESTON SPECTRUM LP - to amend the previously approved conceptual plan for development of the Spectrum Retail Center, on 24.3 acres zoned PRC, by deleting the architectural screening walls along Reston Parkway and providing additional landscaping along the Reston Parkway frontage. Map 17-1 ((1)) 3K, 3P, 3Q.

APR-97-III-52UP - AREA PLANS REVIEW ITEM - to amend the Plan by revising the text to prevent expansion of...
existing special permit uses and/or new zoning, special permit or special exception uses of a non-residential nature for the area bounded by Hunter Mill Road, Lake Fairfax Park, Sunset Hills Road and Lake Fairfax Business Park. Map 18-3 ((1)) 1, 4-6, 10; 18-3 ((2)) 1-7D; 18-3 ((3)) 1-4A; 18-3 ((7)) 1-31.

SE-99-H-022 - ACADEMY OF CHRISTIAN EDUCATION - to permit operation of a private school of general education, with a maximum daily student enrollment of no more than 250 students, with a childcare center in an existing building located on 2.3 acres zoned I-5. Map 18-3 ((5)) 6.

DPA-74-2-113-7 – BOARDS’ OWN MOTION - to amend a portion of the development plan for the Reston Town Center to depict the existing Embry Rucker Shelter and an 872 square foot shelter addition on 5.34 acres, also encompassing the North County Governmental Complex and the Reston Regional Library, zoned PRC. Map 17-1 ((1)) 12.

RZ-1999-HM-011 - VAN METRE AT WOODLAND PARK - to rezone 32.4 acres from PDH-12 to PDH-30 to permit development of a maximum of 757 multifamily dwelling units. Map 16-3 ((1)) 25D and 16-4 ((1)) 32B.

FDP-1999-HM-011 - VAN METRE AT WOODLAND PARK - submission of the final development plan for 743 multifamily units and 41 affordable units, at a density of 22.8 du/ac, and a child care center as a secondary use, on 32.4 acres zoned PDH-30. Map 16-3 ((1)) 25D, 16-4 ((1)) 32B.

PCA-94-H-065 - VAN METRE AT WOODLAND PARK, LP - to delete the previously approved proffers on a 32.4 acre portion of the 46.9 acre original site to enable the property to be rezoned to PDH-30 for multifamily dwelling units. Map 16-3 ((1)) pt. 25D and 16-4 ((1)) 32B.

RZ-1999-HM-020 - ARTHUR J. & CAROL L. COHEN - to rezone 2.18 acres from R-1 to R-3 for development of four single family detached lots at a density of 1.8 du/ac. Map 28-4 ((1)) 48 and 38-2 ((1)) 5.

FS-H99-14 - NEXTEL - to co-locate 12 panel antennas and one equipment cabinet on the penthouse of the six-story Tycon Courthouse office building at 2070 Chain Bridge Road. Map 29-3 ((1)) 30C.

PCA-78-C-098 - PRISON FELLOWSHIP MINISTRIES - to amend the previously approved proffers for office/conference center use on 5.26 acres zoned PDC to permit additional office space and a training facility. Map 17-4 ((1)) 1.

FDPA-78-C-098-2 - PRISON FELLOWSHIP MINISTRIES - to amend the previously approved final development plan for office and conference center use on 5.26 acres zoned PDC by permitting additional office space and a training facility. Map 17-4 ((1)) 1.

RZ-1999-HM-009 - EASTWOOD PROPERTIES, INC. - to rezone 1.78 acres from R-1 to R-2 for construction of three single family detached dwellings at a density of 1.68 du/ac. Map 38-3 ((1)) 1A.

CP-86-C-121-12 - WINK DEVELOPMENT, LLC - submission of the conceptual plan for construction of a two-story child care center (Winwood Child Care Center), with a maximum daily enrollment of 200 children on 1.6 acres zoned PRC and located on Section 89 of Reston within the Reston Town Center District. Map 17-1 ((17)) 3.

CPA-86-C-121-8 - ORACLE CORP. - submission of a conceptual plan amendment to increase the height from six to eight stories for the Phase II office building of the Oracle corporate headquarters on 22.24 acres zoned PRC and located on Section 95 of Reston within the Reston Town Center District. Map 17-1 ((17)) 7A.

SE-98-H-021 - COMMERCIAL NET LEASE REALTY INC. - to permit a drive-through pharmacy (Eckerd Drugstore of Reston) with one drive-through window on 1.49 acres, within the Reston Town Center, zoned PRC. Map 17-1 ((7)) 4A, 4B, 4C2, 4C6.

SE-99-H-037 - CARDINAL FINANCIAL CORP. - to add a freestanding drive-through facility to the existing Cardinal Bank, located in the existing three-story Post Trail Office Park Building on 2.52 acres zoned I-4. Map 18-3 ((1)) 27.

SE-99-H-013 – CARR AMERICA REALTY CORP. - to permit height increase up to a maximum of 100 feet and floor area ratio increase to a maximum of 0.70 for a proposed office building and two parking structures on 16.34 acres zoned I-4 and located in Section 904 of Reston. Map 17-3 ((8)) 2A.

2232-H99-9 - FAIRFAX COUNTY WATER AUTHORITY - to extend 6500 feet of 36-inch water main from the Fairfax County Parkway to the intersection of Lawyers Road and Fox Mill Road. Maps 25-4 and 26-3.
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FS-H99-21 - AT&T WIRELESS - to install one equipment cabinet on the ground and up to nine panel antennas on an existing 131-foot tall Virginia Power transmission pole at 12000 Cameron Pond Drive. Map 17-1 ((12)) 8.

PCA-1997-HM-054 - TST WOODLAND L.L.C. - to amend the previously approved proffers for the Waterview portion of the Woodland Park office development (Land Unit B of the Reston Herndon Suburban Center) by modifying the office building and parking structure on 23.47 acres zoned I-4. Map 16-3 ((1)) 29C, 29D; 16-3 ((11)) 7.

SEA-97-H-070 - TST WOODLAND L.L.C. - to amend the previously approved development conditions for the Waterview portion of the Woodland Park office development (Land Unit B of the Reston Herndon Suburban Center) by permitting an increase in the maximum building height from 150 to 178 feet on 23.47 acres zoned I-4. Map 16-3 ((1)) 29C, 29D; 16-3 ((11)) 7.

PC-86-C-121-11 - WESTERRA RESTON L.L.C. - pursuant to the previously approved proffers associated with the prior approval of RZ-86-C-121, submission of the conceptual plan for a nine-story office building with a five-story above ground parking structure, on 6.42 acres of the 11.25 acre Discovery Square office complex zoned PRC and located in Section 93, in Reston Town Center. Map 17-3 ((1)) 5.

CP-86-C-119-2 - WESTERRA RESTON L.L.C. - pursuant to the previously approved proffers associated with the prior approval of RZ-86-C-119, submission of the conceptual plan for a nine-story office building, with a five-story above ground parking structure, located on 4.83 acres of the 11.25 acre Discovery Square office complex zoned PRC located on Block 3, Section 93, within the Reston Town Center. Map 17-3 ((1)) 5H.

SE-98-H-060 - CHESAPEAKE HEALTHCARE CORP. - to permit a 64-bed medical care facility to provide assisted living for the elderly on 5.06 acres zoned R-1. Map 11-2 ((1)) 34.

FS-H99-25 - WINSTAR COMMUNICATIONS - to install 18 dish antennas on the rooftop of the existing 12-story TRW commercial office building at 12011 Sunset Hills Drive. Map 17-3 ((1)) 5D.


PCA-88-C-003 - L.S. INVESTMENTS LLC - to amend the previously approved proffers for the proposed Dulles View office or hotel development by reconfiguring the building footprints, increasing building height from 150 to 175 feet, and reducing the open from 3.3 to 3.08 acres on 7.9 acres zoned PDC. Map 15-4 ((1)) 25A.

FDP-88-C-003 - L.S. INVESTMENTS LLC - submission of the final development plan for Dulles View, reflecting both the office development (alternative #1) and the hotel development (alternative #2), as well as the amended proffers addressing reconfigured building footprints, increased building height and reduced open space, on 7.9 acres zoned PDC. Map 15-4 ((1)) 25A.
In 2000, the Planning Commission took action on fifty-four land use applications in the Hunter Mill District. One item was denied and the Commission approved the remaining fifty-three items, either wholly or in part. Additional information on the applications listed below may be obtained from the Planning Commission Office.

**Item Denied**

2232-H00-10 - BELL ATLANTIC - to approve the existing placement of 27 panel antennas (nine each by Bell Atlantic, AT&T and Nextel) on a 150-foot monopole (also co-utilized by VDOT) located in the VDOT Maintenance Yard between the Dulles Airport Access Road and Sunset Hills Road. Map 18-3 ((1)) 7A.

**Items Approved**

FS-H99-30 - CELLULAR ONE - to co-locate an equipment cabinet on the ground and nine panel antennas on an existing 127 foot Virginia Power transmission pole, currently utilized by AT&T, located on the Reston Park & Ride lot owned by the Commonwealth of Virginia. Map 17-4 ((1)) 32.

ARCHITECTURAL & LANDSCAPE PLANS - TERRABROOK/RESTON TOWN CENTER PHASE II - review of the architectural and landscape plans for the proposed 16-story office building located at Two Freedom Square (Block 13A of Reston Town Center Phase II), pursuant to the proffers associated with the prior approval of RZ-85-C-088. Map 17-1 ((1)) 12E.

SEA-79-C-007-3 - ROSENTHAL HONDA - to amend the previously approved development conditions to permit a change in applicant's name and building on 7.84 acres zoned C-7, HC and SC. Map 29-3 ((1)) 2C, 2D.

0011-SD-01 - EQUITY HOMES/EMBASSY DEVELOPMENT - review of the subdivision plan for the Robaleed development, comprised of twenty-six single family dwelling units, pursuant to the proffers associated with the prior approval of RZ-1998-HM-036. Map 25-4 ((1)) 4-7.

PCA-79-C-032 - WESTERRA RESTON, LLC - to amend the previously approved proffers to permit trail modifications for the approved medium density residential development in a planned residential community on 8.12 acres zoned PRC. Map 11-4 ((22)) (1) 1-32.

RZ-1999-HM-068 - LFBC NINE LP - to rezone 1,809 square feet from R-E to I-3 to permit industrial/office development with overall FAR of 0.40. Map 18-3 ((8)) 9A.

RZ-1999-HM-055 - EQUITY HOMES - to rezone 4.73 acres from R-1 to R-3 to permit cluster residential development at a density of 2.75 du/ac. Map 25-3 ((1)) 4.

DPA-C-099 - RESTON ASSOCIATION - to amend the previously approved development plan by replacing the swimming pool for the Southgate Neighborhood Recreation Center with a community/recreational facility including a child care center and place of worship on 2.41 acres zoned PRC. Map 26-1 ((8)) 4.

FSA-H96-38-1 - AT&T WIRELESS - to amend the previously approved feature shown application by adding an additional panel antenna and equipment cabinet adjacent to the existing structure on the roof of the building located at 2340 Dulles Corner Road. Map 15-2 ((2)) 4.

FS-H100-60 - FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION - modification of the parking configuration and access to the Herndon-Monroe Park & Ride Facility located at Monroe Street and the Dulles Toll Road. Map 16-4 ((1)) 27.

SEA-93-H-056 - CONGREGATION BETH EMETH - to amend the previously approved development conditions to permit an increase in height of outdoor light fixtures on 5.21 acres zoned R-1. Map 35-2 ((1)) 15A.

ARCHITECTURAL & LANDSCAPE PLANS - RESTON TOWN CENTER PHASE II & PHASE III - review of the architectural and landscape plans for the proposed buildings within Blocks 14, 14A, 15, 16, 18 and Section 89A of the Phase II and Phase III of the Reston Town Center, pursuant to the proffers associated with the previous approval of RZ-85-C-088. Map 17-1 ((1)) 12E.

SEA-82-C-027 - WOLF TRAP FOUNDATION FOR THE PERFORMING ARTS - to amend the previously approved development conditions to permit increase in land area, building additions and site modifications on 18.27 acres zoned R-1. Map 28-2 ((1)) 32C, 32D.
SEA-81-C-027-2 - WOLF TRAP FOUNDATION FOR THE PERFORMING ARTS - to amend the previously approved development conditions to permit decrease in land area and site modifications on 11.61 acres zoned R-1. Map 28-2 ((1)) 32C, 32D, 36 and (3) 20.

FS-H00-63 - METRICOM INC. - to co-locate up to 16 pole-mounted panel antennas, with facilities co-utilized by APC and Nextel, on the roof of the 240-foot tall Sheraton Premiere Hotel located in Tyson’s Corner at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.

FS-H00-64 - AT&T - to install nine panel antennas on the penthouse wall with one equipment cabinet on the roof of the One Fountain Square building in the Reston Town Center at 11911 Freedom Drive. Map 17-3 ((16)) 5A.

SE-00-H-010 - TST WOODLAND, TST WOODLAND ONE, TST SOUTHPOINTE II & TST PLAZA RIDGE I - to permit an increase in sign area for freestanding entrance signs and to permit building identification signs closer than ten feet to the street line on 101.16 acres zoned I-4. Map 16-3 ((11)) 6A1, 6B, 6C, 6D; 16-4 ((1)) 35–39.

SEA-89-C-027-8 - BRE/VCD ASSOCIATES, LLC - to amend the previously approved development conditions to permit a waiver of certain sign regulations to allow an increase in area for building mounted signs on 25.30 acres zoned C-6. Map 16-3 ((1)) 15B.

FS-H00-35 - METRICOM, INC. - to install 16 sled-mounted panel antennas (amended to 8 flush-mounted and 8 pole-mounted on the penthouse wall) and one equipment cabinet inside the penthouse of the 181-foot tall Plaza America office building at 11710 Plaza America in Reston. Map 17-4 ((1)) 8C.

6709-SP-07-1 - ATLANTIC REALTY - submission of the architectural elevations, landscape plans and site plan for buildings 3 and 4 under Phase III of the Plaza America development, pursuant to the proffers associated with the prior approval of PCA-90-C-006. Map 17-4 ((1)) 8C.

CP-86-C-119-3 - BOSTON PROPERTIES - submission of the conceptual plan for two office buildings and two parking garages (Reston Gateway) on 22.8 acres in the Reston Town Center. Map 17-3 ((1)) 4B, 5B, 5E, 29.

SE-00-H-016 - BRE/VCD ASSOCIATES, LLC - to permit two fast food restaurants, one with a drive-through window, on 1.17 acres zoned C-6. Map 16-3 ((1)) 15B.

FS-H00-39 - METRICOM, INC. - to install up to 16 antennas to the penthouse walls and one equipment cabinet inside the penthouse of the Parkridge Business Park office building at 10780 Parkridge Drive. Map 18-3 ((1)) 7F.

FS-H00-45 - METRICOM, INC. - to co-locate 16 antennas on the existing 141-foot high Virginia Power transmission tower co-utilized by AT&T, and one equipment cabinet on the ground, at 1977 Hunter Mill Road. Map 27-2 ((1)) 13.

FS-H00-77 - WINSTAR - to install up to 24 frame-mounted dish antenna on an 89-foot office building, with an equipment cabinet inside the building located at 2350 Corporate Park Drive. Map 16-3 ((11)) 6C.

CSPA-86-C-029-5 - COLUMBIA ENERGY GROUP - to amend the previously approved comprehensive sign plan to permit a freestanding building identification sign on 11.04 acres zoned PDC. Map 15-4 ((1)) 1B1.

PCA-C-696-2 - DSV DULLES FOX MILL L.P. - to amend the previously approved proffers to permit commercial, office and multifamily development on 63.12 acres zoned PDC. Map 15-4 ((1)) 2, 4.

FDPA-C-696-2 - DSV DULLES FOX MILL L.P. - to amend the previously approved final development plan for commercial, office and multifamily residential development on 63.12 acres zoned PDC. Map 15-4 ((1)) 2, 4.

RZ-1999-HM-037 - TST WOODLAND - to rezone 29.04 acres from I-4 to I-4 and PDC to permit office development with an overall FAR of 0.83. Map 16-3 ((11)) 29C1, 29D; 16-3 ((1)) 5A, 7.

FDP-1999-HM-037 - TST WOODLAND - submission of the final development plan for three office buildings and two associated parking structures on 23.46 acres zoned PDC. Map 16-3 ((1)) 29C1, 29D and ((11)) 7.

SE-00-H-042 - TST WOODLAND - to permit an increase in FAR from 0.50 to 0.54 for the existing office building on 5.57 acres zoned I-4. Map 16-3 ((11)) 5A.

SEA-97-H-070-2 - TST WOODLAND - to amend the previously approved development conditions to permit an additional freestanding sign and sign area increase on 23.46 acres zoned PDC. Map 16-3 ((1)) 29C1, 29D and ((11)) 7.

PCA-80-C-028-5 - TST WOODLAND/TST WOODLAND ONE - to amend the previously approved proffers to delete a 5.57 acre portion with no change to the maximum overall FAR of 0.70 on 36.21 acres zoned I-4. Map 16-3 ((11)) 5A, 6A1, 6B, 6C; 6D.
2000 Hunter Mill District Applications

CP-86-C-121-3 - TYSONS STUDY CENTER INC. - submission of the conceptual plan for a school of special education and a monastery on 2.62 acres located within the Reston Town Center. Map 17-2 ((1)) 111.

0206-SP-01 - WESTERRA RESTON LLC - submission of the site plan, landscape plans, architectural elevations, general building materials, overall building mass, and tree preservation plan for Eastgate Buildings 1 and 2 (Section 917), pursuant to conditions and proffers associated with the prior approval of FDP-86-C-054-2 and CPA-86-C-054. Map 18-3 ((1)) 11B, 11C.

RZ-2000-HM-003 - DULLES TECH LC - to rezone 6.68 acres from R-1 and I-4 to C-3 to permit office use with an overall FAR of 0.70. Map 15-4 ((1)) 19, 20, 35.

PCA-79-C-037-3 - DULLES TECH LC – to amend the previously approved proffers to permit office and R&D uses with an overall FAR of 0.70 on 0.63 acres zoned I-4. Map 15-4 ((1)) 35.

PCA-81-C-060 - DULLES TECH LC – to amend the previously approved proffers to permit office and R&D uses with an overall FAR of 0.70 on 0.63 acres zoned I-4. Map 15-4 ((1)) 35.

PCA-1996-HM-044-2 - DULLES CORNER PROPERTIES - to amend the previously approved proffers to permit office use with no attributable FAR on 1.22 acres zoned PDC. Map 15-4 ((1)) 23A.

FDP-1996-HM-044 - DULLES CORNER PROPERTIES – submission of the final development plan for a 1.22 acre portion of the Dulles Corner development to be used for open space, parking spaces, travel lanes and site amenities. Map 15-4 ((1)) 23A.

PCA-86-C-029-8 - DULLES CORNER PROPERTIES - to amend the previously approved proffers to permit office use at an overall FAR of 0.86 on 31.34 acres zoned PDC. Map 15-4 ((1)) 13, 13B.

FDP-86-C-029-4 - DULLES CORNER PROPERTIES – to amend the previously approved final development plan to permit commercial and office uses on 31.34 acres zoned PDC. Map 15-4 ((1)) 13B, 13.

PCA-88-C-066-4 - DULLES CORNER PROPERTIES - to amend the previously approved proffers to permit office use with no attributable FAR on 1.39 acres zoned PDC. Map 15-4 ((1)) 23A.

FDP-88-C-066 - DULLES CORNER PROPERTIES – submission of the final development plan for a 0.63 acre portion of the Dulles Corner development to be used for open space, parking spaces, travel lanes and site amenities. Map 15-4 ((1)) 23A.

2232-H00-35 - XM SATELLITE RADIO - to install one whip antenna on the roof of the existing 15-story Reston International Center Building and an equipment cabinet inside the penthouse at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

FS-H00-100 - XM SATELLITE RADIO - to co-locate one dish antenna and one omni antenna on the roof of the existing office building (co-utilized by AT&T) located at 2340 Dulles Corner Road. Map 15-2 ((2)) 4.

CPA-86-C-121-4 - WESTERRA RESTON/MOBILOIL CORP. - to amend the previously approved conceptual plan for a 1.73 acre portion of Reston by permitting a service station and quick service food store. Map 17-3 ((1)) 33A.

PCA-88-C-106 - WINCHESTER HOMES, INC. - to amend the previously approved proffers to permit open space/recreation uses with no attributable density on 1.41 acres zoned R-3. Map 25-2 ((14)) G, L.

7067-SP-13 - RESTON TOWN CENTER - submission of the architectural renderings and landscape plans for the residential component, including support retail and a cultural center, for Phase III of the Reston Town Center development, pursuant to the proffers associated with the prior approval of RZ-85-C-088. Map 17-1 ((1)) 12E.

SE-00-H-043 - VERIZON VIRGINIA, INC. - to permit a building addition to the existing telecommunication facility at 2516 Horse Pen Road located on 1.67 acres zoned R-3. Map 15-4 ((1)) 24.

2232-H00-25 - BELL ATLANTIC - to expand the telecommunications switching station located at 2516 Horsepen Road. Map 15-4 ((1)) 24.

SE-00-H-028 - CATHOLIC DIOCESE OF ARLINGTON (ST. MARK'S CHURCH) - to permit a church with a nursery school, childcare center and a private school of general education with an enrollment of 100 or more students daily on 19.22 acres zoned R-1 at 9970 Vale Road. Map 37-4 ((1)) 42.
The Planning Commission took action on forty-two land use applications located in the Hunter Mill District in 2001. The Commission denied one item and accepted withdrawal of two items. The remaining thirty-nine applications were approved, either wholly or in part. Further information on the items listed below is available from the Planning Commission Office.

**Item Denied**

2232-H01-19 – VERIZON – to permit installation of a 125-foot monopole to replace an existing 150-foot monopole and to relocate 17 existing panel antennas to the new monopole located in the VDOT maintenance yard on Sunset Hills Road. Map 18-3 ((1)) 7A.

**Items Withdrawn**

CSP-86-C-121-2 – WESTERRA RESTON, LLC – submission of a comprehensive signage plan for the Village Commons at Reston Town Center, a mixed use development located on 18.48 acres zoned PRC. Map 17-3 ((1)) 34, 34A, 34B, 1B.

2232-H01-14 – SPRINT PCS – to permit installation of a stealth monopole/flag pole with three antennas on the site of the Frying Pan Fire Station at 2660 West Ox Road. Map 25-1 ((1)) 18E.

**Items Approved**

SE-00-H-023 - RESTON HOSPITAL CENTER LLC - to permit medical care facilities and helistop on 24.2 acres zoned C-3 & PRC. Map 17-1 ((1)) and ((19)) various parcels.

PCA-91-C-014-2 - RESTON HOSPITAL CENTER LLC - to amend the previously approved proffers to permit changes to hospital and related medical care facilities with an overall FAR of 0.62. Map 17-1 ((1)) 15B; 17-1 ((19)) B, C5, C6, 100, 201, 206-210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A and 412A.

CP-89-C-025-3 - RESTON HOSPITAL CENTER LLC – submission of a conceptual plan to permit medical office and additional parking for medical care facilities on 9.36 acres zoned PRC. Map 17-1 ((1)) 3H & 3S.

RZ-2000-HM-063 - AC ASSOCIATES II LIMITED PARTNERSHIP - to rezone 5.63 acres from I-4 to I-4 to permit an office building with a parking structure with an overall FAR of 0.70. Map 18-3 ((6)) 10.

SE-00-H-035 - AC ASSOCIATES II L.P. - to permit an increase in building height and FAR with a waiver of the 75 foot setback requirement from the Dulles Airport Access Road for office development on 5.63 acres zoned I-4. Map 18-3 ((6)) 10.

FS-H00-104 – METRICOM - to install 16 panel antennas, subsequently amended to eight panel antennas, with an equipment cabinet on the roof of the existing 12-story Logicon/Northrop Gruman building located at 2411 Dulles Corner Park. Map 15-4 ((2)) 6A.

RZ-2000-HM-025 - DULLES CONSOLIDATION LLC - to rezone 35.14 acres from R-1 to PDH-12 to permit residential development at a density of 13.15 du/ac. Map 16-3 ((3)) 1-30; 16-3 ((1)) 14B.

FDP 2000-HM-025 - DULLES CONSOLIDATION LLC – submission of the final development plan for 82 single-family detached units, 115 townhouse units and 248 multi-family units on 35.14 acres. Map 16-3 ((3)) 1-30; 16-3 ((1)) 14B.

FS-H00-122 – FUZION COMMUNICATIONS - to install 12 panel antennas and two equipment cabinets on top of the existing 13-story office building located at 11710 Plaza America. Map 17-4 ((27)) 2.

PCA-95-H-049 - TOSCO REFINING LP - to amend the proffers associated with the prior approval of RZ-95-H-049 to permit relocation of four parking spaces and to allow for provision of a bench and trash receptacle on 43,037 square feet zoned C-6. Map 16-3 ((1)) 38A.

SEA-95-H-066 - TOSCO REFINING LP - to amend the development conditions associated with the prior approval of SE-95-H-066 by removing condition #11 limiting the sale of food items to enable the use accompanying the existing Mobil service station to function as a quick service food store rather than a mini-mart on 43,037 square feet zoned C-6. Map 16-3 ((1)) 38A.

RZ-1999-HM-022 – COPPERMINE ASSOCIATES, LLC - to rezone 22.12 acres from R-1 to PDC to permit an office development with a maximum FAR of 0.75. Map 15-4 ((1)) 10.

FDP-1999-HM-022 - COPPERMINE ASSOCIATES, LLC – submission of the final development plan for four office building and two associated parking structures on 22.12 acres zoned PDC. Map 15-4 ((1)) 10.

FS-H01-10 – COX COMMUNICATIONS - to install 36 dish antennas behind a stealth screen wall on the roof of the existing 69-foot commercial office building located at 1111 Sunset Hills Road. Map 18-3 ((6)) 8.

S98-CW-4CP – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for the area surrounding the four proposed transit station areas in the median of the Dulles Airport Access Road by adding recommendations for residential use, mixed development use, office use, and urban design guidelines.

2232-H00-41 – SPRINT PCS - to locate six panel antennas on the penthouse, with five equipment cabinets on the roof, of the five-story Tall Oaks elderly housing facility, located at 12052 North Shore Drive. Map 18-1 ((5)) 8B.

SE-00-H-053 - SPRINT PCS - to permit a roof-mounted telecommunication facility on 2.46 acres zoned PRC and located at 12052 North Shore Drive. Map 18-1 ((5)) 8B.

FSA-H98-14-1 – VERIZON – to amend the previously approved feature shown application by permitting the addition of nine panel antennas to the existing 188-foot monopole located at Stratton Woods Park at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

FSA-H96-60-1 – VERIZON – to amend the previously approved feature shown application by permitting the addition of six flush-mounted panel antennas to the existing 103-foot tall Fellowship House apartment building located at 11450 North Shore Drive. Map 17-2 ((1)) 3.

FSA-46-1 – VERIZON – to amend a previously approved feature shown application by permitting the addition of six flush-mounted panel antennas to the existing six-story office building located at 8607 Westwood Center Drive. Map 29-3 ((20)) 4.

FS-H01-16 – NEXTEL - to install 12 flush-mounted panel antennas and one equipment cabinet on the roof of the existing six-story Winstar office building at 1577 Spring Hill Road. Map 29-3 ((1)) 2F.

CPA-86-C-121-8-2 - ORACLE CORPORATION - to amend the previously approved conceptual plan for the Oracle corporate office complex by increasing the building height of the Phase III building from six to eight stories and the parking deck from five to six levels on 22.24 acres zoned PRC. Map 17-4 ((1)) 7A.

FSA-H97-51-1 – VERIZON – to amend the previously approved feature shown application for nine antennas by permitting the addition of six antennas on the roof of the Tycon Courthouse office building located at 2070 Chain Bridge Road. Map 29-3 ((20)) 30C.

FS-H00-97 – SPRINT PCS – to permit six panel antennas with ancillary equipment cabinets on the roof of an existing 73-foot tall office building located at 2565 Horsepen Road. Map 15-4 ((1)) 22D3.

FSA-H00-108-1 – XM SATELLITE – to amend the previously approved feature shown application by replacing one omni-antenna with two panel antennas on a Virginia Power transmission tower located at 1977 Hunter Mill Road. Map 27-2 ((1)) 13.

FDPA-1999-HM-011 – VAN METRE/WOODLAND PARK APARTMENTS – to amend the previously approved final development plan by implementing the proffered option to construct 14 additional multifamily units in lieu of a child care center/recreation center for a total of 757 multifamily dwelling units on 32.31 acres zoned PDH-30. Map 16-3 ((1)) 25D1, 25D2 and 16-4 ((1)) 32B.

7067-SP-14 – RESTON LAND CORPORATION – submission of the architectural renderings and landscape plan, pursuant to the proffers associated with the approval of RZ-85-C-088, for the Phase 1 office building and parking garage to be constructed in Block 1 of Section 91A within the Reston Town Center Core Area. Map 17-1 ((16)) 1, 4.
SEA-82-C-063-3 – AAL PARTNERSHIP – to amend the development conditions associated with the prior approval of SE-82-C-063 by permitting a one-story addition to the existing HBL service building and a two-story addition to the parking structure on 3.46 acres zoned C-7, HC and SC and located at 8545 Leesburg Pike. Map 29-3 ((1)) 1D.

CSPA-90-C-006-3 – PLAZA AMERICA DEVELOPMENT CORP. – to amend the previously approved comprehensive signage plan for the Plaza America mixed use commercial development by adding seven type of signs (secondary tenant sign, pedestrian walkway sign, retail identity sign, light pole directional sign, pedestrian walkway directional sign, building mounted secondary address signs, and under canopy mounted signs) and relocating the directional signs on 26.0 acres zoned PDC. Map 17-4 ((1)) 8B and ((27)) 1-5.

CSP-1999-HM-037 – TST WATERVIEW & TST WOODLAND – submission of a comprehensive signage plan (including a campus identification sign, freestanding tenant identification signs, directional signs, parking signs and traffic control signs) for Waterview at Woodland Park, a mixed use development consisting of three office buildings and two associated parking structures on 23.38 acres zoned PDC. Map 16-3 ((1)) 29C1, 20D and ((11)) 7.

2232-H00-39 – VOICESTREAM – to construct a 125-foot monopole to replace an existing 65-foot athletic field light pole to accommodate six panel antennas and two future users, with equipment cabinets to be placed on the ground northwest of the South Lakes High School football field at 11400 South Lakes Drive. Map 26-2 ((18)) 7, 8.

FS-H01-53 – WMATA – to co-locate four whip antennas on the existing 16-story Reston International Center office building (co-utilized by APC, Nextel, CAI, XM Satellite Radio, Verizon and Fairfax County DIT) located at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

SE-01-H-027 – TRIZECHAHN RESTON II LLC – to permit an increase in building height from 75 to 78.96 foot for an existing six-story office building at 12000 Sunrise Valley Drive on 20.89 acres zoned I-4. Map 17-3 ((8)) 1B.

ARCHITECTURAL RENDERINGS – RESTON SQUARE – submission of the architectural renderings (depicting roof treatment, building facades and building materials), pursuant to the proffers associated with the prior approval of PCA/DPA-B-846, for the multifamily residential structure, retail pavilion, central plaza and parking structure parking proposed under the Residential Development Phase of the Reston Square development. Map 17-3 ((3)) 1E, 1F.
In 2002, the Planning Commission took action on forty-seven land use applications in the Hunter Mill District. The Commission denied eight items and approved the remaining thirty-nine items, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Items Denied**

APR-01-III-12UP - AREA PLANS REVIEW ITEM – nomination by Mark Looney to amend the Comprehensive Plan for 116.46 acres located at 1610 Hunter Mill Road from residential use at .2-.5 du/ac to residential use at 4-5 du/ac. Map 18-3 ((1)) 1.

APR-01-III-15UP - AREA PLANS REVIEW ITEM – nomination by Ronald Christian to amend the Comprehensive Plan for 5.0 acres located at 10800 Sunset Hills Road from residential use at .2-.5 du/ac to residential use at 20+ du/ac for affordable housing for the elderly and disabled. Map 18-3 ((2)) 6.

APR-01-III-17UP - AREA PLANS REVIEW ITEM – nomination by John Thoburn to amend the Comprehensive Plan for eight parcels comprising 46.13 acres located on Sunset Hills Road and Hunter Mill Road from residential use at .2-.5 du/ac with an option for institutional or public uses to mixed use including residential, office, retail, institutional, recreation, open space and commuter parking up to 1.0 FAR. Map 18-3.

APR-01-III-22UP - AREA PLANS REVIEW ITEM – nomination by Jim Barrett to amend the Comprehensive Plan for 267.0 acres located in the Reston Community Planning Sector of the Upper Potomac District by adding language specifying that the area is low-density residential and not appropriate for industrial, office, research and development, or retail uses. Map 18-3.

APR-01-III-23UP - AREA PLANS REVIEW ITEM – nomination by Robert Woodward to amend the Comprehensive Plan for 267.0 acres located in the Reston Community Planning Sector of the Upper Potomac District by adding language concerning review of transportation project and public facilities as well as recommending the retention of the existing alignment of Sunset Hills Road. Map 18-3.

PCA-82-C-056 – HBL INC. – to amend the proffers associated with the prior approval of RZ-82-C-056 by permitting deletion of 2.41 acres from the 10.95 acre Westwood Corporate Center site, thus effectively increasing the intensity from 0.80 to 0.95 FAR for the remaining 8.54 acres, to enable use of deleted land for a vehicle sales, rental and ancillary service establishment under application RZ-2002-HM-012. Map 29-3 ((20)) 1.

RZ-2002-HM-012 – HBL, INC. – to rezone 2.41 acres from PDC, HC and SC to C-7, HC and SC to permit a commercial development including a vehicle sales, rental and ancillary service establishment with a drive-in bank. Map 29-3 ((20)) 1.

SE-2002-HM-014 – HBL, INC. – to permit a vehicle sales, rental and ancillary service establishment on a 2.41 acre portion of the Westwood Corporate Center at Tyson’s Corner zoned C-7, HC and SC. Map 29-3 ((20)) 1.

**Items Approved**

PCA-87-C-060-9 – WESLEY COPPERMINE LIMITED PARTNERSHIP – to amend the proffers associated with the prior approval of RZ 87-C-060 for McNair Farms by permitting the development of eighty-nine affordable housing units for the elderly and persons with physical disabilities in Land Bay 7, previously shown for child care and recreation uses, and by permitting the provision of the affordable housing units in lieu of the remaining $185,000 contribution to the Housing Trust Fund. Map 16-3 ((1)) 35H.

FDPA-87-C-060-3-2 – WESLEY COPPERMINE LIMITED PARTNERSHIP – to amend the previously approved final development plan for Land Bay 7 in McNair Farms, previously shown for child care and recreation uses, by permitting the development of eighty-nine affordable housing units, or 31.5 dwelling units per acre, for the elderly and persons with physical disabilities. Map 16-3 ((1)) 35H.

FS-H01-70 – SPRINT – to co-locate nine panel antennas on an existing 125-foot stadium light pole (co-utilized by VoiceStream, AT&T and Nextel), with an equipment cabinet on the ground, at South Lakes High School located at 11400 South Lakes Drive. Map 26-2 ((18)) 7, 8.

PCA-82-C-060 – SUMMIT PROPERTIES PARTNERSHIP, L.P. – to amend the proffers associated with the prior approval of RZ 82-C-060 by permitting the redevelopment of the southwestern portion of the property and replacing eighty-two existing garden-style apartments with 360 dwelling units in a mid-rise multi-family building with structured parking. Map 17-2 ((1)) 23, 24, 24A.

DPA-82-C-060 – SUMMIT PROPERTIES PARTNERSHIP, L.P. – to amend the development plan associated with the prior approval of RZ 82-C-060 by permitting the redevelopment of the southwestern portion
of the property, replacing eighty-two existing garden-style apartments with 360 dwelling units in a mid-rise multi-family building with structured parking. Map 17-2 ((1)) 23, 24, 24A.

APR-01-II-5V – AREA PLANS REVIEW ITEM – nomination by Lorena Ehinger to amend the Comprehensive Plan for 2.24 acres located at 9105 and 1909 Ridge Lane from residential use at 2-3 du/ac to residential use at 1-2 du/ac. Map 28-4 ((4)) 7, 8.

APR-01-III-5UP – AREA PLANS REVIEW ITEM – nomination by the Department of Planning & Zoning to amend the Comprehensive Plan by removing the option for non-residential development based on approved and existing development on 90.0 acres located between Sunrise Valley Drive, Monroe Street, Frying Pan Road and Fox Mill Road. Map 16-3 ((3)), 16-4 ((1)) 24A, 30, 32B, and 16-4 ((17)).

APR-01-III-6UP - AREA PLANS REVIEW ITEM – nomination by Lynne Strobel, on behalf of Dulles Center LLC and Batman McNair Associates, to amend the Comprehensive Plan for 4.53 acres located at 2444 Centreville Road, currently planned for mixed use at .5-1.0 FAR, by recommending retail use, including eating establishments and financial institutions, and other support service uses to support surrounding residential and office development. Map 16-3 ((11)) 6, 36.

APR-01-III-9UP - AREA PLANS REVIEW ITEM – nomination by the Department of Planning & Zoning to amend the Comprehensive Plan for 74.56 acres located west of West Ox Road and north of McLearen Road by deleting the recommendation concerning preservation of the Middleton Farm Agricultural and Forestal District and the option for considering part of the site for a high school since the entire site is being developed as residential use. Map 25-3 ((15)) and 25-1 ((26)).

APR-01-III-10UP - AREA PLANS REVIEW ITEM – nomination by the Department of Planning & Zoning to amend the Comprehensive Plan for the 2.68 acres located on Stuart Pointe Lane and developed as the Towns of Stuart Pointe by deleting the option for low-rise office use since the site has developed under the residential option. Map 17-4 ((24)) A, 1-38.

APR-01-III-14UP - AREA PLANS REVIEW ITEM – nomination by Lynne Strobel, on behalf of Engle Homes Virginia Inc., to amend the Comprehensive Plan from residential use at 2-3 du/ac to residential use at 8-12 du/ac for 2.62 acres located at 2335 Fox Mill Road. Map 25-1 ((11)) 5.

PCA-88-C-080 – FAIRFAX COUNTY PARK AUTHORITY – to amend the proffers associated with the prior approval of RZ 88-C-080 by permitting the replacement of a 12.35 acre single-family residential development with a public park that will be part of a larger park facility, with an aggregate area of 30.7 acres, known as Stratton Woods Park. Map 25-2 ((1)) 4-7.

PCA-C-696-4 – DSV DULLES FOX MILL LP – to amend the proffers associated with the prior approval of RZ C-696 by modifying the phasing of the development; providing a minimum amount of retail, restaurant, service uses and/or combination of residential and office, retail, or service uses in specific office and multi-family buildings; and permitting an option to provide hotels and/or health club/commercial recreation use in lieu of specific office buildings. Maps 15-4 ((5)) 2, 3, 4, 5, 7, 8 and 16-1((25)) 1, 6.

PCA-1996-HM-046 – TNT CONSTRUCTION COMPANY – to amend the proffers associated with the prior approval of RZ-1996-HM-046 by deleting the requirement to build a tot lot in the open space area. Map 38-1 ((41)) A.

FDPA-1996-HM-046 – TNT CONSTRUCTION COMPANY – to amend the previously approved final development plan by deleting the requirement to build a tot lot in the open space area. Map 38-1 ((41)) A.

CP-86-C-121-14 -- WILLIAM H. LAUER – submission of a conceptual plan to permit construction of a high rise multi-family residential building with a maximum of 100 dwelling units at a maximum height of 180 feet. Maps 17-1 ((17)) 5 and 17-1 ((17)) 3L.

SE-01-H-048 – MELENDEZ, INC. – to permit the addition of a cooking grill with associated hood exhaust and a fifty square foot addition to screen the exterior exhaust vent to the existing quick service food store. Map 17-2 ((31)) 1645.

FSA-69-1 – AT&T WIRELESS SERVICES – to amend the previously approved feature shown application by permitting the addition of one equipment cabinet on the rooftop of the building located at 10700 Parkridge Boulevard. Map 27-1 ((1)) 13.

DPA-85-C-088-3 – WESTERRA RESTON, LLC – to amend the previously approved development plan by permitting residential use as an option in Section 89A, Block 1 and Section 91A, Block 18 of Reston and increasing the maximum building height from 10 stories to 15 stories on Section 89A Block 1. Maps 17-1 ((16)) 17, 18; 17-3 ((1)) 3A, and 17-3 ((10)) 16.
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RZ-2001-HM-052 – KEYSTONE LLC – to rezone 2.17 acres from R-1 to R-2 to permit construction of three single family detached dwellings with a density of 1.38 du/ac. Map 11-2 ((1)) 47A.

RZ-2000-HM-044 – TST WOODLAND LLC – to rezone 39.30 acres from I-4 to PDC (including 5.27 acres deleted from the subject property of RZ-77-C-098 and 0.74 acres from the subject property of RZ-80-C-028) for a mixed use development. Map 16-4 ((11)) 35-39 and ((11)) 6A1.

FDP-2000-HM-044 – TST WOODLAND LLC – submission of the final development plan for a mixed use development (Woodland Park East) consisting of four office/hotel buildings, one retail/office building, two multifamily structures, and a total of five parking structures on 39.30 acres zoned PDC. Map 16-4 ((11)) 35-39 and ((11)) 6A1.

PCA-80-C-028-6 – TST WOODLAND LLC – to amend the proffers associated with the prior approval of RZ-80-C-028 by permitting the deletion of 0.74 acres of undeveloped land zoned I-4 from the subject property (Woodland Park East) in order for the land to be included in a separate application (RZ/FDP-2002-HM-044). Map 16-3 ((1)) 6A1.

PCA-77-C-098-4 – TST WOODLAND LLC – to amend the proffers associated with the prior approval of RZ-77-C-098 by permitting the deletion of 5.27 acres of undeveloped land zoned I-4 from the subject property (Woodland Park development) in order for the land to be included in a separate application (RZ/FDP-2002-HM-044). Map 16-3 ((1)) 6A1.

FSA-72-1 - AT&T – to amend the previously approved feature shown application by permitting the addition of one equipment cabinet on the roof of the existing six-story office building located at 12355 Sunrise Valley Drive in Reston. Map 17-3 ((1)) 30.

SEA-83-C-065-4 – VERIZON WIRELESS - to amend the development conditions of the previously approved SE 83-C-065 by permitting the addition of six panel antennas to the existing 170 foot telecommunications tower located at 2610 Reston Parkway. Map 26-3 ((11)) 22 and 22A.

FSA-H98-5-2 – VERIZON WIRELESS – to amend the previously approved feature shown application by permitting the addition of six panel antennas to the existing 170 foot telecommunications tower located at 2610 Reston Parkway. Map 26-3 ((11)) 22, 22A.

FSA-H97-35 – AT&T WIRELESS SERVICES – to amend the previously approved feature shown application by permitting the addition of one equipment cabinet to the existing pad located at 11400 South Lakes Drive. Map 26-2 ((18)) 7, 8.

SE-01-H-049 – AT&T WIRELESS SERVICES – to permit the replacement of the existing equipment cabinet with a larger cabinet and two additional cabinets within 35 feet from the edge of the Virginia Power Easement at the existing telecommunications site located at 12000 Cameron Pond Road. Map 17-1 ((12)) 8.

FSA-H99-21-1 – AT&T WIRELESS SERVICES – to amend the previously approved feature shown application by permitting the replacement of the existing equipment cabinet with a larger cabinet and two additional cabinets at the existing telecommunications site located at 12000 Cameron Pond Road. Map 17-1 ((12)) 8.

FSA-H96-22-1 – AT&T WIRELESS SERVICES – to amend the previously approved feature shown application by permitting the replacement of the existing equipment cabinet with a larger cabinet and two additional cabinets on the rooftop of the building located at 2340 Dulles Corner Boulevard. Map 15-2 (12) 4.

FS-H02-13 – VERIZON – to co-locate six panel antennas on an existing 180-foot monopole (co-utilized by Cingular, Nextel, and Sprint) with an equipment cabinet to be placed in the existing equipment building located in Stratton Woods Park at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

CPA-86-C-121-10 – SUNSET HILLS TOWER, LLC – to amend the previously approved conceptual plan for elderly housing by permitting the construction of a high-rise multifamily residential building with a maximum of 296 dwelling units at a maximum height of 120 feet. Map 17-3 ((1)) 37.

CSP-C-020 – TALL OAKS VILLAGE CENTER, LLC – submission of a comprehensive sign plan for the Tall Oaks Village Center that indicates the type, size and location of proposed signage; details about some of the existing sign types; and other information to be contained thereon for all temporary and permanent signs within the shopping center. Maps 18-1 ((5)) 8A, 8A2 and 17-2 ((25)) 8C.

FS-H02-15 – OMNIPOTH/VOICESTREAM – to co-locate up to nine panel antennas on the penthouse wall with an equipment cabinet on the roof of the four-story office building (co-utilized by Sprint) located at 13865 Sunrise Valley Drive. Map 15-4 ((11)) 22D3.
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CPA-86-C-121-2-2 – RESTON SPECTRUM LIMITED PARTNERSHIP – to amend the Conceptual Plan previously approved for a mix of retail uses for the Spectrum at Reston Town Center by adding a drive-through bank on a 1.5 acre portion (Pad E) of the Reston Town Center. Map 17-1 ((1)) 3P.

RZ-2002-HM-009 – BRADFORD WHITE & ASSOCIATES, LC – to rezone 7.7 acres from R-1 to PDH-2 to permit development of 13 single-family detached dwelling units at a density of 1.69 du/ac. Map 35-2 ((1)) 6, 7.

In 2003 the Planning Commission took action on 38 land use items in the Hunter Mill District, of which were approved, either wholly or in part. Additional information on the items listed below is available upon request.

Items Approved

**APR-97-III-9UP – AREA PLANS REVIEW NOMINATION** – to amend the Comprehensive Plan for 22.09 acres currently planned for mixed use at .50 to 1.0 FAR, by adding an option for residential use at 12-16 du/ac. Map 15-4 ((1)) 10.

**APR-97-III-47UP – AREA PLANS REVIEW NOMINATION** – to amend the Comprehensive Plan for 34.2 acres currently planned for mixed use at .50 to 1.0 FAR, to residential use at 8-12 du/ac. Map 16-3 ((1)) 32B and 15-4 ((1)) 19, 20 and 35.

**CSP-C-696 – DSV DULLES FOX MILL L.P.** – submission of a signage plan for the Dulles Station mixed use commercial and residential development located on 63.12 acres zoned PDC. Map 15-4 ((5)) 2-5, 7, 8 and 16-1 ((25)) 1 and 6.

**7067-SP-15 – SALLIE MAE AT RESTON TOWN CENTER** – review of the architectural renderings and landscape plan for the proposed new headquarters building for the Sallie Mae Corporation, as depicted on Site Plan 7067-SP-15, located in Section 89A within the Reston Town Center Core Area on 4.66 acres zoned PRC. Map 17-3 ((1)) 3A.

**FS-H02-25 – NEXTEL COMMUNICATIONS OF THE MID- ATLANTIC** – to permit installation of twelve flush mounted telecommunications panel antennas to the façade of the penthouse walls with an equipment cabinet located on the roof of the existing Reston Hospital Center located at 1850 Town Center Drive. Map 17-1 ((1)) 15B.

**DPA-B-846-2** - to amend the previously approved Development Plan to permit reconstruction of the existing service station and car wash, to add a quick service food store, and to designate the site as convention/conference center on 1.86 ac. of land zoned PRC. Map 17-3 ((3)) 3.

**PCA-79-C-037-4 – DULLES TECH L.C.** – to amend the proffers associated with the prior approval of RZ-79-C-037 by deleting 27.50 acres of land zoned I-4 from the subject property to permit residential development as proposed by RZ-2002-HM-035. Map 15-4 ((1)) 35 and 16-3 ((1)) 32B.

**RZ-2002-HM-035 – COPPERMINE ASSOCIATES LLC & DULLES TECH L.C.** – to rezone 56.31 acres from PDC, C-3 and I-4 to PDH-12 to permit residential development at a density of 11.3 dwelling units per acre including bonus density for the provision of affordable dwelling units. Map 15-4 ((1)) 10, 19, 20 and 35 and 16-3 ((1)) 32B.

**FDP-2002-HM-035 - – COPPERMINE ASSOCIATES LLC & DULLES TECH L.C.** – submission of the final development plan reflecting two residential development options for townhouse units and multi-family units, 14.38 acres dedicated as a school site and 13.4 acres designated for park uses on 56.31 acres zoned PDH-12. Map 15-4 ((1)) 10, 19, 20 and 35 and 16-3 ((1)) 32B.

**2232-H03-2 - FAIRFAX COUNTY PARK AUTHORITY** – to establish the Lahey Lost Valley Park as a Cultural Resource Park at 9750 Brookmeadow Drive including the restoration and preservation of two existing historic structures, ornamental gardens, and two burial grounds on 22.66 acres. Maps 28-3 ((1)) 8 and 28-3 ((22)) A.

**FS-H03-2 – REDEVELOPMENT & HOUSING AUTHORITY** – to expand the size of the Southgate Community Recreation Center by 3,833 square feet to provide additional meeting and activity space, a child care center, and a non-motorized big wheel outdoor track on property located at 12125 Pinecrest Road. Map 26-1 ((8)) 4.

**RZ-2002-HM-024 – ENGLE HOMES VIRGINIA INC.** – to rezone 2.74 acres from R-1 to PDH8 for residential development at a density of 5.84 du/ac. Map 25-1 ((1)) 5.

**FDP-2002-HM-024 – ENGLE HOMES VIRGINIA, INC.** – submission of the final development plan for residential development of 16 single family attached homes on 2.74 acres zoned PDH-8. Map 25-1 ((1)) 5.

**PCA-87-C-088 – THE JEFFREY FINANCIAL GROUP, INC.** – to amend the proffers associated with the prior approval of use of the historic building on the site for a cultural center (Greater Reston Arts Center) to permit three single family attached dwelling units to be located within the historic structure and eight multifamily dwelling units (Wiehle Village Condominiums) to be located in a newly constructed building on 10,212 square feet zoned PRC. Map 17-4 ((1)) 5B.

**DPA-87-C-088 - THE JEFFREY FINANCIAL GROUP, INC.** - to amend the development plan previously approved for use of the historic building on the site for a cultural center (Greater Reston Arts Center) to permit three single family attached dwelling units to be located within the
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historic structure and eight multifamily dwelling units (Wiehle Village Condominiums) to be located in a newly constructed building on 10,212 square feet zoned PRC. Map 17-4 (((1))) 5B.

PCA-93-H-004 - THE JEFFREY FINANCIAL GROUP, INC. – to amend the proffers associated with the prior approval for the Sallie Mae office development to permit use of 4,797 square feet zoned PDC for sixteen off-site parking spaces for the dwelling units (Wiehle Village Condominiums) proposed under PCA/DPA-87-C-088. Map 17-4 (((1))) 35D1.

FDP-93-H-004-2 - THE JEFFREY FINANCIAL GROUP, INC. – submission of final development plan for a portion of the property previously approved for the Sallie Mae office development to reflect use of 4,797 square feet zoned PDC for sixteen off-site parking spaces for the dwelling units (Wiehle Village Condominiums) proposed under PCA/DPA-87-C-088. Map 17-4 (((1))) 35D1.

SE-2002-HM-041 – GREATER ATLANTIC BANK – to permit a drive-through bank located at 10700 Parkridge Blvd. on 7.64 acres zoned I-3. Map 18-3 (((1))) 7D and 27-1 (((1))) 10E, 11.

2232-H03-6 - SPRINT PCS - to construct a 100-foot telecommunications monopole with internal antennas and equipment cabinets on the ground on the site of the Frying Pan Park located at 2709 West Ox Road. Map 25-1 various parcels.

RZ-2002-HM-044 – COLUMBIA REGENCY RETAIL PARTNERS – to rezone 6,706 square feet of land located in the Village Center at Dulles from I-4 to C-6 to permit commercial uses. Map 16-3 (((1))) part of 15B.

PCA-88-C-091-8 – COLUMBIA REGENCY RETAIL PARTNERS – to amend the proffers for the previously approved Village Center at Dulles shopping center, located on 26.94 acres zoned C-6, to permit site modifications including the addition of a drive-in bank. Tax Map 16-3 (((1))) part of 15B.

PCA-88-C-039-8 - COLUMBIA REGENCY RETAIL PARTNERS, LLC - to amend the proffers for a previously approved shopping center to permit site modifications, including the addition of a drive-through bank, on 1.53 acres zoned C-6, within the Village Center at Dulles. Map 16-3 (((1))) part of 15B.

SEA-89-C-027-9 - COLUMBIA REGENCY RETAIL PARTNERS, LLC – to amend the development conditions for the Village Center at Dulles, previously approved for a vehicle light service establishment, commercial recreation restaurant, and car wash to permit a drive-in bank, increase in land area, and site modifications on 25.45 acres zoned C-6. Map 16-3 (((1))) part of 15B.

RZ-2002-HM-041 – RIDGE ROAD DEVELOPMENT, LLC – to rezone 2.24 acres (two parcels within the Rolling Ridge subdivision created in the early 1950s) from R-1 to R-3 for cluster development of five single family detached dwelling units. Map 28-4 (((4))) 7 and 8.

RZ-2003-HM-004 – DULLES CENTER LLC – to rezone 4.92 acres from R-1 and I-4 to PDC to permit mixed use commercial development. Map 16-3 (((1))) 6 and 36 and portions of Old Centreville Rd. to be vacated and/or abandoned.

FDP-2003-HM-004 – DULLES CENTER LLC – submission of the final development plan for a mixed use commercial development comprised of three buildings (hotel, bank/restaurant, and a building with office, retail and eating establishment) with an underground parking garage located on 4.92 acres zoned PDC. Map 16-3 (((1))) 6 and 36 and portions of Old Centreville Rd. to be vacated and/or abandoned.

2232-H03-4 – FAIRFAX COUNTY PARK AUTHORITY – to permit the addition of 51.5 acres to the existing 107.9 acre Frying Pan Park, to update and renovate existing facilities, and to develop new facilities (to include a new maintenance building, new indoor stable facilities, two new trails, and a new visitor center with offices), and to reclassify the park from a Multiple Resource Park to a Cultural Resource Park on a total of 159.4 acres located at 2709 West Ox Road. Map 25-1 various parcels.

FS-H03-17 – CINGULAR interactive – to flush-mount two panel antennas to the penthouse wall and install two equipment cabinets inside the penthouse area of the 7-story Northrop Grumman office building located at 2411 Dulles Corner Park. Map 15-4 (((2))) 6A.

SE-2003-HM-010 – JACQUES J. MOORE – to permit expansion of the existing Moore Cadillac dealership by the addition of a second and third story to the existing structure, to permit construction of a new freestanding building to house a new Hummer dealership, to construct a five to six-story parking garage, to add a 3000 square foot service facility for a total of 57 service bays, and to relocate the existing auto body shop off the subject 6.97 acres which
PCA-86-C-029-9 - PRENTISS PROPERTIES ACQUISITION PARTNERS, LP – to amend the proffers for a previously approved mixed use development to permit site modifications, an increase in building height for the not yet constructed eight-story office building from 100 feet to 125 feet (145 feet with penthouse), and the addition of a one-story office/retail building on 11.05 acres of the 99.28 acre Dulles Corner development zoned PDC. Map 15-4 ((1)) 1B1.

FDPA-86-C-029-5 - PRENTISS PROPERTIES ACQUISITION PARTNERS, LP – to amend the previously approved final development plan to reflect site modifications, an increase in building height for the not yet constructed eight-story office building from 100 feet to 125 feet (145 feet with penthouse), and the addition of a one-story office/retail building on 11.05 acres of the 99.28 acre Dulles Corner development zoned PDC. Map 15-4 ((1)) 1B1.

SE-2003-HM-014 – PRENTISS PROPERTIES ACQUISITION PARTNERS, LP – to permit a trail to be located in a 100-year floodplain, uses in a floodplain on 11.05 acres zoned PDC. Map 15-4 ((1)) 1B1.

SEA-98-H-021 – BANK OF AMERICA – to amend the previously approved development conditions to add an option for a drive-in bank on 1.49 acres (already approved for a drug store with drive-through window) located within the Reston Town Center zoned PRC. Map 17-1 ((7)) 4A, 4C2, 4E1. Map 17-1 ((7)) 4A, 4C2, 4E1.


PCA-1999-HM-011 – VAN METRE WOODLAND PARK APARTMENTS – to amend the previously approved proffers for a portion of the Woodland Park development, consisting of 757 multi-family dwelling units, by deleting a fence and modifying the landscaping along the southern portion of the site and adding sixteen parking spaces, an additional vehicular entrance, a new clubhouse and pool along the western portion of the 32.11 acre site which is zoned PDH-30. Map 16-3 ((1)) 25D1, 25D2, 25D3 and 16-4 ((1)) 32B.

FDPA-1999-HM-011-1-2 – VAN METRE WOODLAND PARK APARTMENTS - to amend the previously approved final development plan for a portion of the Woodland Park development, consisting of 757 multi-family dwelling units, by deleting a fence and modifying the landscaping along the southern portion of the site and adding sixteen parking spaces, an additional vehicular entrance, a new clubhouse and pool along the western portion of the 32.11 acre site which is zoned PDH-30. Map 16-3 ((1)) 25D1, 25D2, 25D3 and 16-4 ((1)) 32B.

PCA-87-C-060-10 – FAIRFAX COUNTY SCHOOL BOARD – to amend the proffers associated with the prior approval of two baseball fields, two soccer fields and the McNair Farms public elementary school to replace one of the existing baseball fields with a twelve-classroom modular building on 13.87 acres zoned PDH-16. Map 16-3 ((1)) 41.

FDPA-87-C-060-9-2 - FAIRFAX COUNTY SCHOOL BOARD – to amend the development plan associated with the prior approval of two baseball fields, two soccer fields and the McNair Farms public elementary school to replace one of the existing baseball fields with a twelve-classroom modular building on 13.87 acres zoned PDH-16. Map 16-3 ((1)) 41.
In 2004, the Planning Commission took action on 28 land use applications located in the Hunter Mill District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Items Approved**

6279-SP-02 – MOORE CADILLAC/ HUMMER – submission of the architectural renderings and building elevations for the proposed garage structure and the additions to the existing building, pursuant to the development conditions associated with the prior approval of SE-2003-HM-019 (Jacques J. Moore) for the expanded vehicle sales, rental and ancillary service establishment, located at 8595 Leesburg Pike. Map 29-3 ((1)) 1B.

FS-H03-24 – DEPARTMENT OF INFORMATION TECHNOLOGY - to co-locate two whip antennas and an equipment cabinet on the roof of the Reston International Center building located at 11800 Sunrise Valley Drive. Map 17-3 ((13)) 1C.

FS-H03-42 – OMNIPOINT - to install nine panel antennas on an existing 180-foot tall monopole and up to three equipment cabinets on the ground in Stratton Woods Park located at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

PCA-A-689-2 - NOVUS, LLC – to amend the proffers previously approved for office use to permit continuation of a skating facility, health club and related facilities (until such time as the property is redeveloped for office use) located at 1800 Michael Faraday Court on 4.76 acres zoned I-5. Map 18-3 ((5)) 9.

FS-H04-9 – OMNIPOINT - to install nine panel antennas to the top of a six-foot extension on the existing 125-foot transmission pole, with three equipment cabinets on the ground behind an 8-foot wood screening wall, located at the intersection of Fairfax County Parkway and Baron Cameron Avenue. Map17-1 ((12)) 2.

FDPA-87-C-060-17-2 - BATMAN/MCNAIR ASSOCIATES, LP - to amend the previously approved final development plan proffers for a residential development by permitting modifications to the storm water management ponds on 10.13 acres zoned PDH-16. Map 16-3 ((1)) 35H, 35J, 37A; ((9)) (6) B1; 25-1 ((1)) 3J, ((20)) (2) C, ((20)) (6) A.

7067-SP-16-2 – METROPOLITAN AT RESTON TOWN CENTER – submission of the architectural renderings and landscape plans for the proposed condominium and apartment project, located in Block 18B of the Reston Town Center Urban Core, pursuant to the proffers associated with the prior approval of RZ-86-C-121. Map 17-1 ((16)) 18B.

CPA-86-C-121-14 – DIAMOND-RESTON PARK LLC – to amend the previously approved conceptual plan to permit four additional dwelling units into the previously approved 100-unit 16-story multifamily residential building located in Block 5 of Section 89 of Reston on 2.09 acres zoned PRC. Map 17-1 ((17)) 5A, 5B.

PCA-87-C-060-11 - BATMAN/MCNAIR ASSOCIATES, LP - to amend the previously approved proffers for a residential development by permitting modifications to the storm water management ponds on 10.13 acres zoned PDH-16. Map 16-3 ((1)) 35H, 35J, 37A; ((9)) (6) B1; 25-1 ((1)) 3J, ((20)) (2) C, ((20)) (6) A.

RZ-2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC - to rezone 6.19 acres from R-1 to R-2 to permit residential development at a density of 1.62 dwelling units per acre. Map 28-4 ((1)) 22B, 23.
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RZ-2003-HM-046 – TST WOODLAND LLC – to rezone 20.94 acres from I-4 to PDC for a mixed use development to be combined into the Woodland Park development. Map 16-4 ((1)) 42, 43, 44, 45, 46.

FDP-2003-HM-046 – TST WOODLAND LLC – submission of the final development plan for a mixed use development, comprised of two office buildings, an integrated multifamily and retail building, and two retail pad sites, on 20.94 acres zoned PDC to be combined into the Woodland Park development. Map 16-4 ((1)) 42, 43, 44, 45, 46.

PCA-2000-HM-044 – TST WOODLAND LLC – to amend the previously approved proffers for a 26.39 acre portion of the Woodland Park East development zoned PDC by permitting building and site modifications to the mixed use development to be combined with RZ-2003-HM-046. Map 16-4 ((1)) 42, 44, 45, 46.

FDPA-2000-HM-044 - TST WOODLAND LLC – to amend the previously approved final development plan for a 26.39 acre portion of the Woodland Park East development zoned PDC by permitting building and site modifications to the mixed use development to be combined with RZ-2003-HM-046. Map 16-4 ((1)) 42, 44, 45, 46.

PCA-80-C-028-7 – TST WOODLAND LLC – to amend the previously approved proffers for the Woodland Park East development by deleting 8.11 acres zoned I-4 from RZ-80-C-028 in order for the land to be rezoned with RZ/FDP-2003-HM-046. Map 16-4 ((1)) 42, 43, 46.

PCA-77-C-098-5 – TST WOODLAND LLC – to amend the previously approved proffers for the Woodland Park East development by deleting 12.82 acres zoned I-4 from RZ-77-C-098 in order for the land to be rezoned with RZ/FDP-2003-HM-046. Map 16-4 ((1)) 42, 43, 44, 45, 46.

SEA-01-H-027 - TRIZECHAIN RESTON II LLC – to amend the previously approved development conditions by permitting an increase in height for a second office building, located at 12000 Sunrise Valley Drive on 20.89 acres zoned I-4. Map 17-3 ((8)) 1B.

PCA-1996-HM-044-3 - LB DULLES ACQUISITION LLC - to amend the previously approved proffers for office/hotel to permit mixed use development to include non-residential and multi-family residential uses on 41,295 square feet of land zoned PDC. Map 15-4 ((1)) 23A.

FDPA-1996-HM-044 - LB DULLES ACQUISITION LLC - to amend the previously approved final development plan for office/hotel to reflect mixed use development, including non-residential and multi-family residential uses, on 41,295 square feet of land zoned PDC. Map 15-4 ((1)) 23A.

PCA-86-C-029-10 - LB DULLES ACQUISITION LLC – to amend the proffers previously approved for office/hotel to permit mixed use development to include non-residential and multi-family residential uses on 31.34 acres zoned PDC. Map 15-4 ((1)) 13, 13B.

FDPA-86-C-029-6 - LB DULLES ACQUISITION LLC – to amend the previously approved final development plan for office/hotel to reflect mixed use development to include non-residential and multi-family residential uses on 31.34 acres zoned PDC. Map 15-4 ((1)) 13, 13B.

PCA-88-C-066-5 - LB DULLES ACQUISITION LLC - to amend the proffers previously approved for office/hotel to permit mixed use development to include non-residential and multi-family residential uses on 1.12 acres zoned PDC. Map 15-4 ((1)) 13C, 23A, 23A1.

FDPA-88-C-066 - LB DULLES ACQUISITION LLC - to amend the previously approved final development plan for office/hotel to reflect mixed use development, including non-residential and multi-family residential uses, on 1.12 acres zoned PDC. Map 15-4 ((1)) 13C, 23A, 23A1.

S04-III-UP1 – OUT-OF TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 5.2 acres located in Land Unit D7 of the Reston-Herndon Suburban Center, currently planned for commercial and other uses (similar to those allowed in the Reston Town Center) with preservation of the historic Smith Bowman House, by allowing conversion of office use to residential use and permitting the historic house to be used as a restaurant and inn, with the possibility of reallocating unbuilt density/intensity to Land Unit D2 in the Reston Town Center. Map 17-4 ((1)) 1.
LEE DISTRICT ACTIONS
1995-2004

CASES BY APPLICATION TYPE
1995-2004

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In 1995, sixty (60) Lee District land use items were acted upon by the Planning Commission, one of which was denied. The remaining 59 items were approved, either wholly or in part. Detailed information on the cases listed below may be obtained from the Planning Commission Office.

Denied Item

SP-94-L-057 - LUTHER & SHARON MANNIS - to permit a home child care facility with a maximum daily enrollment of ten children within a single family detached dwelling on 8,446 square feet of land zoned R-3. Map 100-2 ((2)) 352A.

Approved Items

FDP-C-448-25 - KINGSTOWNE HOLDINGS, INC. - submission of the final development plan for single-family detached residential development (21 units) of Section 2 in Kingstowne located on 5.55 acres zoned PDH-4 & NR. Map 100-1 ((1)) pt.1D.

S94-IV-S2 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 144 acres (Land Unit A of the I-95 Corridor Industrial Area) planned for industrial uses up to .35 FAR by allowing additional uses, including auto dealerships, compatible with existing and planned industrial uses. Maps 90-4; 99-1; 99-2.

CSP-90-L-039 - PULTE HOME CORPORATION & JPI DEVELOPMENT PARTNERS - to reaffirm the development conditions regarding submission of a Comprehensive Sign Plan for five freestanding signs with a combined sign area of 118 square feet, two for primary community identification entrance signs and three for subordinate identification and directional features, for the Jefferson, Sycamore and Washington residential developments on 49.76 acres zoned PDH-16. Maps 81-2 ((8)) 2, 2A, 3-5; 81-4 ((25)) 6, 6A, 7, 8B.

PCA-86-L-073 - HUNTER TRACT, L.P. - to amend the previously approved proffers to permit change in the unit type development to a mix of garden-style and garage units in Section 3 of Island Creek on 146 acres zoned PDH-4. Maps 90-4 ((11)) D, G, I, L, Y, Z; 90-4 ((11)) (3) D; 99-2 ((10)) E, F, H, J, K, M, N; 99-2 ((10)) (3) A, B, C, E, F; 99-2 ((11)) (1) A-L; & 99-2 ((11)) (2) A-L.

FDPA-86-L-073 - HUNTER TRACT, L.P. - to amend the previously approved final development plan for Section 3 of Island Creek by changing the unit type (from 335 garden-style units to a mix of 332 garden-style and garage units) and relocating the recreational facilities on 14.84 acres zoned PDH-4. Maps 90-4 ((11)) (3) D; 99-2 ((10)) (3) A-F; 99-2 ((11)) (1) A-L; & 99-2 ((11)) (2) A-L.

PCA-C-448-12, PCA-86-L-033-3 & PCA 84-L-020-6 - KINDERCARE LEARNING CENTERS, INC. - to amend the previously approved proffers for one parcel of Section 58 of Kingstowne by providing noise attenuation for the play area through construction of a four foot high brick wall rather than through provision of an acoustical fence on 1.12 acres zoned PDH-4. Map 91-3 ((1)) 62.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the
telecommunications facility proposed on the existing Virginia Power Lattice Tower be considered a feature shown of the Comprehensive Plan. Map 99-1 ((5)) 17, 18.

FDP-C-448-26 (formerly FDP-86-L-033) - KINDER-CARE LEARNING CENTERS, INC. - submission of the final development plan for a child care center with an enrollment of 150 children, a 13,470 square foot play area, and 26 parking spaces on 1.12 acres zoned PDH-4. Map 91-3 ((1)) 62A.

RZ-94-L-034 - NAZIR BHAGAT - to rezone 12.71 acres from R-1 & NR to PDH-8 & NR to permit townhouse residential development at a density of 7.39 du/ac, including bonus density for affordable units, and approval of the conceptual development plan. Map 91-1 ((1)) 80.

FDP-94-L-034 - NAZIR BHAGAT - submission of the final development plan for single family attached residential development (The Townes at Manchester Park) of 94 town homes, including 12 affordable dwelling units, on 12.71 acres zoned PDH-8 & NR. Map 91-1 ((1)) 80.

SE-92-L-039 - ACTION RENT-A-CAR & TRUCKS, INC. T/A ACTION AUTOMOTIVE - to permit continued operation of an existing vehicle sales, rental, ancillary service and vehicle light service establishment on 64,142 square feet zoned C-8 & HC. Map 101-2 ((5)) (1) 1.

PCA-C-448-11 - KINGSTOWNE SVD SOUTH L.P. - to amend the previously approved proffers for Section 45 of Kingstowne by changing the unit type and number from single family detached to single family attached residential units and revising the maximum number of units from 116 to 186 on 22.19 acres zoned PDH-4. Map 91-2 ((1)) pt.30A.

FDPA-C-448-12-2 - KINGSTOWNE SVD SOUTH L. P. - to amend the twelfth final development for Section 45 of Kingstowne by permitting 173 single family attached residential units (with some or all of the units having garages) at a density of 7.8 du/ac on 22.19 acres zoned PDH-4. Map 91-2 ((1)) pt.30A.

FDP-C-448-24 - KINGSTOWNE SVD EAST L.P. - submission of the 24th final development plan for Sections 46 and 51 of Kingstowne depicting recreation facilities (two tennis courts, three volleyball courts, three multi-use courts and an eight-foot wide asphalt trail) 40 single family attached residences on 10.33 acres zoned PDH-4. Maps 91-2 ((1)) pt.29B; 91-2 ((12)) 30.

456-L95-8 - NEXTEL COMMUNICATIONS - to permit a new monopole up to 187 feet in height, three 15-foot whip antennas and communications equipment on the Loisdale Self-Storage building complex. Map 99-2 ((1)) 2A.

PCA-84-L-020-8; PCA-85-L-101-4, PCA-C- 448-13; PCA-86-L-033-4 - KINGSTOWNE RESIDENTIAL OWNERS CORP. - to amend the previously approved proffers for Section 15 (5.59 acres) of the Kingstowne development (199.98 acres zoned PDH-4) by changing the original grounds maintenance facility use to a recreational facility (consisting of a physical exercise room, meeting rooms, and office space for the Kingstowne Residential Owners Corporation); and by revising proffer #35 to reflect a change in the number and mixture of the recreational facilities within Kingstowne. Maps 91-2; 91-3; 91-4; 100-1.

FDP-C-448-27 - KINGSTOWNE RESIDENTIAL OWNERS CORP. - submission of the final development plan for a recreational facility (consisting of a physical exercise room, meeting rooms, and office space for the Kingstowne Residential Owners Corporation) on 5.59 acres zoned PDH-4. Map 91-3 ((1)) pt. 64B.

PCA-85-L-092 & FDPA-85-L-092 - HILLTOP SAND & GRAVEL COMPANY, INC. - to amend the previously approved proffers and final development plan by permitting an optional site design for 50 single family attached residential units, at a density of 1.52 du/ac, with a golf driving range (with putting green, clubhouse and associated parking) as a secondary use on 32.76 acres zoned PDH-4. Map 100-1 ((1)) 23A.

SEA-78-L-074-4 - HILLTOP SAND & GRAVEL COMPANY, INC. - to amend the previously approved development conditions by deleting the date certain provision of condition #10, modifying the approved contours (to allow establishment of contours compatible with the long range goal of an 18-hole golf course), and increasing land area (to reflect a more accurate property survey) on 135.97 acres zoned R-1, I-3 & NR. Map 100-1 ((1)) 9.

SEA-95-L-001 - THE FISCHER GROUP - to install two freestanding pylon signs (80 square feet in size & 20 feet in height) at the Springfield Mall Shopping Center on 79.01 acres zoned C-7, HC & SC. Map 90-2 ((13)) 1-3, 4A1, 5A1, 6.

VAN DORN CONDOMINIUMS - ARCHITECTURAL ELEVATIONS - submission of architectural elevations (depicting building heights, elevations and materials), pursuant to the proffers of PCA-90-L-039 for the Van Dorn Condominiums (constructed by Jade Development) on 49.76 acres zoned PDH-16. Map 81-2 and 81-4.
1995 Lee District Applications

PCA-84-L-020-7 - ALBERT J. DWOSKIN, TR. - to amend the previously approved proffers by revising the conceptual development plan for Sections 58 and 59 of Landsdowne to modify access and distribution of uses on 8.91 acres zoned PDH-4. Map 100-1 ((1)) 10B.

FDP-84-L-020-4 - ALBERT J. DWOSKIN, TR. - development plan (Landsdowne Sect. 58 and 59) for shopping center to include drive-in bank, service station with quick service food store, public library and child care center on 8.91 acres zoned PDH-4. Map 100-1 ((1)) 10B.

SE-95-L-010 - ALBERT J. DWOSKIN, TR. - to permit fast food restaurants within Sections 58 and 59 of Landsdowne located on 8.91 acres zoned PDH-4. Map 100-1 ((1)) 10B.

PCA-93-L-031 - QUAKER/VAN DORN L. P. - to amend the previously approved proffered generalized plan by permitting the developer the option to construct all 20 townhouse units in the Van Dorn Station development as garage units on 2.61 acres zoned R-8. Map 81-4 ((1)) 25, 26 & 26A.

SEA-80-L-117 - FIRST UNION NATIONAL BANK OF VIRGINIA - to amend the previously approved development conditions by permitting expansion and renovation of the existing bank on 1.86 acres zoned C-8 & HC. Map 92-4 ((2)) A1.

RZ-90-L-044 - MOWBRAY ARCH/EDGE HILL L.C. - to rezone 11.29 acres from R-1 & NR to R-4 & NR to permit cluster residential development at a density of 3.10 du/ac. Map 91-2 ((1)) 5A, 5B, 5D, 7, 8, and 9.

SE-95-L-011 - DOUGLAS & JOYCE JEMAL - to permit an increase in building height, parking in a residential district, a vehicle sales, rental & ancillary service establishment, and an increase in FAR including an increase in the area for office use (to bring the existing structures and uses of the Stolhman building into compliance with the Zoning Ordinance) on 4.05 acres zoned C-8, R-2 & HC. Map 92-2 ((18)) (6) 1 and (7) 1-8.

RZ-95-L-023 - BEULAH ROAD L.L.C. - to rezone 14.84 acres from R-1 to PDH-4 to consolidate land with an approved PDH-4 residential development (The Mews of Franconia) in order to construct a total of 234 (158 attached and 76 detached) dwelling units on a total of 51.62 acres at a density of 4.53 du/ac. Maps 91-1 ((1)) 91-93; 91-2 ((2)) 26.

FDP-95-L-023 - BEULAH ROAD L.L.C. - submission of the final development plan for consolidation of 14.84 acres zoned PDH-4 with an approved PDH-4 residential development (The Mews of Franconia) in order to construct a total of 234 (158 attached and 76 detached) dwelling units on a total of 51.62 acres at a density of 4.53 du/ac. Maps 91-1 ((1)) 91-93; 91-2 ((2)) 26.

PCA-89-L-021 & FDPA-89-L-021 - WILLIAM E. SCHURTZ AND BEULAH ROAD L.L.C. - to amend the previously approved proffers and final development plan by adding 14.84 acres to an approved 36.78 acre PDH-4 development (Mews of Franconia) and changing the site design and transportation commitments, in order to construct an additional 69 residential units for a total of 234 (158 attached and 76 detached) dwelling units at a density of 4.53 du/ac. Maps 91-1 ((1)) 82, 85-90.

RZ-95-L-017 - BOARD OF SUPERVISORS, OWN MOTION - to rezone 2.76 acres from R-2 and HC to R-3 and HC to permit expansion of the existing Franconia Volunteer Fire Department. Map 81-3 ((5)) 20, 20A, 21.

SEA-80-L-127-2 - BOARD OF SUPERVISORS, OWN MOTION - to amend the previously approved development conditions by permitting expansion of the existing Franconia Volunteer Fire Department station (to comply with ADA regulations and to accommodate female firefighters) on 2.76 acres zoned R-3 & HC. Map 81-3 ((5)) 20, 20A & 21.

SEA-80-S-133 - MCDONALD'S CORP. - to amend the previously approved development conditions by deleting condition #14 (prohibiting an on-site picnic area or playground) in order to permit an 1140 square foot building addition for an indoor playground at an existing McDonald's fast food restaurant located on 36,094 square feet of land zoned I-5 & NR. Map 98-2 ((5)) 120.

SEA-85-L-059-2 - BSI INC. T/A BROWNE ACADEMY - to permit addition of land area, site modifications, construction of new building, a temporary classroom trailer and increased enrollment from 260 to 300 for the existing Browne Academy private school. Map 82-4 ((1)) 31A, 32.

RZ-95-L-028 - SUNRISE DEVELOPMENT, INC. - to rezone 3.65 acres from R-1, R-2, C-7, HC & SC to C-3, HC & SC to permit office development (medical care facility). Map 90-2 ((1)) 81B, 85, 85A; 90-2 ((13)) 9, 10.

SE-95-L-044 - SUNRISE DEVELOPMENT, INC. - to permit an assisted living/medical care facility consisting of a three-story building with 79 residential units (to house elderly residents with unique needs, including Alzheimer’s and similar disorders) on 3.65 acres zoned C-3, HC & SC. Map 90-2 ((1)) 81B, 85, 85A; 90-2 ((13)) 9, 10.

456-L95-7 - AMERICAN PERSONAL COMMUNICATIONS - to permit 170-foot monopole with nine panel
antennas, two dish antennas and two equipment cabinets on
the site of Kingstowne Fire Station No. 37. Map 100-1
((11)) 16.

FDP-C-448-28 - KINGSTOWNE SVD NORTH L.P. -
final development plan to locate two double tennis courts
and one volleyball court behind the community recreation
center building in Section 39 of Kingstowne on 3.88 acres

SE-95-L-058 - SHELL OIL CO. - to permit partial
renovation of an existing service station by adding a
 canopy over existing fuel pumps and a new multi-product
dispenser fuel pump, as well as permitting site and building
renovations on 0.73 acres zoned C-5 & HC. Map 81-3
((4)) 4A.

SEA-87-L-012 - AMOCO OIL CO. - to amend the
previously approved development conditions by adding a
quick service food store and removing the existing
cashiers’ kiosk on 0.70 acres zoned C-6, HC & SC.

FDP-C-448-29 - JCE, INC. - submission of a final
development plan for Kingstowne to permit fill material
within a Virginia Power easement (as a stockpile area for
dirt removed from adjacent sections within Kingstowne
during the land development process) on 1.83 acres zoned
PDH-4. Map 100-1 ((1)) pt. 1A.

SE-95-L-032 - YOUNG K. KIM - to permit a vehicle
major service repair facility with related ancillary light
vehicle service to replace the existing service station on
17,200 square feet of land zoned C-8, HC & SC. Map 80-4
((6)) 4A.

PCA-86-L-073-2 - HUNTER TRACT ASSOC., LP - to
amend the previously approved proffers for the 131.1 acre
PDH-4 Island Creek development to permit construction of
a pedestrian link to the Franconia-Springfield
Transportation Center and an additional stormwater
management facility. Map 90-4 ((11)) D, G, I, L, Y, Z; 90-
2 ((10)) E, F, H, J, K, M, N.

FDPA-86-L-073-2 - HUNTER TRACT ASSOC. - to
amend the previously approved development plan for
Island Creek (131.1 acres zoned PDH-4) by adding a
pedestrian link to the Franconia-Springfield Transportation
Center and a storm-water management facility on 3.05
acres. Map 90-4 ((11)) (1) pt.A1; 90-4 ((1)) pt. Z.
The Planning Commission acted thirty-eight Lee District land use items in 1996. One application was denied and one case was forwarded to the Board of Zoning Appeals absent a Commission recommendation inasmuch as the motion to approve the item failed on a tie vote. The remaining items were approved, either wholly or in part. Additional information on the cases listed below may be obtained from the Planning Commission Office.

Denied Item

456-L95-34 - AMERICAN PERSONAL COMMUNICATIONS - to permit 170-foot monopole, 18 panel antennas, two dish antennas, three whip antennas, and two cabinets of radio equipment on the rear of the 13.85 acre Engleside Plaza Shopping Center. Map 101-3 ((1)) 71.

Forwarded With No Recommendation

VC-96-L-002 - ELMWOOD L.L.C. - to permit dwellings less than 200 feet from the right-of-way of I-95 at 5458 & 5459 Peaceful Terrace and 5510 Linnman Street. Map 82-2 ((1)) 9 & 82-2 (3) (D) B.

Approved Items

FDP-C-448-30 - KINGSTOWNE HOLDINGS II, L.C. - submission of the final development plan for Section 4 of Kingstowne for 20 single family detached units on 5.2 acres zoned PDH-4. Map 100-1 ((1)) 1G.

PCA-85-L-046 - GREENSTAR I, L.P. - to amend the previously approved proffers by replacing 54 multifamily units with 42 garage townhouses for a total of 83 townhouse units at of 8.12 du/ac on 10.05 acres zoned PDH-8. Map 91-1 ((1)) 6, 7F.

FDP-95-L-032 - GREENSTAR I L.P. - submission of the final development plan for residential development of 99 single family attached units on 7.21 acres zoned PDH-12, to be consolidated into the surrounding development for an overall total of 446 single family attached units at a density of 7.79 du/ac. Map 91-1 ((1)) 4, 5 & 5A.

SE-95-L-073 - SPRINGFIELD REALTY CORP. - request to waive sign regulations by allowing two additional building-mounted signs to an existing hotel (Hampton Inn) on 2.28 acres zoned C-7, HC & SC. Map 90-2 ((1)) 40C.

PCA-86-L-077-2 - FIRST UNION NATIONAL BANK OF VA - to amend the previously approved proffers by permitting development of Parcel B (of Potter's Glen) for eight single-family attached residential units on 0.82 acres zoned R-12 & HC. Map 91-1 ((19)) B.

RZ-95-L-054 - CLARK L. MASSIE, TR. - to rezone 7.77 acres from R-1 to R-3 (later reduced to R-2) to permit cluster residential development (Valley View Manor Section Two) of seven single family detached units at .90 du/ac. Map 81-3 ((1)) 77.

SEA-85-L-059-3 - BSI, INC T/S BROWNE ACADEMY - to amend the previously approved development conditions by permitting fill in the floodplain to construct parking and driveway improvements for existing private school of general education located on 10.36 acres zoned R-4. Map 82-4 ((1)) 31A & 32.

FDPA-84-L-020-2-4 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved proffered final development plan for Kingstowne Towne Center by changing the building footprint for Building X, converting the outdoor sales area to indoor space, and identifying the building as general retail rather than a home center on 10.56 acres zoned PDC. Map 91-2 ((1)) pt.32C & pt.32E.

SEA-85-L-059-3 - BSI, INC T/S BROWNE ACADEMY - to amend the previously approved development conditions by permitting fill in the floodplain to construct parking and driveway improvements for existing private school of general education located on 10.36 acres zoned R-4. Map 82-4 ((1)) 31A & 32.

FDPA-84-L-020-2-4 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved proffered final development plan for Kingstowne Towne Center by changing the building footprint for Building X, converting the outdoor sales area to indoor space, and identifying the building as general retail rather than a home center on 10.56 acres zoned PDC. Map 91-2 ((1)) pt.32C & pt.32E.

SEA-85-L-059-3 - BSI, INC T/S BROWNE ACADEMY - to amend the previously approved development conditions by permitting fill in the floodplain to construct parking and driveway improvements for existing private school of general education located on 10.36 acres zoned R-4. Map 82-4 ((1)) 31A & 32.

FDPA-84-L-020-2-4 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved proffered final development plan for Kingstowne Towne Center by changing the building footprint for Building X, converting the outdoor sales area to indoor space, and identifying the building as general retail rather than a home center on 10.56 acres zoned PDC. Map 91-2 ((1)) pt.32C & pt.32E.

RZ-95-L-060 - CHARLES E. SMITH RESIDENTIAL REALTY, L.P. - to rezone 17.03 acres from R-1 & SC to PDH-40 & SC for 632 multi-family residential dwelling units (including 24 affordable units) at a density of 37.1 du/ac. Map 90-2 ((1)) pt.61, 62, 63, 76.

FDP-95-L-060 - CHARLES E. SMITH RESIDENTIAL REALTY, L.P. - submission of the final development plan for multifamily residential development (379 units in seven
four-story buildings and 192 units in two six-story elevator buildings) on 17.03 acres zoned PDH-40 & SC. Map 90-2 ((1)) pt. 61, 62, 63 and 76.

SE-96-L-018 - GUM SPRINGS COMMUNITY DEVELOPMENT CORP. - to allow relocation of the Gum Springs Community Development Corporation, a public benefit association providing emergency, youth and senior services to the community, to existing office space within the 23-acre Mount Vernon Plaza Shopping Center zoned C-6 & HC. Map 101-2 ((1)) pt.12A.

S96-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 2.98 acres, from a mix of garden apartments at 16-20 du/ac with retail and office use up to .35 FAR, to mini-warehouse use with possible modifications to the transportation network. Map 92-4 ((1)) 42-47.

S96-IV-S1- OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 167 acres, planned for residential use at 1-2 and 2-3 du/ac as well as public park, private open space and public facilities uses, by adding an option for elderly housing, assisted living & acute care facilities. Map 90-1 ((1)) 55, 55A, 57-60, 60A, 61, 62.

RZ-96-L-005 - SPRINGFIELD CAMPUS, L.L.C. - to rezone 167.02 acres from R-1 to R-3 (108.82 acres) and PDH-2 (58.20 acres) for residential development and elderly housing with related medical care facilities at 1.8 du/ac for the PDH-2 portion and 13.0 du/ac for the R-3 portion. Map 90-1((1)) 55, 55A, 57-60, 60A, 61.


PCA-84-L-020-11 - KINGSTOWNE COMMERCIAL/ KINGSTOWNE SHOPPING CENTER L.P. - to amend the previously approved proffers and generalized development plan for an I-4 portion of Kingstowne Towne Center to permit industrial uses (including a mini-warehouse) on 25.64 acres zoned I-4. Map 91-2 ((1)) pt.26A, 26E, 31, parts of 32, 32C, 32D, 32E.

FS-L96-1 - AT&T - request that nine panel antennas and one equipment building, proposed to be co-located on existing monopole at self-storage facility at 7711 Loisdale Road, be found a feature shown of the Comprehensive Plan. Map 99-2 ((1)) 2A.

RZ-96-L-017 - JDT LIMITED LIABILITY CO. - to rezone 1.52 acres from R-1, R-2 & HC to R-12 & HC to permit residential development (Olde Franconia Station) of 14 single family attached residences at 9.22 du/ac. Map 81-3 ((1)) 7.

SEA-92-L-039 - ACTION RENT-A-CAR & TRUCKS, INC. T/A ACTION AUTOMOTIVE, INC. - to amend the previously approved development conditions by waiving the peripheral parking lot landscaping requirement and allowing other modifications to the existing vehicle sales, rental and ancillary service establishment on 1.47 acres zoned C-8 & HC. Map 101-2 ((5)) (1) 1.

FS-L96-27 - BELL ATLANTIC NYNEX - request that nine antennas and one equipment cabinet, proposed to be co-located on the existing Nextel monopole at self-storage facility at 7711 Loisdale Road, be found a feature shown of the Comprehensive Plan. Map 99-2 ((1)) 2A.

FDPA-C-448-5 - MOBIL OIL CO. - to amend the previously approved final development plan by permitting addition of quick service food store to an approved service station on 0.92 acres of land zoned PDH-4. Map 91-2 ((1)) pt. 32A.

RZ-96-L-008 - STEVEN P. MEHR - to rezone 2.79 acres from R-2, C-8 & HC to C-8 & HC to permit a mini-warehouse facility. Map 92-4 ((1)) 42, 43, 44, 46, 47.

SE-96-L-014 - STEVEN P. MEHR - to permit a mini-warehouse facility and increase in FAR on 2.79 acres zoned C-8 & HC. Map 92-4 ((1)) 42, 43, 44, 46, 47.

S96-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT - to revise the Comprehensive Plan for 25.58 acres currently planned for elderly housing and similar uses by allowing commercial uses (i.e., restaurant, bank, retail sales and office uses) in conjunction with elderly housing and similar uses. Maps 91-1 ((12)) O & 91-3 (9)) 1, 2, 3.

SUBDIVISION PLAN #9270-SD-01 - EDGE HILL - pursuant to the proffers associated with RZ-90-L-044, submission of the subdivision plan (tree preservation and landscape plan) for the 32-lot Edge Hill residential development located on 11.3 acres zoned R-4. Map 91-2 ((1)) 5A, 5B, 5D.
FDPA-C-448-23 - FAIRFAX CO. REDEVELOPMENT AND HOUSING AUTHORITY - to amend the previously approved final development plan for Section 19 of Kingstowne by allowing 80 townhouse units at 16.03 du/ac in lieu of 108 multifamily units at a density of 21.65 du/ac on 4.99 acres zoned PDH-4. Map 91-3 (1) pt.63A.

PCA-C-448-14 - FAIRFAX CO. REDEVELOPMENT AND HOUSING AUTHORITY - to amend previously approved proffers by waiving the 200 square foot privacy yard requirement for the townhouse project in Section 19 of Kingstowne on 4.99 acres zoned PDH-4. Map 91-3 (1) pt.63A.

FS-L96-18 - BELL ATLANTIC NYNEX & CELLULAR ONE - request that the proposed co-location of ten Bell Atlantic panel antennas and nine Cellular One antennas, on the existing WPIK radio tower at 3900 San Leandro Place, be found a feature shown on the Comprehensive Plan. Map 101-2 (1) 10E.

SEA-79-S-122 - AIS SPRINGFIELD L. P. - to amend the previously approved development conditions by increasing the sign area and height for the existing Ramada Inn, restriping the parking lot, and locating a dumpster on 2.45 acres zoned C-6, HC & SC. Map 80-4 (1) 20A, 20B.

FS-L96-35 - BELL ATLANTIC NYNEX - request that nine directional antennas, proposed on existing Virginia Power electric transmission tower at 7740 Richmond Highway, be found a feature shown of the Comprehensive Plan. Map 101-2 (1) 12C.

FS-L96-2 - AT&T - request that nine panel antennas and one equipment cabinet, proposed to be located on the roof of existing 12-story Springfield Hilton at 6550 Loisdale Road, be found a feature shown of the Comprehensive Plan. Map 90-2 (11) 2.
In 1997, the Planning Commission acted on seventy-five land use applications in the Lee District. The Commission accepted withdrawal of four items and denied nine items. The remaining sixty-two items were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

**Items Withdrawn**

APR-97-IV-40MV - AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 1.5 acres at 5701, 5705, 5709, 5713, 5717, 5721 Telegraph Road from residential 3-4 du/ac to commercial office. Map 83-1 ((4)) 1, 2, 3, 4; 83-1 ((5)) 3,4.

APR-97-IV-6RH - AREA PLANS REVIEW ITEM - nomination by Russell Rosenberger on behalf of Madison Homes to amend the Plan for 7.42 acres on Franconia Road, South Van Dorn Street and Villa Street from residential uses at 2-3 du/ac with an option for 4-5 du/ac to residential uses at 8-12 du/ac. Map 81-4 ((3)) 4, 5B, 6A, 7, 7A, 8.

APR-97-IV-6RH(EX) - AREA PLANS REVIEW ITEM - nomination by the Lee District Planning Commissioner to expand the area of 97-IV-6RH by 22.21 acres, for a total of 29.65 acres on Franconia Road, South Van Dorn Street, Villa Street and Cameron Farms Road, for replanning from residential uses at 2-3 du/ac with an option for 4-5 du/ac to residential uses at 8-12 du/ac. Map 81-4 ((3)) various parcels.

APR-97-IV-1S,11S(EX) - AREA PLANS REVIEW ITEM - to expand two nominations (97-IV-1S and 97-IV-11S for replanning from residential at 1-2 du/ac to 2-3 du/ac) by adding 44 parcels on Hooces Road, Beechwood Drive, Franconia Road and Lackawanna Drive, for a total of 55 parcels encompassing 137.28 acres. Maps 89-4 ((1)) 23-27; 89-4 ((2)) 14-16, 17A, 17B; 90-3 various parcels.

**Items Denied**

SE-95-L-059 - MT ASSOCIATES LP - to permit a mini-warehousing establishment with three buildings on 1.95 acres zoned C-8 and HC. Map 92-4 ((1)) 65.

APR-97-IV-2RH - AREA PLANS REVIEW ITEM - nomination by William C. Thomas, Jr., on behalf of Telegraph Road Joint Venture, to amend the Plan for 15.73 acres on Linnean St. from public park or residential use at 2-3 du/ac to residential use at 3-4 du/ac. Map 82-2 ((1)) 9 and 82-2 ((3)) (D) B.

APR-97-IV-7S - AREA PLANS REVIEW ITEM - nomination by Henry Lewis for the New Charleston Homeowners Association to amend the Plan for 20.03 acres in the Franconia Springfield Transit Station area from residential use at 16-20 du/ac to low density professional office park at 0.25 FAR. Map 90-2 ((1)) 61.

APR-97-IV-4S - AREA PLANS REVIEW ITEM - nomination by the Sylvia and Alexander Hassan Family Foundation to amend the Plan for 9.84 acres on Darby Lane from private recreation and residential use at 2-3 du/ac to residential use at 3-4 du/ac. Map 90-4 ((6)) 239 and 90-4 ((1)) 10.

APR-97-IV-12S - AREA PLANS REVIEW ITEM - nomination by James P. Drinkard to amend the Plan for 7.66 acres on Darby Lane from private recreation and residential use at 2-3 du/ac to park or recreation uses. Map 90-4 ((6)) 239 and 90-4 ((1)) 10.

APR-97-CW-10T - AREA PLANS REVIEW ITEM - nomination by Phil Downs on behalf of the Mt. Vernon Council to amend the Plan by changing the HOV criteria on I-95.

APR-97-CW-11T - AREA PLANS REVIEW ITEM - nomination by Phil Downs on behalf of the Mt. Vernon Council to amend the Plan by adding text for an improved intersection at the Newington Road/Loisdale Road intersection. Maps 99-1 and 99-2.

APR-97-CW-16T - AREA PLANS REVIEW ITEM - nomination by Phil Downs on behalf of the Mt. Vernon Council to amend the Plan by adding text addressing the need to realign Buckman Road with Radford Road. Map 101-3.

APR-97-IV-1RH - AREA PLANS REVIEW ITEM - nomination by Sue Patterson to amend the Plan for 1.31 acres located on South Van Dorn Street from office use up to .20 FAR to residential use at 508 du/ac. Map 81-4 ((1)) 28, 19.

**Items Approved**

SE-96-L-039 - TACO BELL, INC. - to permit a fast food restaurant with a drive through window on a leased area within the Hybla Plaza Shopping Center and to waive the minimum lot size and lot width on 0.65 acres zoned C-6 & HC. Map 101-2 ((6)) pt. 507B.
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FS-L96-28 - BELL ATLANTIC NYNEX - request that nine antennas on 111-foot pole, to be attached to interior of existing 101 foot Virginia Power transmission tower off of Rose Hill Road, be found a feature shown of the Comprehensive Plan. Map 82-3 ((1)) 6C.

FS-L96-29 - BELL ATLANTIC NYNEX - request that nine antennas on 172-foot pole, to be attached to interior of existing 162 foot Virginia Power transmission tower at 7150 Hayfield Road, be found a feature shown of the Comprehensive Plan. Map 91-3 ((1)) pt. 90.

FS-L96-72 - AT&T - request that the nine panel antennas and an equipment cabinet, to be attached to the existing 119-foot VEPCO tower (#241-17) on the grounds of John Marshall Library at 6209 Rose Hill Drive, be found a feature shown of the Comprehensive Plan. Map 82-3 ((12)) B.

PCA-84-L-020-12 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved proffers by deleting 3.79 acres from the 26.34 acre I-4 portion of the Kingstowne Towne Center (enabling the 3.79 acres to be rezoned to the PDC District for an ice skating rink). Map 91-2 ((1)) pt.26A, 31, pt.32, pt.32C, pt.32D, pt.32E, 33 & 34 [Formerly 91-2 ((1)) 26E].

FS-L97-12 - APC - request that addition of nine panel antennas to the existing 150-foot monopole, and five equipment cabinets on the site of Kingstowne Fire Station #37 at 7936 Telegraph Road, be found a feature shown of the Comprehensive Plan. Map 100-1 ((1)) 16.

SE-96-L-046 - EILEEN F. GIAIMO - to permit continued operation of an existing four-bay vehicle light service establishment located within the Festival at Manchester Lakes shopping center on 17.14 acres zoned C-8. Map 91-1 ((1)) 67 & 67E; 91-1 ((12)) N.

SEA-86-L-008-2 - CHRISTIAN CENTER SCHOOL, INC. & CHRISTIAN CENTER MINISTRIES - to amend the previously approved development conditions by expanding hours of operation, reducing maximum number of seats in the church and the number of required parking spaces, and increasing the land area on 3.03 acres zoned R-3. Map 81-4 ((1)) 66; 81-4 ((4)) 3.


RZ-1996-LE-034 - SILVER LAKE, INC. - to rezone approx. 2.82 acres from R-1 to PDH-8 to permit elderly housing, medical care and nursing facilities. Map 91-3 ((9)) 1, 2, 3.

FDP-1996-LE-034 - SILVER LAKE, INC. - submission of the final development plan to permit a roadway connection to Beulah Street on 0.40 acres zoned PDH-8. Map 91-3 ((9)) pt.3.

PCA 82-L-030-9 - SILVER LAKE, INC. - to amend the previously approved proffers by permitting commercial uses (including eating establishments, retail sales establishments and a drive-in bank) in addition to the previously approved elderly housing and medical care facility in Manchester Lakes (Parcel O) on 22.77 acres zoned PDH-8. Map 91-1 ((12)) O.
FDP-82-L-030-7 - SILVER LAKE, INC. - submission of the seventh development plan for Manchester Lakes (Parcel O), depicting two buildings for elderly housing, commercial uses, and childcare center on 17.77 acres zoned PDH-8. Map 91-1 ((12)) O.

FS-L96-74 - APC - request that the addition of nine panel antennas and three equipment cabinets (to existing APC telecommunications facilities) on the rooftop of the 160-foot Springfield Office Tower at 6320 Augusta Drive be found a feature shown of the Comprehensive Plan. Map 80-4 ((1)) pt. 4F.

PCA-85-L-018 - YORK FEDERAL SAVINGS & LOAN ASSOCIATION - to amend the previously approved proffers by permitting two two-story office buildings in lieu of four three-story townhouse office buildings on 2.77 acres zoned C-2 & HC. Map 81-3 ((5)) A.

PCA-C-448-15 - KINGSTOWNE SHOPPING CENTER I, LP - to amend the previously approved proffers for the Kingstowne Shopping Center by increasing the overall gross floor area approved for Section 37, to permit retail uses and to accommodate a new layout for Building B, on 23.41 acres zoned PDH-4. Map 91-2 ((1)) 32A.

FDPA-C-448-5-2 - KINGSTOWNE SHOPPING CENTER I, LP - to amend the previously approved final development plan for the Kingstowne Shopping Center by increasing the overall gross floor area approved for Section 37, to permit retail uses and to accommodate a new layout for Building B, on 23.41 acres zoned PDH-4. Map 91-2 ((1)) 32A.

SUBDIVISION PLAN #9128-SD-02 - VALLEY VIEW MANOR - pursuant to the proffers associated with approval of RZ-95-L-054, submission of the subdivision plan for Section Two of Valley View Manor for seven single family residences on 7.77 acres zoned R-2. Map 81-3 ((1)) 77.

FS-L97-28 - APC - request that the proposed addition of nine panel antennas and five equipment cabinets, to existing APC telecommunication facilities on 170-foot VEPCO tower at 7111 Fullerton Road, be found a feature shown of the Comprehensive Plan. Map 91-2 ((1)) 32A.

SE-97-L-009 - SYED ASLAM ALI - to permit a service station/mini-mart, building addition and site renovations to existing service station on 0.48 acres zoned C-5 & HC. Map 81-3 ((5)) 1A. [Formerly SEA-80-L-049.]

PCA-86-L-077 - POTTERS GLEN COMMUNITY ASSOCIATION - to amend the previously approved proffers regarding the recreation facilities for the Potters Glen subdivision, by replacing a multipurpose court and play equipment area with landscaping and a gazebo, on 4.21 acres zoned R-12 & HC. Map 91-1 ((19)) A.

PCA-86-L-077 - POTTERS GLEN COMMUNITY ASSOCIATION - to amend the previously approved proffers regarding the recreation facilities for the Potters Glen subdivision, by replacing a multipurpose court and play equipment area with landscaping and a gazebo, on 4.21 acres zoned R-12 & HC. Map 91-1 ((19)) A.

SE-94-L-033 - JAMES M. KLINE - to amend the previously approved development conditions for the Kline Nissan vehicle sales, rental and ancillary service establishment by waiving certain sign regulations to allow replacement of an existing 60 square foot freestanding dealership identification sign with a new 107 square foot identification sign at 7800 Backlick Road on 2.54 acres zoned C-8. Map 99-1 ((11)) 22.

FS-L97-36 - NEXT WAVE - to co-locate three panel antennas, one GPS antenna and three equipment cabinets with existing APC telecommunications facilities on top of the existing 15-story Springfield Towers office building at 6320 August Drive. Map 80-4 ((1)) 4F.

SE-97-L-011 - OSWALD AND MARLENE BACHER - to permit a service station/mini-mart on 0.97 acres zoned I-5. Map 99-1 ((5)) 1A & 2B.

FS-L97-49 - APC - to install nine panel antennas and five equipment cabinets on an existing 92-foot VEPCO lattice tower (#241/18). Map 82-3 ((1)) 6C.

PCA-84-L-020-13 - KINGSTOWNE COMMERCIAL, L.P. - to amend the previously approved proffers by changing the layout, type of uses and mixture of uses within the undeveloped portions of the Kingstowne Towne Center (by reducing the overall level of commercial development from 1.818 million square feet to 1.143 square feet, reducing the overall number of residential units from 625 to 416 units, eliminating the hotel use, increasing the size of the movie theater to 65,000 square feet, increasing the gross floor area of retail and eating establishments to 695,000 square feet, and reducing office uses to 449,466 square feet) on 67.70 acres zoned PDC & NR. Map 91-2 ((1)) 26A, 26B, 32, 32D.

FDPA-84-L-020-2-5 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved proffers by changing the layout, type of uses and mixture of uses within the undeveloped portions of the Kingstowne...
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Towne Center (reducing the overall level of commercial development from 1.818 million square feet to 1.143 square feet, reducing the overall number of residential units from 625 to 416 units, eliminating the hotel use, increasing the size of the movie theater to 65,000 square feet, increasing the gross floor area of retail and eating establishments to 695,000 square feet, and reducing office uses to 449,466 square feet) on 67.70 acres zoned PDC & NR. Map 91-2 ((1)) 26A, 26B, 32, 32D.

GREENSPRING VILLAGE CONTINUING CARE COMMUNITY - pursuant to the proffers associated with approval of RZ/FDP-96-L-005, review of the pedestrian/emergency access to the Greenspring Village Continuing Care Community, a residential development and elderly housing development with related medical care facilities on 167.02 acres zoned PDH-2. Map 90-1 ((1)) 55, pt. 55A, pt. 57, pt. 58, pt. 59.

SITE PLAN #7699-SP-06 - pursuant to the proffers associated with approval of RZ-88-L-082, submission of the site plan for Section 1 of Governor's Grove (development of 90 single family attached residential townhouses) on 21.36 acres zoned PDH-8. Map 82-2 ((1)) 32, 43, 44, 51-54, 54A.

APR-97-CW-8ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Comprehensive Plan by editorial revisions and updates to text and figures for the Springfield Planning District.

APR-97-CW-13ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Comprehensive Plan by editorial revisions and updates to text and figures for the Franconia Springfield Area.

APR-97-CW-14ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Comprehensive Plan by editorial revisions and updates to text and figures for the Rose Hill Planning District.

APR-97-IV-25MV - AREA PLANS REVIEW ITEM - nomination by Sy Berdux on behalf of the Southeast Fairfax Development Corporation to amend the Comprehensive Plan for 9.84 acres on Richmond Highway and Ladson Lane from residential use at 5-8 du/ac to 8-12 du/ac. Map 101-2 ((6)) 25, 26, 26A, 27, 27A, 28, 28A, 30, 30A, 30B.

APR-97-IV-26MV - AREA PLANS REVIEW ITEM - nomination by the Southeast Fairfax Development Corporation to amend the Comprehensive Plan for 16.81 acres on Richmond Highway from community serving retail up to 0.36 FAR to commercial use up to .70 FAR with a height limit of 45 feet. Map 91-2 ((6)) 504, 505, 506, 507B and 513.

APR-97-IV-28MV - AREA PLANS REVIEW ITEM - nomination by Sy Berdux on behalf of the Southeast Fairfax Development Corporation to amend the Comprehensive Plan for 9.48 acres located on Buckman Road and Richmond Highway; from residential use at 5-8 du/ac with an option for 12-16 du/ac. Map 102-1 ((1)) 4, 5; 101-4 ((1)) 10; 101-4 ((5)) A1, A2, A3, B3, B4, 1-21.

APR-97-IV-59MV - AREA PLANS REVIEW ITEM - nomination by the Lee District Planning Commission to amend the Comprehensive Plan for 2.14 acres on Richmond Highway, from townhouse office and retail uses at 0.35 FAR to commercial use at 0.35 FAR. Map 101-3 ((1)) 9, 9A, 9C and 9D.

APR-97-IV-1RH(EX) - AREA PLANS REVIEW ITEM - nomination by the Lee District Planning Commissioner to expand the area of 97-IV-1RH for a total of 80.0 acres on Richmond Highway to consider amending the Comprehensive Plan from office use at 0.25 FAR with option for residential use at 12-16 du/ac to residential use at 12-16 du/ac. Maps 81-2, 82-1 and 81-4.

APR-97-IV-8RH - AREA PLANS REVIEW ITEM - nomination by William C. Thomas, Jr. on behalf of the property owners to amend the Plan for 4.28 acres on South Kings Highway from residential use at 3-4 du/ac to residential use at 8-12 du/ac. Map 83-3 ((1)) 9-13A.

APR-97-IV-1S - AREA PLANS REVIEW - nomination by Lawrence Ayers to amend the Comprehensive Plan for 24.89 acres on Hooes Road and Lackawana Drive from residential use at 1-2 du/ac to residential use at 2-3 du/ac. Map 90-3 ((1)) 8, 9, 9A, 10, 11, 14; 90-3 ((3)) 3A, 3B; and 90-3 ((9)) A, 1.

APR-97-IV-2S - AREA PLANS REVIEW ITEM - nomination by Michael Giguerre on behalf of Barbara Fried to amend the Comprehensive Plan for 20.03 acres located in the Franconia-Springfield Transit Station Area from residential use at 16-20 du/ac to commercial retail uses at up to .30 FAR. Map 90-2 ((1)) 61.

APR-97-IV-6S - AREA PLANS REVIEW ITEM - nomination by Ray Smith to amend the Comprehensive Plan for 8.6 acres on Hooes Road from 2-3 du/ac to residential use at 1-2 du/ac. Map 90-1 ((4)) 1, 2.

APR-97-IV-8S - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Comprehensive Plan for 8.44 acres located on Frontier Drive from office
use with option for residential use at 8-16 du/ac to low intensity retail uses at 0.30 FAR. Map 90-2 ((1)) 86A, 96A.

APR-97-IV-9S - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Comprehensive Plan for 3.64 acres on Franconia Road from public facilities and institutional use with option for low intensity office use to institutional use up to 0.30 FAR. Map 90-2 ((1)) 85B.

APR-97-IV-10S - AREA PLANS REVIEW ITEM - nomination by Robert A. Lawrence on behalf of KSI Services, Inc. to amend the Comprehensive Plan for 25 acres located on Loisdale Road by adding an option for residential development up to 3- du/ac plus support retail and related secondary uses. Map 90-2 ((1)) 56, 58A, 58B, 59A.

APR-97-IV-11S - AREA PLANS REVIEW ITEM - nomination by Kenneth Sanders on behalf of Star Properties L.C. to amend the Comprehensive Plan for 25.29 acres on Lackawanna Drive from residential use at 1-2 du/ac to residential use at 2-3 du/ac.

APR-97-CW-6T - AREA PLANS REVIEW ITEM - nomination by Neal McBride on behalf of the Federation of Lorton Communities to amend the Comprehensive Plan by reflecting the addition of a third lane to the Shirley Highway HOV lanes and reducing the HOV-3 occupancy requirement to HOV-2.

SEA-93-L-014 - BURGUNDY FARM COUNTRY DAY SCHOOL - to amend the previously approved development conditions by permitting building additions and increased parking for the existing nursery school, childcare center and private school of general education located at 3700 Burgundy Road on 23.22 acres zoned R-4. Map 82-2 ((1)) 5, 6, 8.

APR-97-IV-1MV - AREA PLANS REVIEW ITEM - nomination by Greg Riegle on behalf of Hybla Valley Property LLC to amend the Comprehensive Plan for 61.2 acres near Gum Springs from private open space to residential uses at 5-8 du/ac. Map 92-4 ((1)) 58 and 101-2 ((1)) 11A.

RZ-1997-LE-019 - GEORGE KYRIACOU - to rezone 1.69 acres, located on the south side of Russell Road west of Richmond Highway, from C-3 to C-8 to permit Stone & Tile office, showroom and retail use with an overall FAR of 0.17. Map 101-4 ((1)) 5B and ((4)) 14B.

7883-SP-02 - SKYLINE HOMES - submission of the stormwater drainage facilities plan for the First Addition to Skyline Homes, pursuant to the proffers approved with RZ-94-L-008. Map 81-3 ((1)) 51.

RZ-1996-LE-047 - FRAN-SPRING TSA, LCC - to rezone 20.28 acres from R-1 to PDC to permit retail uses at 0.28 FAR on property located at the intersection of Frontier Drive and the Franconia-Springfield Parkway. Map 90-2 ((1)) 61.

FDP-1996-LE-047 - FRAN-SPRING TSA, LCC - submission of the final development plan for retail uses at .28 FAR on 20.28 acres zoned PDC and located at the intersection of Frontier Drive and the Franconia-Springfield Parkway. Map 90-2 ((1)) 61.

FS-L97-62 - AT&T - to install nine panel antennas and an equipment cabinet on the existing 508-foot WPIK Am radio lattice tower at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

SEA-89-L-023-2 - RK & RS, INC. t/a ROSE HILL TEXACO - to permit a service station/mini-mart on 0.42 acres zoned C-6 and HC located at 5514 Franconia Road. Map 81-4 ((1)) 67.

PCA-C-448-16 - PUBLIC COUNTRY CLUBS & TIMOTHY KAMPA - to amend the previously approved proffers for Kingstowne by permitting a golf driving range with related facilities, a miniature golf course, and an eating establishment on 6.5 acres zoned PDH-4. Map 91-2 ((1)) 29.

FDP-C-448-31 - PUBLIC COUNTRY CLUBS & TIMOTHY KAMPA - to amend the previously approved final development plan for Kingstowne by permitting a golf driving range with related facilities, a miniature golf course, and an eating establishment on 6.5 acres zoned PDH-4. Map 91-2 ((1)) 29.
In 1998, the Planning Commission took action on forty-six Lee District land use applications. The Commission accepted withdrawal of one item and denied three applications. The remaining forty-two items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Item Withdrawn**

APR-98-IV-2MV – 1998 AREA PLANS REVIEW ITEM – nomination by Michael J. Giguere, on behalf of the Mount Vernon Health & Racquet Club, to amend the Comprehensive Plan for 5.32 acres, located at 7952 and 7960 Audubon Avenue, from private recreation to residential use at 16-20 du/ac with an option for community service retail/commercial uses. Map 101-2 ((1)) 14, 15.

**Items Denied**

S97-IV-S2 – OUT-OF-TURN PLAN AMENDMENT – nomination by Lee District Supervisor Dana Kauffman to allow consideration of APR-97-IV-6S, a nomination by Ray Smith to amend the Comprehensive Plan for 8.6 acres located at 7226 and 7232 Hooes Road, by reducing the planned residential density from 2-3 du/ac to 1-2 du/ac. Map 90-1 ((4)) 1, 2.

APR-98-IV-1S – 1998 AREA PLANS REVIEW ITEM – nomination by William W. Mann to amend the Comprehensive Plan for 110.2 3 acres, located within the Springfield Planning District, from residential use at 1-2 du/ac to mixed use and residential use at 20+du/ac. Maps 90-2, 90-4, 91-1 and 91-3.

APR-98-IV-2T – 1998 AREA PLANS REVIEW ITEM – nomination by staff of the Office of Transportation to amend the Comprehensive Plan by expanding a 2.5 mile roadway segment (Kingstowne Boulevard, Manchester Boulevard, Franconia-Springfield Parkway, between Beulah Street and South Van Dorn Street) from four to six lanes. Maps 91-1 and 91-2.

**Items Approved**

FDPA-C-448-9 – KEITH C. MARTIN – to amend the previously approved final development plan to permit deletion of privacy fences for the residential development located on 2.0 acres zoned PDH-4. Map 91-2 ((14)) various parcels.

SE-97-L-059 – PUBLIC COUNTRY CLUBS INC. & TIMOTHY P. KAMPA – to permit a funeral chapel on 1.77 acres zoned R-1. Map 81-4 ((1)) 56.

SE-97-L-060 - PUBLIC COUNTRY CLUBS INC. & TIMOTHY P. KAMPA – to permit a child care center at 6406 Castlewellan Drive on 1.35 acres zoned R-1. Map 81-4 ((1)) 54, 55.

SEA-95-L-010 – ALBERT J. DWOSKIN, TR. – to amend the previously approved development conditions by permit site modifications to the fast food restaurants located on 8.44 acres zoned PDH-4. Map 100-1 ((1)) 10B.

PCA-84-L-020-14 - ALBERT J. DWOSKIN, TR. – to amend the previously approved proffers for an 8.44 acre portion of Kingstowne zoned PDH-4. Map 100-1 ((1)) 10B.

FDPA-84-L-020-4-2 - ALBERT J. DWOSKIN, TR. – to amend the previously approved fourth final development plan for an 8.44 acre portion of Kingstowne zoned PDH-4. Map 100-1 ((1)) 10B

SEA-95-L-010 – ALBERT J. DWOSKIN, TR. – to amend the previously approved development conditions by permit site modifications to the fast food restaurants located on 8.44 acres zoned PDH-4. Map 100-1 ((1)) 10B.

SE-97-L-051 – BERTRAND A. PAGE – to permit residential use on 5,600 square feet of land zoned R-2 and located within a floodplain at 8508 Engleside Street. Map 101-3 ((7)) 14.

SE-97-L-057 – BETTY B. DELASHMUTT – to permit existing fill in a floodplain, located at 6100 Farrington Avenue on 5.49 acres zoned I-6, to remain to provide for extension of Farrington Avenue into the site. Map 81-2 ((1)) 9.

SEA-91-L-032 – MCDONALD’S CORPORATION – to amend the previously approved development conditions by permitting replacement of an existing Roy Rogers restaurant with a McDonald’s restaurant with a drive-through window on 0.79 acres zoned C-6 and SC and located at 6220 Backlick Road. Map 80-4 ((1)) 9F.

PCA-82-L-030-10 – MANCHESTER LAKES LP – to amend the text of the previously approved proffer statement for the Festival at Manchester Lakes development, located on 16.35 acres zoned C-8, by deleting the contribution regarding van service for Parcel O and removing the restriction that Building H be limited to medical offices. Map 91-1 ((12)) N and ((1)) 67E.

PCA-87-L-031-2 – MANCHESTER LAKES LP - to amend the text of the previously approved proffer statement for a 0.79 acre portion of the Festival at Manchester Lakes
development, located on 16.35 acres zoned C-8, by deleting
the contribution regarding van service for Parcel O and
removing the restriction that Building H be limited to
medical offices. Map 91-1 ((12)) N and ((1)) 67E.

SE-97-L-065 – EXXON CORPORATION – to permit a
service station with five pump islands, a canopy and a
mini-mart located on 1.24 acres zoned C-6. Map 99-1
((17)) 3.

SE-98-L-008 – MOTHER NUTURE COMPANY – to
permit a child care center and nursery school (Frog Pond
Early Learning Center) with special services to include
extended hours of care for children of parents working non-
traditional hours, inclusion of children with special needs,
sick care backup, and before/after school care, on 2.0 acres
zoned R-3 and located at 7204 and 7208 Harrison Lane.
Map 92-4 ((1)) 2, 2A.

FS-L98-7 – AT&T – to replace the existing 118-foot
Virginia Power pole located at 3701 Franconia Road with a
new 128-foot electric power transmission pole to
accommodate nine panel telecommunications antenna.
Map 82-4 ((31)) D.

RZ-1998-LE-022 – SPRINGFIELD HOSPITALITY LLC
– to rezone 3.07 acres from C-6 to C-4 to permit hotel uses.
Map 80-4 ((1)) 6A.

SE-97-L-073 – SPRINGFIELD HOSPITALITY LLC – to
bring the existing ten-story Holiday Inn hotel, located on
3.07 acres zoned C-4, HC and SC, into conformance with
the existing Zoning Ordinance. Map 80-4 ((1)) 6A.

SE-96-L-019 – PREMIER CAR RENTAL – to permit a
vehicle sales, rental and ancillary service establishment
within the existing Festival at Manchester Lakes Shopping
Center located on 17.14 acres zoned C-8. Map 91-1 ((1))
67, 67E and 91-1 ((12)) N.

S98-IV-RH1 – OUT-OF-TURN PLAN AMENDMENT –
to amend the Comprehensive Plan for 180 acres located
between Piney Run, Kingstowne, Beulah Road and
Telegraph Road, by considering the addition of commercial
recreation use as an option to the existing Plan text for
private recreation use and residential use. Map 100-1 ((100
9, 14, 15, 17, 19, 20, 23A.

RZ-1997-LE-041 – HILLTOP SAND & GRAVEL
COMPANY – to rezone 25.64 acres from PDH-4 to R-1 for
a 90-tee golf driving range, one tee and one green of a nine-
hole commercial golf course, one club house, a
maintenance shed, and a chipping/putting green. Map 100-
1 ((1)) 23A.

RZ-1997-LE-042 – HILLTOP SAND & GRAVEL
COMPANY – to rezone 2.72 acres from I-3 to R-1 for one
tee and two greens of a nine-hole commercial golf course.
Map 100-1 ((1)) 9.

RZ-1997-LE-043 – HILLTOP SAND & GRAVEL
COMPANY – to rezone 6.63 acres from PDH-4 to C-6 for
a 36-hole miniature golf course, a baseball hitting range,
one tee of a nine-hole commercial golf course, one putting
green, one practice area, one club house, and a maintenance
shed. Map 100-1 ((1)) 23A.

SEA-78-L-074-5 – HILLTOP SAND & GRAVEL
COMPANY – to amend the development conditions for the
previously approved landfill by decreasing the land area for
the landfill from 135.97 acres to 64.78 acres zoned R-1 and

456-L97-9 – CELLULAR ONE – to permit construction of
a 130-foot monopole with nine panel antennas and an
equipment building on property developed with an existing
warehouse located at 6700 Springfield Center Drive. Map
90-4 ((1)) 11A.

SEA-85-L-059-4 – BSI, INC. t/a BROWNE ACADEMY –
to amend the development conditions associated with the
prior approval of the existing private school of general
education (Browne Academy) to permit the addition of
temporary trailers and site modifications, to include
relocation of the swimming pool, bathhouse and parking
spaces, on 10.36 acres zoned R-4 and located at 5917
Telegraph Road. Map 82-4 ((1)) 31A, 32.

DESIGN RENDERINGS – JEFFERSON MEMORIAL
CHAPEL - submission of the architectural renderings,
pursuant to the development conditions associated with the
prior approval of SE-97-L-059, for the Jefferson Memorial
Funeral Chapel located within Kingstowne. Map 81-4 ((1))
56.

FS-L98-9 – CELLULAR ONE – to permit the installation
of nine panel antennas on the roof, with an equipment
cabinet on the ground, of the existing five-story Springfield
Corporate Center office building located at 6225 Brandon
Avenue. Map 80-4 ((1)) 5D.

APR-97-IV-3S – 1997 AREA PLANS REVIEW ITEM –
nomination by Lawrence F. Ayers to amend the
Comprehensive Plan for 24.89 acres, located on Hooes
Road, Lawyers Road and Lackawana Drive, by increasing the planned residential density from 1-2 to 2-3 du/ac. Map 90-3 various parcels.


APR-98-IV-1PF – 1998 AREA PLANS REVIEW ITEM – nomination by Edwin S. Clay, Director of Libraries, to amend the Comprehensive Plan for 2.1 acres located at 7250 Commerce Street, currently planned for public facility uses and developed with the Richard Byrd Community Library, by renovating and expanding the existing facility or replanning the area of a high traffic, high visibility use. Map 80-3 ((1)) 3C.

APR-98-IV-2PF – 1998 AREA PLANS REVIEW ITEM – nomination by Edwin S. Clay, Director of Libraries, to amend the Comprehensive Plan for 1.8 acres located at 6209 Rose Hill Drive, currently planned for public facility uses and developed with the John Marshall Community Library, by expanding the existing facility. Map 82-3 ((12)) B.

APR-98-IV-3PF – 1998 AREA PLANS REVIEW ITEM – nomination by Edwin S. Clay, Director of Libraries, to amend the Comprehensive Plan for 5.0 acres located near the intersection of Beulah Street and Telegraph Road, currently planned for public facility uses, by expanding the planned Kingstowne Community Library to a Regional Library. Map 100-1 ((1)) 10B.

APR-98-IV-1RH – 1998 AREA PLANS REVIEW ITEM – nomination by Madison Homes to amend the Comprehensive Plan for 7.42 acres, located on Franconia Road, South Van Dorn Street, and Villa Street, by increasing the density of the planned residential uses from 2-3 du/ac with an option for 4-5 du/ac to 8-12 du/ac with institutional uses. Map 81-4 ((3)) 4, 5B, 6A, 7, 7A, 8.

APR-98-IV-1RH(EX) – 1998 AREA PLANS REVIEW ITEM – nomination by Lee District Planning Commissioner Jack Kelso to expand the nomination area of APR-98-IV-1RH to include a total of 33.85 acres in the proposal to increase the planned residential density from 2-3 du/ac with an option for 4-5 du/ac to 8-12 du/ac with institutional uses. Map 81-4 various parcels.

APR-98-IV-1T – 1998 AREA PLANS REVIEW ITEM – nomination by Kathleen Snyder, on behalf of the Kingstowne Residential Owners Corporation, to amend the Comprehensive Plan by designating South Van Dorn Street, between Franconia Road and Telegraph Road, as a four-lane rather than a six-lane facility. Maps 81-4, 91-2 and 92-1.


APR-98-IV-3TR – 1998 AREA PLANS REVIEW ITEM – nomination by Lee District Supervisor Dana Kauffman to amend the Comprehensive Plan for the Springfield Planning District by providing a trail connection between the Franconia-Springfield Metro Station Area and residential areas to the south, including from the Station platform to the northern end of Barry Road and from Barry Road to Crestleigh Street.

PCA-91-L-016 – FAIRFAX REDEVELOPMENT & HOUSING AUTHORITY – to amend the proffers associated with the prior approval of RZ-91-L-016 by permitting the sale of three buildings of multifamily housing, located on 2.57 acres zoned PDH-20 and HD, for development into 36 for-sale market rate condominiums rather than as affordable housing under the MIDS Program, with a cash contribution to the Housing Trust Fund to compensate for the loss of the affordable units. Map 109-2 ((1)) 5B.

SE-98-L-019 – SEARS, ROEBUCK & COMPANY – to permit a vehicle light service establishment within a 7,355 square foot building with eight service bays to be constructed on 1.34 acres zoned C-6 and HC and located at 7734 Richmond Highway. Map 101-2 ((6)) 504.

RZ-1998-LE-019 – MORRIS CONSTRUCTION CO. – to rezone 15.09 acres from R-1 to R-4 for residential development of 44 single family detached homes to be known as Cedar Knolls. Map 91-1 ((1)) 19A, 19B.

CSP-95-L-060 – SMITH PROPERTY HOLDINGS SPRINGFIELD LLC – to permit the addition of two freestanding signs identifying the Springfield Station residential development, consisting of 632 multifamily residential units located on 16.81 acres zoned PDH-40 and SC. Map 90-2 ((1)) 62A.

SE-98-L-034 – J&P MANAGEMENT SERVICES – to permit demolition of the abandoned service station and
construction of a new 1914 square foot building with three service bays, for use as an automobile quick-lube service center, on 29.147 square feet of land zoned C-8 and HC and located at 8540 Richmond Highway. Map 101-3 ((1)) 39.

9639-SP-02-2 – MANCHESTER LAKES – submission of the architectural renderings of the Manchester Lakes Seniors Apartments, located at 7131 Silver Lake Blvd., pursuant to the proffers associated with the prior approval of Manchester Lake.
In calendar year 1999, the Planning Commission took action on 66 Lee District land use applications. The Commission accepted withdrawal of eight items and denied six applications. The remaining 52 items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Withdrawn

APR-97-IV-16MV - AREA PLANS REVIEW ITEM - to amend the Plan for 21 acres on Richmond Highway and Fordson Road from mixed use at .50 FAR to commercial uses up to .70 FAR. Map 92-4 ((1)) 64, 65, 65A, 66, 66A, 66B, 66C, 68A, 69A, 70A, 73A, 74.

APR-97-IV-19MV - AREA PLANS REVIEW ITEM - to amend the Plan for 6 acres on Richmond Highway from community serving retail at .35 FAR and .50 FAR with substantial consolidation to community serving retail at .50 FAR and .70 FAR with substantial consolidation. Map 92-4 ((2)) 1, 2, 3, 4, 506, 607, 608, A1.

APR-97-IV-20MV - AREA PLANS REVIEW ITEM - to amend the Plan for 15.54 acres on Richmond Highway and Southgate Drive by increasing the planned FAR from .50 to 2.0. Map 92-4 ((2)) 1, 2, 3, 4, 506, 607, 608, A1.

APR-97-IV-21MV - AREA PLANS REVIEW ITEM - to amend the Plan for 32 acres on Richmond Hwy. from office use at .70 FAR to mixed use (office, luxury condos and/or hotel/conference center) at 2.0 FAR. Map 93-1 ((1)) 1A.

APR-97-IV-22MV - AREA PLANS REVIEW ITEM - to amend the Plan for 6.22 acres on Richmond Highway, Fordson Road and Lockheed Boulevard, from mixed use at .35 FAR to commercial use up to .50 FAR with option for .70 FAR. Map 92-4 ((1)) 77, 77A, 77B, 77C, 78B, 78C, 78D.

APR-97-IV-23MV - AREA PLANS REVIEW ITEM - to amend the Plan for 46 acres on Richmond Highway by adding height limit of 65 feet to the recommendation for mixed use up to .70 FAR including residential office and commercial uses. Map 101-2 ((1)) 12, 12A, 12B, 12C.

APR-97-IV-27MV - AREA PLANS REVIEW ITEM - to amend the Plan for 14.19 acres on Richmond Highway from mobile home park with an option for residential use at 16-20 du/ac to commercial use up to .50 FAR. Map 101-2 ((6)) 514A.

APR-97-IV-29MV - AREA PLANS REVIEW ITEM - to amend the Plan for 3 acres on Buckman Road and Richmond Highway by increasing the intensity of the development option to .35 FAR. Map 101-3 ((1)) 17, 17A, 19, 19B.

Items Denied

APR-97-IV-41MV - AREA PLANS REVIEW ITEM - to amend the Plan for 5.27 acres at 7212 Richmond Highway by increasing the planned FAR from 0.35 to 0.7 for retail office with an option for elderly housing and industrially related uses and increasing the residential density from 16-20 to up to 30 du/ac. Map 92-4 ((1)) 48, 49A.

APR-97-IV-41MV(EX) - AREA PLANS REVIEW ITEM - to amend the Plan for 9.31 acres on Richmond Highway, between Beacon/Groveton and Hybla Valley/Gum Springs community business centers, by increasing the planned FAR from 0.35 to 0.7 for retail office with an option for elderly housing and industrially related uses and increasing the residential density from 16-20 to up to 30 du/ac. Map 92-4 ((1)) 48, 49A, 49A, 49B.

APR-97-IV-48MV - AREA PLANS REVIEW ITEM - to amend the Plan for 15.53 acres on Richmond Highway and Southgate Drive in the Beacon/Groveton community business center by increasing the planned FAR from 0.50 to 1.0 cm for hotel/conference center option. Map 93-1 ((27)) 1B, 1D, 2C, 3C, 2; 92-2 ((1)) 16; 93-1 ((2)) 7.

APR-97-IV-54MV - AREA PLANS REVIEW ITEM - to amend the Plan for 32.28 acres on Richmond Highway, in the Beacon/Groveton community business center, by adding an option for luxury condominiums and/or hotel and conference center up to 1.0 FAR. Map 93-1 ((1)) 1A.

APR-98-IV-1MV - AREA PLANS REVIEW ITEM - to amend the Plan for 0.54 acres, located on Collard Street and Richmond Highway, from residential use at a density of 2-3 du/ac to retail use. Map 92-2 ((10)) 1, 2, 3.

SEA-91-L-053-3 - GREYHOUND LINES, INC. - to permit a vehicle light service establishment (Midas Service Center) in a commercial revitalization district and highway corridor overlay district on 0.58 acres zoned C-8, CRD and HC. Map 101-3 ((1)) 65E.

Items Approved

SEA-91-L-053-3 - GREYHOUND LINES, INC. - to amend the previously approved development conditions by permitting a bus (Greyhound) ticket office and waiting
room building within the Joe Alexander Transportation Center on 151.21 acres zoned R-1, R-2, R-3, I-2, I-4 & I-6. Map 81-1 (1) 25, 26; 81-2 (1) 9, 10; 81-3 (1) 1A, 6B, 33D, 40A, 76, 78; 90-2 (1) 60, 61A, 61B, 100A, 100B; 90-4 (1) 24; 91-1 (1) 7A, 7B, 8A, 24A.

FS-L98-28 - MEDIA GENERAL CABLE - to co-locate a 38 x 26 foot hub building on a 9.8 acre site in the Southern Industrial Park complex containing other Media General facilities, located at 7741 Southern Drive.

PCA-96-L-005 - SPRINGFIELD CAMPUS LLC - to amend the proffers previously approved for the Greenspring Village elderly housing complex with associated medical facilities on 103.82 acres zoned R-3 by permitting an increase in number of beds and changing the layout of the facility. Map 90-1 (1) 63, 64.

SEA-96-L-034 - SPRINGFIELD CAMPUS L.L.C. - to amend the previously approved development conditions for an elderly housing complex with related medical care facilities (Greenspring Village) by permitting site and development plan modifications on 103.82 acres zoned R-3. Map 90-1 (1) 63, 64.

PCA-85-L-046-2 - GREENSTAR I., LLC - to implement the new requirements of the Affordable Dwelling Unit Ordinance by amending the previously approved proffers for a 2.13 acre portion (Section 8) of the 57.21 acre Japonica-Greenwood PDH-8 residential development to convert ten affordable dwelling units to seven market units for an overall ADU unit reduction from 58 to 44 units. Map 91-1 (1) 6A.

FDPA-85-L-046-2 - GREENSTAR I LLC - to implement the new requirements of the Affordable Dwelling Unit Ordinance by amending the previously approved final development plan for a 2.13 acre portion (Section 8) of the 57.21 acre Japonica-Greenwood development to convert ten affordable dwelling units to seven market units for an overall ADU unit reduction from 58 to 44 units. Map 91-1 (1) 6A.

RZ-1998-LE-039 - CARR-SKYLINE - to rezone 13.41 acres from R-4 & R-1 to PDH-4 to permit development (Carrington) of 32 single family detached lots at a proposed density of 2.38 du/ac. Map 91-2 (1) 17, 18; 91-4 (1) 9.


PCA-C-448-18 - COSCAN WASHINGTON INC. - to amend the previously approved proffers for 2.91 acres within the Kingstowne PDH-4 residential development by changing the proffers for Section 40 from 56 multifamily units to 38 single family attached units. Map 81-4 (1) 100 (formerly 91-2 (1) pt. 28A).

FDP-C-448-34 - COSCAN WASHINGTON, INC. - to amend the previously approved final development plan for 2.91 acres the Kingstowne PDH-4 residential development by revising the development plan for Section 40 to reflect 38 single family attached units in lieu of 56 multifamily units. Map 81-4 (1) 100 (formerly 91-2 (1) 28A).

RZ-1998-LE-044 - WINCHESTER HOMES, INC. - to rezone 25.29 acres from R-1 to R-2 for cluster residential development (Accotink Bluff) of 38 single family detached units at density of 1.50 du/ac. Map 90-3 (1) 12-16.

FS-L99-7 - NEXTEL - to install 12 panel antennas and one equipment cabinet on the roof of the existing 75-foot, nine-story Comfort Inn hotel at 5716 South Van Dorn Street. Map 81-2 (1) 2.

SE-98-L-063 - MOBIL OIL CORP. - to permit enlargement and redesignation of an existing service station/quick service food store as a service station/minimart on 25,862 square foot zoned C-8, HC and CRD. Map 101-4 (1) 14C.

ARCHITECTURAL BUILDING ELEVATION - RITE-AID PHARMACY - submission to the architectural drawings and building elevations for the Rite-Aid Pharmacy, pursuant to proffers approved by the Board as part of PCA-82-L-030-9 and RZ-1996-LE-034. Map 91-3 (1) 1, 2, 3.

SEA-83-L-033-2 - MEDIA GENERAL CABLE - to permit the addition of a one-story building to supplement existing telecommunications facilities on 2.5 acres zoned R-20, R-2 and HC, for joint use by the applicant and the Fairfax County Water Authority. Map 92-2 (1) 16C.

2232-L98-20 - MEDIA GENERAL CABLE - to replace existing telecommunications hub building with a new one story building on 2.5 acres zoned R-20, R-2 and HC and located at 2970 Southgate Drive, for joint use by the applicant and the Fairfax County Water Authority. Map 92-2 (1) 16C.

SE-99-L-004 - KENTUCKY FRIED CHICKEN OF CALIFORNIA, INC. - to permit a fast food restaurant with a drive through window in a highway corridor overlay district on 23,852 square feet of land zoned C-6, HC, SC and CRD. Map 80-4 (1) 9A.
S98-IV-S1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 64 acres from 1-2 du/ac and 3-4 du/ac with options for 3-4 du/ac and 5-8 du/ac with consolidation, to office and hotel uses at 0.50-1.0 FAR with support retail use. Map 91-1 ((1)) 11A, 11B, 11C [these three parcels formerly mapped as parcel 11], 23, 23A, 24, 26, 27, 28, 29, 30, 31A, 31B; 91-1 ((4)) 1-11, 13-25, 500, 501.

RZ-1998-LE-069 - HEATHER GLEN ASSOCIATES, INC. - to rezone 3.0 acres from R-1 to PDH-4 to permit residential development of ten single family detached dwellings at a density of 3.33 du/ac. Map 91-1 ((1)) 41, 41A.

FDP-1998-LE-069 - HEATHER GLEN ASSOCIATES, INC. - submission of the final development plan for ten single family detached dwellings at a density of 3.33 du/ac on 3.0 acres zoned PDH-4. Map 91-1 ((1)) 41, 41A.

ARCHITECTURAL DRAWINGS - KENTUCK FRIED CHICKEN OF CALIFORNIA, INC. - submission of the architectural drawings depicting the exterior finishes for the fast food restaurant with drive through window, on 23,852 square feet of land zoned C-6, HC, SC and CRD, approved under SE-99-L-004. Map 80-4 ((1)) 9A.

FS-L99-18 - NEXTEL - to install 12 panel antennas on the building facade at the 12th floor, and an equipment cabinet on the fifth floor, of the existing 12-story Springfield Towers office building at 6320 August Drive. Map 80-4 ((1)) 4F.

7699-SP-07 - GOVERNOR'S GROVE - submission of the site plan for section 2 of the Governor's Grove townhouse development, pursuant to the proffers associated with the prior approval of PCA/FDPA-88-L-082-2, on 33.38 acres zoned PDH-8. Map 82-2 ((1)) 32, 51-54, 54A; ((8)) A.

SEA-94-L-004 - KINGSTOWNE SHOPPING CENTER I L.P. - to amend the previously approved development conditions for the Kingstowne Shopping Center to permit a total of eight fast food restaurants with a total of two drive-through windows in lieu of four fast food restaurants with a total of two drive-through windows and to eliminate the limit on number of seats on 23.25 acres zoned PDH-4. Map 91-2 ((1)) 32A.

PC-448-20 - KINGSTOWNE SHOPPING CENTER I L.P. - to amend the previously approved proffers for the Kingstowne Shopping Center by expanding the overall gross floor area, permitting fast food restaurants within Building D; and to combine the fast food restaurant and retail use categories into one shopping center use category on 23.25 acres zoned PDH-4. Map 91-2 ((1)) 32A.

FDPA-C-448-5-3 - KINGSTOWNE SHOPPING CENTER I L.P. - to amend the previously approved final development plan for the Kingstowne Shopping Center by expanding the overall gross floor area, permitting fast food restaurants within Building D; and to combine the fast food restaurant and retail use categories into one shopping center use category on 23.25 acres zoned PDH-4. Map 91-2 ((1)) 32A.

PCA-C-448-10 - KINGSTOWNE, L.P. - to amend the previously proffers for the 74 acre Kingstowne Park development zoned PDH-4 and NR by adding land area, reducing the number and type of recreation facilities on site, establishing a majority of the park as a passive park, and providing off-site recreation facilities on County owned land. Map 91-3 ((1)) 63A.

FDP-C-448-32 - KINGSTOWNE, L.P. - to amend the previously approved final development plan for the 74 acre Kingstowne Park development zoned PDH-4 and NR by adding land area, reducing the number and type of recreation facilities on site, establishing a majority of the park as a passive park, and providing off-site recreation facilities on County owned land. Map 91-3 ((1)) 63A.

PCA-C-448-19 - KINGSTOWNE SVD SOUTH, L.P. - to amend the previously approved proffers for Kingstowne by changing the layout, type of dwelling unit and number of dwelling units (from 175 multifamily units to 75 single family detached units) within a 16.72 acre portion (Section 42) zoned PDH-4. Map 91-2 ((1)) 30B.

FDP-C-448-35 - KINGSTOWNE SVD SOUTH, L.P. - submission of the 35th final development plan for Kingstowne reflecting development of 75 single family detached units at a density of 4.49 du/ac on a 16.72 acre portion (Section 42) zoned PDH-4. Map 91-2 ((1)) 30B.

RZ-1998-LE-006 - SPRINGFIELD EAST L.C. - to rezone 15.28 acres from I-4 and I-6 to PDH-40 and C-4 for mixed use development (Springfield Metro Center I) including hotel and multifamily dwelling units. Map 90-2 ((1)) 56, 58A, 59A.


ARCHITECTURAL ELEVATIONS - CHESTERBROOK ACADEMY AT SILVER LAKE - submission of the architectural elevations and floor plans, pursuant to the proffers associated with RZ-1996-LE-034 and PCA-82-L-030-9, depicting the floor plans and building materials for the Chesterbrook Academy preschool in the Manchester Lakes development. Map 91-1.

RZ-1998-LE-048 - METRO PARK, LLC - to rezone 37.17 acres from R-1, I-4 and I-5 to PDC for an office park with a hotel, a child care center, and retail uses. Map 91-3 ((1)) 11B, 11C, 23, 23A, 24, 26-30, 31A, 31B.

FDP-1998-LE-048 - METRO PARK, LLC - submission of the final development plan for a mixed use office park, containing a hotel, childcare center and retail uses, on 37.17 acres zoned PDC. Map 91-3 ((1)) 11B, 11C, 23, 23A, 24, 26-30, 31A, 31B.

PCA-C-448-17 - KINGSTOWNE SVD SOUTH LP, KINGSTOWNE LP & KINGSTOWNE SVD EAST LP - to amend the previously approved revised proffers for Section 47 of Kingstowne by constructing 88 single family attached units in lieu of 62 single family detached dwelling units, for a density of 8.62 du/ac, on 10.21 acres zoned PDH-4. Map 91-2 ((1)) 29C, 30B, 52D.

FDP-C-448-33 - KINGSTOWNE SVD SOUTH LP, KINGSTOWNE LP & KINGSTOWNE SVD EAST LP - submission of the 33rd final development plan for Kingstowne, showing development of Section 47 with 88 single family attached dwelling units, at a density of 8.62 du/ac, on 10.21 acres zoned PDH-4. Map 91-2 ((1)) 29C, 30B, 52D.

RZ-1999-LE-013 - ROSEWOOD BUILDING AND DEVELOPMENT - to rezone 25.61 acres from R-2 to PDH-2 for 46 single family detached dwelling units at a density of 1.8 du/ac. Map 90-3 ((1)) 8, 9, 9A, 10, 11, 14; ((3)) 3A, 3B, 4; ((9)) 1, A.

FDP-1999-LE-013 - ROSEWOOD BUILDING & DEVELOPMENT LLC - submission of the final development plan for residential development of 46 single family detached dwelling units, at a density of 1.8 du/ac, on 25.61 acres zoned PDH-2. Map 90-3 ((1)) 8, 9, 9A, 10, 11, 14; ((3)) 3A, 3B, 4; ((9)) 1, A.

9960-SP-01 - OLDE FRANCONIA STATION - submission of the site plan and landscape plan, pursuant to the proffers associated with RZ-96-L-017, for Olde Franconia Station, a residential development of 13 single family attached dwelling units at 8.56 du/ac on 1.52 acres. Map 81-3 ((1)) 7.

RZ-1999-LE-032 - CENTEX HOMES - to rezone 5.0 acres from R-4 and HC to R-8 and HC for residential development (Huntington Walk) of 40 single family attached dwelling units at a density of 8.0 du/ac. Map 83-3 ((11)) 9-13, 13A.

RZ-1998-LE-065 - KINGSTOWNE COMMERCIAL L.P. - to rezone 3.79 acres from PDC to I-4 for construction of a one-story building for office, industrial and warehouse uses on property in the Kingstowne Towne Center previously approved for an ice rink. Map 91-2 ((1)) 33.

ARCHITECTURAL ELEVATIONS & LANDSCAPE PLAN - LITTLE ACORN PATCH CHILDCARE CENTER - submission of the architectural elevations and landscape plan, pursuant to the development conditions associated with the prior approval of SE-97-L-060 (Public Country Clubs Inc. and Timothy Kampa), depicting the front elevation, landscape plan, floor and roof plans, and building elevations for the Children’s Learning Center for Little Acorn Patch located in Kingstowne on 1.35 acres zoned R-1. Map 81-4.

PCA-84-L-020-16 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved proffers by revising the layout of the Kingstowne Towne Center to accommodate additional parking under the movie theater, to increase the size of the movie theater, to increase the retail gross floor area and the office gross floor area, to reduce the number of pad sites and to relocate the retail center closer to Kingstowne Boulevard on 38.74 acres zoned PDC. Map 91-2 ((1)) 26A, 26B, 26D.

FDPA-84-L-020-2-7 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved final development plan by revising the layout of the Kingstowne Towne Center to accommodate additional parking under the movie theater, to increase the size of the movie theater, increase the retail gross floor area and the office gross floor area, reduce the number of pad sites and relocate the retail center closer to Kingstowne Boulevard on 38.74 acres zoned PDC. Map 91-2 ((1)) 26A, 26B, 26D.

RZ-1999-LE-047 - KINGSTOWNE HOLDINGS I, INC. - to rezone 1.73 acres from R-1 and NR to PDH-4 and NR for addition of acreage and seven single family detached residential units to Section 1 of Kingstowne (in conjunction with 13 units transferred from Section 42 on the adjacent 2.82 acres already zoned PDH-4) for a total of 20 single family detached units. Map 90-4 ((1)) 19A.

FDP-1999-LE-047 - KINGSTOWNE HOLDINGS I, INC. - submission of the final development plan for residential development of Section 1 of Kingstowne, reflecting the addition of 1.73 acres and seven units for a total of 20
single family detached units on a total of 4.55 acres zoned PDH-4 and NR. Map 90-4 ((1)) 19A.

PCA-C-448-21 - KINGSTOWNE HOLDINGS I, INC. - to amend the previously approved proffers by permitting development of single family detached residences for Section 1 of Kingstowne in lieu of a day care center on 2.82 acres zoned PDH-4. Map 90-4 ((1)) 19A.

FDP-C-448-36 - KINGSTOWNE HOLDINGS I, INC. - submission of the 36th final development plan for Kingstowne showing development of single family detached residences in Section 1 in lieu of a day care center on 2.82 acres zoned PDH-4 and NR. Map 90-4 ((1)) 19A.

PCA-90-L-050-2 - MOBIL OIL CORPORATION - to amend the previously approved proffers for a service station, quick service food store, car wash and vehicle light service establishment by eliminating the proffer related to placement of a temporary movable sign, modifying the generalized development plan to reflect increased size and revised location of the building and car wash, updating the proffers to reflect current stormwater management and streetscape projects, and adding proffers concerning directional signs, interparcel access, lighting and off-site parking on 1.15 acres zoned C-6, HC, SC and CRD. Map 80-4 ((1)) 11, 11A.

SEA-90-L-045-2 - MOBIL OIL CORPORATION - to amend the previously approved development conditions to reflect increase in building size from 2,423 to 4,030 square feet, increase in size of the car wash from 864 to 1,060 square feet, modification in locating and building footprints, and increase from six to seven employees on 1.15 acres zoned C-6, HC, SC and CRD. 80-4 ((1)) 11, 11A.
In 2000, the Planning Commission took action on sixty-six land use applications in the Dranesville District. Two items were denied and the remaining items were approved, either wholly or in part. Additional information on the items listed below may be obtained from the Planning Commission Office.

**Items Denied**

APR-97-IV-4RH - AREA PLANS REVIEW ITEM - nomination by Martin D. Walsh, on behalf of Phillips Industrial Associates LP and Bruce Gunnell Revocable Declaration of Trust, to amend the Comprehensive Plan by adding an option for residential development at 5-8 and 8-12 du/ac. Map 81-2 ((1)) 24A, ((10)) A, 82-1 ((1)) 2. (NOTE: This nomination was included in the South Van Dorn Special Study under OTPA S99-IV-RH1).

APR-97-IV-7RH - AREA PLANS REVIEW ITEM - nomination by Robert A. Lawrence on behalf of Centex Homes, to amend the Comprehensive Plan for property in the Van Dorn Transit Station Area by adding an option for residential use at 8-12 du/ac for part of the site and up to 30 du/ac with supporting commercial uses for the remaining site. Map 81-2 ((1)) 2, 24A and ((3)) various parcels. (NOTE: This item was included in the South Van Dorn Special Study under OTPA S99-IV-RH1).

**Items Approved**

BUILDING ELEVATIONS - METRO PARK - submission of the building elevation design for the Metro Park 3 office building, pursuant to the proffers associated with the previous approval of RZ-1998-LE-048. Map 91-3 ((1)).

FS-L99-34 - NEXTEL - to co-locate up to 12 panel antennas on an existing 121-foot VEPCO electrical transmission tower (co-utilized by Bell Atlantic) and one equipment shelter on the ground at 7150 Hayfield Road. Map 91-3 ((1)) 90.

7312-SD-02 - CARRINGTON ESTATES - submission of the subdivision plan for development of 32 single family dwelling units, pursuant to the proffers associated with the previous approval of RZ-1998-LE-039. Map 91-2 ((1)) 17, 18 and 91-4 ((1)) 9.


PCA-86-L-073-3 - CENTEX HOMES - to amend the proffers associated with the previous approval of RZ-86-L-073 to PDH-4 for the Island Creek development by permitting an access road to serve the adjacent Hawthorne residential development. Map 99-1 ((10)) E, K, N.

FDPA-86-L-073-3 - CENTEX HOMES - to amend the final development plan associated with the previous approval of RZ-86-L-073 to PDH-4 for the Island Creek development by permitting an access road to serve the adjacent Hawthorne residential development. Map 99-1 ((10)) E, K, N.

FS-L98-1 - FAIRFAX COUNTY - to add four antennas and an equipment cabinet (for the County's new public safety voice and data radio networks) to the WPIK radio broadcasting tower (co-utilized by Bell Atlantic, Cellular One, AT&T and proposed for use by Nextel) at 3900 San Leandro Drive. Map 101-2 ((1)) 10E.

5914-SD-01-2 - WINCHESTER HOMES - submission of the subdivision plan for the Laurel Creek cluster subdivision, pursuant to the proffers associated with the prior approval of RZ-1998-LE-044, for 38 units on Lackawanna Drive. Map 90-3 ((3)) 12-16.

2232-L00-1 - CELLULAR ONE - to approve the existing placement of one equipment cabinet on the ground and nine panel antennas on an 86-foot Intelligent Highway Camera Pole, jointly owned by VDOT and Cellular One, located in the VDOT right-of-way at the I-495/Van Dorn Street interchange. Map 81-2.

SE-99-L-045 - HYBbla CENTER L.P. - to permit a vehicle sale, rental and ancillary service establishment (Cycle Sports) on 32,370 square feet zoned C-6, HC and CRD. Map 101-2 ((6)) 507B.

FS-L00-30 - NEXTEL - to co-locate 12 panel antennas on the new WPIK replacement radio broadcasting tower (co-utilized by Bell Atlantic, Cellular One, AT&T and Fairfax County) at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

FS-L00-1 - CELLULAR ONE - to co-locate nine directional antennas on an existing VEPCO electrical transmission tower (co-utilized by AT&T, Bell Atlantic and
APC) with one equipment cabinet on the ground at the John Marshall Library site at 6209 Rose Hill Drive. Map 82-3 ((12)) B and ((1)) 6C.

FS-L00-9 - METRICOM - to co-locate up to 16 panel antennas and one equipment cabinet on the roof of the existing 95-foot tall Comfort Inn (co-utilized by APC and AT&T) located at 5716 Van Dorn Street. Map 81-2 ((3)) 2.

RZ-1998-LE-074 - ARCHSTONE COMMUNITIES TRUST - to rezone 25.03 acres from R-3 to PDH-16 for development of 296 multifamily dwelling units. Map 81-2 ((1)) 12, 12A and ((8)) 1, 8A.

FDP-1998-LE-074 - ARCHSTONE COMMUNITIES TRUST - submission of the final development plan for residential development of 296 multifamily dwelling units on 25.03 acres zoned PDH-16. Map 81-2 ((1)) 12, 12A and ((8)) 1, 8A.

RZ-1999-LE-069 - JOHN BATAL - to rezone 2.24 acres from R-1 to R-3 for a conventional subdivision of six single family detached units. Map 90-3 ((1)) 18B

SE-99-LE-044 - BEST INDUSTRIES, INC. - to permit the addition of 8,850 square feet of floor area for a mezzanine with an existing industrial building located at 7639 Fullerton Road on 0.86 acres zoned I-5. Map 99-1 ((4)) 38A.

ARCHITECTURAL & LANDSCAPING PLANS - KINGSTOWNE GOLF CENTER - review of the plans depicting the architectural exterior, signage, lighting and landscaping for the Kingstowne Golf Center, pursuant to the proffers associated with the prior approval of PCA-C-448-16, on 6.5 acres zoned PDH-4. Map 91-2 ((1)) 29.

RZ-1999-LE-072 - DIANE G. BURGESS - to rezone 1.53 acres from R-1 and HC to R-2 and HC to permit three single family lots at a density of 1.95 du/acs. Map 81-4 ((2)) 31A, 32A.

RZ-2000-LE-011 - MDP BUCKMAN LLC - to rezone 8.86 acres from C-8 and R-2 to C-3 to permit the development of the South County Center office building. Map 101-3 ((1)) 16, 17A, 19B and 101-4 ((1)) 3.

PCA-84-L-020-18 - KINGSTOWNE COMMERCIAL LP - to amend the proffers associated with the prior approval of RZ-84-L-020 by deleting 4.48 acres currently shown as open space on the proffered development plan in order to pursue rezoning of the property to the PDH-4 District. Map 91-2 ((1)) 26B, 26J.

FDPA-84-L-020-2-9 - KINGSTOWNE COMMERCIAL LP - to amend the previously approved final development plan by deleting 4.48 acres currently shown as open space in order to pursue rezoning of the property to the PDH-4 District. Map 91-2 ((1)) 26B, 26J.

RZ-1999-LE-042 - KINGSTOWNE COMMERCIAL LP - to rezone 4.48 acres from PDC to PDH-4 to serve as open space for development of single family attached dwelling units in Section 33 of Kingstowne. Map 91-2 ((1)) 26B, 26J.

FDP-1999-LE-042 - KINGSTOWNE COMMERCIAL LP - submission of the final development plan showing 4.48 acres of open space in Section 33 of Kingstowne. Map 91-2 ((1)) 26B, 26J.

PCA-C-448-23 - KINGSTOWNE COMMERCIAL LP - to amend the proffers associated with the prior approval of RZ-C-448 to remove 4.48 acres from the application in order to pursue rezoning the property to the PDC District. Map 91-2 ((1)) 26F.

FDPA-C-448-10-2 - to amend the previously approved final development plan to sever 4.48 acres from the application property in order to pursue rezoning to the PDC District. Map 91-2 ((1)) 26F.

RZ-1999-LE-073 - KINGSTOWNE COMMERCIAL LP - to rezone 4.48 acres from PDH-4 to PDC for development of a 120-room hotel, a combined service station/mini-mart, a fast food restaurant, and a car wash. Map 91-2 ((1)) 26B, 26J.

FDP-1999-LE-073 - KINGSTOWNE COMMERCIAL LP - submission of the final development plan for a 120-room hotel, a combined service station/mini-mart, a fast food restaurant, and a car wash on 4.48 acres zoned PDC. Map 91-2 ((1)) 26F.

PCA-C-448-22 - KINGSTOWNE COMMERCIAL LP - to amend the proffers associated with the prior approval of RZ-C-448 by replacing the approved plant nursery use in Section 36B of Kingstowne with a three-story office building on 3.70 acres zoned PDH-4. Map 91-2 ((1)) 26F.

FDP-1999-LE-073 - KINGSTOWNE COMMERCIAL LP - submission of the final development plan for a 120-room hotel, a combined service station/mini-mart, a fast food restaurant, and a car wash on 4.48 acres zoned PDC. Map 91-2 ((1)) 26F.

PCA-C-448-22 - KINGSTOWNE COMMERCIAL LP - to amend the previously approved final development plan for Section 36B of Kingstowne by replacing the approved plant nursery use with a three-story office building on 3.70 acres zoned PDH-4. Map 91-2 ((1)) 26F.

FDP-1999-LE-073 - KINGSTOWNE COMMERCIAL LP - to amend the previously approved final development plan for Section 36B of Kingstowne by replacing the approved plant nursery use with a three-story office building on 3.70 acres zoned PDH-4. Map 91-2 ((1)) 26F.

PCA-84-L-020-17 - KINGSTOWNE COMMERCIAL LP - to amend the proffers associated with the prior approval of
RZ-84-L-020 by amending the use for a part of Section 36B of Kingstowne from open space to open space with a parking area and entry drive on 0.19 acres zoned PDC. Map 91-2 (11) 26L.

FDPA-84-L-020-2-8 - KINGSTOWNE COMMERCIAL LP - to amend the previously approved final development plan for Section 36B of Kingstowne by amending the use from open space to open space with a parking area and entry drive on 0.19 acres zoned PDC. Map 91-2 (11) 26L.

FSA-L00-1-1 - CELLULAR ONE - to amend the number of antennas previously approved under FS-L00-1 from nine to twelve on an existing VEPCO electrical transmission tower (co-utilized by AT&T, Bell Atlantic and APC) at the John Marshall Library site located at 6209 Rose Hill Drive. Map 82-3 ((12)) B and (11) 6C.

S98-CW-1CP(A) - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 4.34 acres within the Springfield Commercial Business District from residential use at 30 dwelling units per acre with ground floor office or retail uses by considering hotel use and a freestanding restaurant up to .50 FAR for the subject property. Map 80-4 (11) 5C.

FDPA-96-L-005 - SPRINGFIELD CAMPUS, LLC - to amend the previously approved final development plan by deleting the requirement that emergency access and a pedestrian trail be provided from Wesley Road to Ridgeway Drive on 0.09 acres owned by the Westhampton subdivision zoned PDH-2. Map 90-1 (19) F.

FSA-L96-2-1 - AT&T WIRELESS - to amend the size of the equipment cabinet previously approved under FS-L96-2 located on the roof of the existing 12-story Springfield Hilton at 6550 Loisdale Road. Map 90-2 (11) 2.

FS-L00-90 - AT&T WIRELESS - to co-locate nine panel antennas on a 15-foot extension above the existing 130-foot monopole (co-utilized by Cellular One) with an equipment cabinet on the ground at 6700 Springfield Center Drive. Map 90-4 (11) 11A.

ARCHITECTURAL ELEVATIONS - METRO PARK - submission of the architectural renderings and building elevations for Building 4 of the Metro Park office development at 6350 Walker Lane, pursuant to the proffers associated with the prior approval of RZ-1998-LE-048.

RZ-1998-LE-055 - HYBLA VALLEY PROPERTIES LLC - to rezone 61.21 acres from R-4 to PDH-8 for residential development of 70 single family detached units, 219 single family attached units with no affordable units (Alternative A) or 70 single family detached units and 219 single family attached units with no affordable units (Alternative B). Map 92-4 (11) 58; 101-2 (11) 11A.

FDP-1998-LE-055 - HYBLA VALLEY PROPERTY, LLC - submission of the final development plan for residential development comprised of 70 single family detached units and 219 single family attached units on 61.21 acres zoned PDH-8. Map 92-4 (11) 58; 101-2 (11) 11A.


FS-L00-65 - XM SATELLITE RADIO - to co-locate three panel antennas and one satellite dish on the existing 400-foot radio broadcasting tower, with one equipment cabinet on the ground, at 3900 San Leandro Place in Gum Springs. Map 101-2 (11) 10E.

2232-L00-18 - COX COMMUNICATIONS - to construct a one-story hub building to serve as the southeast hub at 6410 and 6414 Telegraph Road. Map 82-3 (44) 1A and (11) 53.

PCA-C-448-24 - KINGSTOWNE RESIDENTIAL OWNERS CORP. - to amend the proffers associated with the prior approval of RZ-C-448 to add land area to the existing Kingstowne recreation center to permit expansion of the building and additional recreation facilities on 4.93 acres zoned PDH-4. Map 91-2 (11) 28A, 28C.

FDPA-C-448-28 - KINGSTOWNE RESIDENTIAL OWNERS CORP. - to amend the final development plan associated with the prior approval of RZ-C-448 to add land area to the existing Kingstowne recreation center to permit expansion of the building and additional recreation facilities on 4.93 acres zoned PDH-4. Map 91-2 (11) 28A, 28C.

FSA-66-1 - AT&T WIRELESS - to amend a previously approved feature shown application by enlarging the equipment cabinet located on the roof of the nine-story Comfort Inn Hotel located at 5716 South Van Dorn Street. Map 81-2 (13) 2.
ARCHITECTURAL DESIGN DRAWINGS - BURKE & HERBERT BANK - submission of the architectural plans for the Burke & Herbert Bank located at 6210 Interparcel Road in the Silver Lake subdivision, pursuant to the proffers associated with the approval of PCA-82-L-030-9. Map 91-1 ((27)) 3.

S99-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for approx. 200 acres in the Van Dorn Transit Station Area by modifying the text relating to land use, densities/intensities, environmental preservation, and the transportation network.

PCA-90-L-048-2 - COSTCO WHOLESALE - to amend the proffers associated with the prior approval of RZ-90-L-048 to permit a 28,279 square foot addition to the existing Costco facility (Price Club) located on Fullerton Road on 14.8 acres zoned C-6. Map 99-1 ((12)) C.

2232-L00-17 - KENNETH HARRIS FOR MID-ATLANTIC TELECOM TOWERS - to install a 165-foot monopole designed to accommodate up to six carriers and six equipment cabinets on the ground in the Fullerton Industrial Park at 7956 Twist Lane. Map 98-2 ((9)) 3.

FS-L00-88 - MEGA COMMUNICATIONS & SPRINT PCS - to co-locate six panel antennas on the existing 499-foot radio broadcasting tower (co-utilized by Bell Atlantic, Cellular One, AT&T, Nextel and Fairfax County) with five equipment cabinets on the ground at 3900 San Leandro Place. Map 98-2 ((9)) 3.

PCA-78-S-046-3 - HOLUALOA/CARR CAPITAL 6225 BRANDON, LLC - to amend the proffers associated with the prior approval of RZ-78-S-046 by rendering the proffers applicable only to a 6.32 acre portion of the previously approved application currently developed with a five-story office building. Map 80-4 ((1)) 5D.

SEA-85-L-016 - HOLUALOA/CARR CAPITAL 6225 BRANDON, LLC - to amend the development conditions associated with the prior approval of SE-85-L-016 by severing parcel SC from the application which now only comprises parcel 5C currently developed with a five-story office building on 6.32 acres. Map 80-4 ((1)) 5C, 5D.

PCA-85-L-060-2 - TOWNEPLACE MANAGEMENT CORP. - to amend the proffers associated with the prior approval of RZ-85-L-060 by applying the proffers only to a 4.34 acre portion of the previously approved application. Map 80-4 ((1)) 5C.
In 2001, the Planning Commission took action on thirty-two land use applications in the Lee District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

Items Approved

FS-L00-114 – METRICOM - to co-locate 16 panel antennas on the existing 400-foot radio broadcasting tower (co-utilized by Bell Atlantic, Cellular One, AT&T, XM Satellite, Mega Communications and Sprint PCS) with one equipment cabinet on the ground at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

FS-L00-116 – METRICOM - to co-locate 16 panel antennas on an existing 180-foot monopole (co-utilized by Nextel, AT&T and Bell Atlantic) located at 7711 Loisdale Road. Map 99-2 ((1)) 2.

PCA-1998-LE-048 - MPE LLC - to amend the proffers associated with the prior approval of RZ-1998-LE-048 by permitting a height increase from 50 to 55 feet for the North Office A building located on 1.66 acres in the Metro Park development zoned PDC. Map 91-1 (11)) 11B1.

FDPA-1998-LE-048 - MPE LLC - to amend the previously approved final development plan by increasing the building height from 50 to 55 feet for the North Office A building located on 1.66 acres of land within the Metro Park mixed use development zoned PDC. Map 91-1 (11)) 11B1.

SEA-96-L-034-2 - SPRINGFIELD CAMPUS L.L.C. - to amend the development conditions associated with the prior approval of SE-96-L-034 by permitting a greater number of two bedroom elderly housing units in the continuing care retirement community of Greenspring Village located on 78.41 acres zoned R-3. Map 90-1 ((1)) 63 & 64.

PCA-84-L-020-19- KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved proffers for mixed use development to permit site and use modifications with an overall FAR of 0.76 on 41.27 acres zoned PDC & NR. Map 91-2 ((1)) 26A, 26B, 32F.

FDPA 84-L-020-2-10 - KINGSTOWNE COMMERCIAL L.P. - to amend the previously approved final development plan for mixed use development to permit site and use modifications with an overall FAR of 0.76 on 41.27 acres zoned PDC & NR. Map 91-2 ((1)) 26A, 26B, 32F.

ARCHITECTURAL ELEVATIONS – submission of the architectural elevations, in accordance with the proffers associated with the prior approval of RZ-1998-LE-048, for building 5 of the Metro Park development located at 6363 Walker Lane. Map 91-1.

S00-IV-MV4 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 17.6 acres planned for community serving retail use at .35 FAR and residential use at 2-3 du/ac by adding an option for community-serving retail use at .35 FAR with residential use at 16-20 du/ac contingent on substantial parcel consolidation. Map 101-3.

VC-01-L-030 - GOVERNOR'S HILL LLC - to permit increase in dwelling heights to 38 feet for lots 80-86 located at 3117 and 3201 Franconia Road on approx. 4.76 acres of land zoned R-8. Map 82-2 (11)) 55A and 57.

S00-IV-S1 - OUT-OF-TURN PLAN AMENDMENT – to amend the Plan for 120 acres planned for industrial use up to .35 FAR; public park use with an option for residential use at 3-4 du/ac; private open space use; and residential use at 3-4 du/ac. by considering industrial use up to .35 FAR, subject to conditions, with an option for residential use at 3-4 du/ac, private open space use; and public park use. Map 99-2 ((1)) 17-29; ((10)) F; 90- 4 ((11)) D.

FS-L01-23 – NEXTEL - to install 12 panel antennas on an existing 120-foot Virginia Power tower, with an equipment cabinet on the ground at 3816 Javins Drive. Map 82-4 ((17)) (J) 16.

FS-L01-28 – NEXTEL to install 12 panel antennas on an existing 150-foot monopole, with equipment cabinet on ground at Fairfax County Fire & Rescue Station #37 located at 7936 Telegraph Road. Map 100-1 ((1)) 16.

FSA-5-1 – VOICESTREAM - to amend a previously approved feature shown application by replacing the six panel antennas with six larger panel antennas on the roof of the Springfield Tower office building located at 6320 Augusta Drive. Map 80-4 ((1)) 4F.

S00-CW-1CP - OUT-OF-TURN PLAN AMENDMENT – to amend the Plan for the Engineer Proving Ground by revising the option for mixed use development through reduction of the overall intensity, concentrating development on the east side of the Accotink Stream Valley and dedicating the area west of the stream valley for public uses such as parks and school sites. Map 90-3 ((1)) 32.

RZ-2000-MD-062 - TAVARES CONCRETE COMPANY INC. - to rezone 11.37 acres from I-4 to I-5 to permit...
industrial development with an overall FAR of 0.25. Map 99-2 ((1)) 10.

FDPA-86-L-073-4 - FAIRFAX COUNTY SCHOOL BOARD - to amend the previously approved development plan for the Island Creek development by permitting an elementary school on 18.50 acres zoned PDH-4 & NR. Map 99-2 ((10)) H.

6783-SP-02-2 - HAWTHORNE – submission of the site plan, pursuant to the proffers associated with the prior approval of RZ-1999-LE-036 by Centex Homes, for construction of a regional stormwater management facility for the Hawthorne development. Map 99-2 ((1)) 24.

FDPA-82-L-030-8 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to amend the previously approved final development plan for Parcel O of Manchester Lakes (previously known as Land Bay G) to permit the Kingstowne Regional Library, additional parking for commercial uses along Manchester Lakes Blvd, and athletic fields (as an interim use) in lieu of the previously approved nursing facility, assisted living facility or elderly housing uses. Map 91-3 ((9)) 8A.

PCA-1997-LE-019 – CATHERINE K. BRADFORD aka C.A. KYRIACOU – to amend the proffers associated with RZ-1997-LE-019, previously approved for an office, warehouse and show room for Natural Stone and Tile, to permit three alternative site layouts including the addition of additional permitted uses on 1.69 acres zoned C-8, HC and CRD. Map 101-4 ((1)) 5B, 14B.

6783-SP-02-2 - HAWTHORNE – submission of the site plan, pursuant to the proffers associated with the prior approval of RZ-1999-LE-036 by Centex Homes, for construction of a regional stormwater management facility for the Hawthorne development. Map 99-2 ((1)) 24.

PCA-1996-LE-034 – DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to amend the proffers associated with the prior approval of RZ-1996-LE-034 to allow public uses (Kingstowne Regional Library), additional parking for commercial uses along Manchester Lakes Blvd., and athletic fields (as an interim use) in lieu of the previously approved proffered conceptual development plan showing a nursing facility, assisted living facility or elderly housing uses in Land Bay G of the Manchester Lakes development. Map 91-3 ((9)) 8A.

FDPA-1996-LE-034 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to amend the previously approved final development plan associated with the prior approval of RZ-1996-LE-034 to depict the Kingstowne Regional Library, additional parking for commercial uses along Manchester Lakes Blvd, and athletic fields (as an interim use) in lieu of the nursing facility, assisted living facility or elderly housing uses previously approved for Land Bay G of the Manchester Lakes development. Map 91-3 ((9)) 8A.

FDPA-82-L-030-8 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to amend the previously approved final development plan for Parcel O of Manchester Lakes (previously known as Land Bay G) to permit the Kingstowne Regional Library, additional parking for commercial uses along Manchester Lakes Blvd, and athletic fields (as an interim use) in lieu of the previously approved nursing facility, assisted living facility or elderly housing uses. Map 91-3 ((9)) 8A.

PCA-96-L-005-2 – SPRINGFIELD CAMPUS, LLC – to amend the proffers associated with the prior approval of RZ-96-L-005 by revising proffer #A-24 to reflect changes to the Affordable Dwelling Unit Ordinance as it pertains to the provision of affordable dwelling units in the Greenspring Village elderly housing and nursing facility located on 78.41 acres zoned R-3. Map 90-1 ((1)) 63, 64.

FS-L01-55 – WMATA – to co-locate four omni antennas on the existing 499-foot radio tower (co-utilized by Cellular One, Verizon, AT&T, Nextel, Sprint, XM Satellite Radio, and DIT) located at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

SE-01-L-029 – ENTERPRISE RENT-A-CAR – to permit a vehicle rental establishment in a commercial revitalization district on 20,672 square feet of land located at 7520 Richmond Highway. Map 92-4 ((1)) 66C.

2232-L01-22 – WMATA – to permit the addition of a six-level parking structure at the Franconia Springfield Metro Station on 26.67 acres zoned I-4 and located at 6770 Frontier Drive. Map 90-2 ((1)) 61B.
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SEA-91-L-053-5 – WMATA – to amend the development conditions associated with the prior approval of SE-91-L-053 to permit construction of a second parking structure at the Franconia Springfield Metro Station on 26.67 acres zoned I-4 and located at 6770 Frontier Drive. Map 90-2 ((1)) 61B.

6783-SP-03-2 – HAWTHORNE – submission of the site plan depicting the townhouses to be constructed in Section 2 of the Hawthorne development, pursuant to the proffers associated with the prior approval of RZ-1999-LE-036 by Centex Homes. Map 99-2 ((1)) 24.
In 2002, the Planning Commission took action on fifty-four Lee District land use applications. The Commission accepted withdrawal of one item and denied eight applications. The remaining forty-five items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Item Withdrawn**

FSA-L96-75-1 – SPRINT – to amend the previously approved telecommunications facility located on the roof of the building at 5716 South Van Dorn Street by increasing the number of equipment cabinets from two to four. Map 81-2 ((3)) 2.

**Items Denied**

APR-02-IV-29MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, President of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 2.35 acres located at 8410, 8412, 8428 and 8430 Richmond Highway by changing the land unit from a Suburban Neighborhood Area to a Community Business Center. Map 101-3 ((1)) 9, 9A, 9C, 9D, ((26)) C.

S01-IV-RH1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 185.51 acres, currently utilized by Hilltop Sand and Gravel, from private recreation with an option for residential use at 2-3 du/ac to private recreation with medium to high density residential uses and commercial uses. Map 100-1 ((1)) 9, 11A, 14, 15, 17, 23A, 24, 25.

APR-02-IV-2RH - AREA PLANS REVIEW ITEM – nomination by John Thillmann, on behalf of Eastwood Properties, to amend the Comprehensive Plan for 18.46 acres located in the northwest quadrant of the intersection of South Van Dorn Street and Lake Village Drive by increasing the planned residential intensity from 2-3 du/ac with an option for 4-5 du/ac to 5-8 du/ac with an option for 8-12 du/ac. Map 81-4 ((3)) various parcels.

APR-02-IV-3RH - AREA PLANS REVIEW ITEM – nomination by John Carter to amend the Comprehensive Plan for 4.59 acres located at 6321 Steinway Street from residential use at 1-2 du/ac to residential use at 8-12 du/ac. Map 91-3 ((1)) 54.

APR-02-IV-5RH - AREA PLANS REVIEW ITEM – nomination by John Carter to amend the Comprehensive Plan for 3.14 acres located at 7401 Beulah Street from residential use at 1-2 du/ac to residential use at 8-12 du/ac. Map 91-3 ((1)) 53.

APR-02-IV-8RH - AREA PLANS REVIEW ITEM – nomination by John Carter to amend the Comprehensive Plan for 10.98 acres located on Beulah Street and Steinway Street from residential use at 1-2 du/ac to residential use at 8-12 du/ac. Map 91-3 ((8)) 1-4, 5A, A, B.

APR-02-IV-1S - AREA PLANS REVIEW ITEM – nomination by R. Bruce Thompson to amend the Comprehensive Plan for 28.21 acres located south of the intersection of Beulah Street, Manchester Boulevard and Franconia/Springfield Parkway from 1-2 du/ac to residential use at 5-8 du/ac. Map 90-4 ((1)) 20-23; 91-3 ((1)) 12-15m 15Am 16-26; 91-3 ((5)) 1A, 1B, 2-4.

**Items Approved**

SEA-85-L-136-2 – SHEEHY INVESTMENTS FOUR, LC – to amend the development conditions associated with the prior approval of SE-85-L-136 by permitting façade renovations and a 5,260 square foot building addition to join the two existing Sheehy Honda buildings located at 7434 and 7436 Richmond Highway on 4.30 acres zoned C-8, HC and CRD. Map 92-4 ((1)) 68A.

FSA-L01-28-1 – NEXTEL – to amend the previously approved feature shown application by relocating the telecommunication antennas 20 feet higher than originally approved on the existing 150-foot tall monopole located at the Kingstowne Fire Station at 7936 Telegraph Road. Map 100-1 ((1)) 16.

RZ-2000-LE-023 – TAVARES CONCRETE COMPANY, INC. – to rezone 3.3 acres from R-1 to I-5 to permit industrial uses within three buildings and temporary outdoor storage on property located on Cinder Bed Road. Map 99-2 ((1)) 17, 18, 19.

S98-CW-1CP(B) – OUT-OF-TURN PLAN AMENDMENT – special study to amend the Comprehensive Plan for the Springfield Community Business Center by refining land use and transportation
recommendations for Land Unit A (56 acres), Land Unit B (51 acres), Land Unit C (4.4 acres), Sub-Unit D-1 (21.3 acres), Sub-Unit D-2 (13.5 acres), and Land Unit E (23.5 acres) as recommended by the Springfield CBC Task Force to achieve the vision of a high-intensity, mixed use downtown. Maps 80-3, 80-4 and 90-2.

SE-01-L-042 – SPRINGFIELD PLAZA LP – to permit demolition of an existing freestanding shopping center identification pole sign with a new freestanding sign 363 square feet in sign area and a maximum height of 20 feet to identify the Springfield Plaza shopping center which is located on 20.94 acres zoned C-6, HC, SC, and CRD. Map 80-3 ((1)) 4A, 4B, 10, 11A, 11B.

FSA-66-2 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of two new equipment cabinets on the roof of the Comfort Inn located at 5716 South Van Dorn Street. Map 81-2 ((3)) 2.

FSA-L92-9-2 – VERIZON WIRELESS – to amend the previously approved telecommunications facility by permitting the addition of six antennas mounted to the top of the water storage tank located at 2970 Southgate Drive. Map 92-2 ((1)) 16C, 16F.

S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - Telegraph Road Corridor Special Study - to amend the Comprehensive Plan for land along Telegraph Road located between I-495/Capital Beltway on the north and Beulah Road to the south by modifying the existing land use recommendations which are predominately residential use (1-2, 2-3 and 3-4 du/ac), retail and other uses, and office use in dispersed locations.

FSA-L98-7-1 – AT&T WIRELESS SERVICES – to modify the previously approved telecommunications facility by permitting the replacement of three XPOL antennas with three Dual XPOL antennas and the addition of one equipment cabinet on the existing concrete pad within the fenced area adjacent to the pole located at 3701 Franconia Road. Map 82-4 ((31)) D.

SEA-88-L-041 – WILLIAM E. SCHUILING – to amend the development conditions associated with the prior approval of SE-88-L-041 by permitting auto painting and body work at the existing vehicle sales, rental, and ancillary service establishment located at 7400 Richmond Highway. Map 92-4 ((1)) 73A and 74.

RZ-1998-LE-064 – SPRINGFIELD EAST, LC – to rezone 9.72 acres from I-4 to C-4 to permit the development of either two office buildings and a hotel or three office buildings with gross floor areas of 520,000 square feet and 474,000 square feet respectively. Map 90-1 ((1)) 58A pt., 58B and 59A pt.

SEA-91-L-054-3 – SPRINGFIELD EAST, LC – to amend the development conditions associated with the prior approval of SE 91-L-054, which approved the construction of the WMATA facilities at the Joe Alexander Transportation Center, to permit the construction of an access road for shuttle buses and other transit vehicles from the Springfield Metro Center project to the Joe Alexander Transportation Center. Map 90-2 ((1)) 60.

SEA-91-L-053-4 – SPRINGFIELD EAST, LC – to amend the development conditions associated with the prior approval of SE 91-L-053, which approved the fill in the floodplain of Long Branch necessary to construct the Joe Alexander Transportation Center, to permit the construction of an access road for shuttle buses and other transit vehicles from the Springfield Metro Center project to the Joe Alexander Transportation Center. Map 90-2 ((1)) 60.

SE-01-L-020 – SPRINGFIELD EAST, LC – to permit a 200-room 160,000 square foot hotel with swimming pool to be located in proposed Building 1 of a 9.72 acre portion within the Springfield Metro Center zoned C-4. Map 90-1 ((1)) 58A pt., 58B and pt. 59A.

FS-L02-8 - OMNIPOINT/VOICESTREAM – to permit installation of six flush-mounted antennas and an equipment cabinet on the penthouse roof of the existing six-story office building located at 6359 Walker Lane. Map 91-1 ((1)) 23C.

FS-L02-9 – NEXTEL – to co-locate up to twelve panel antennas on an existing 130-foot monopole (co-utilized by Cellular One and AT&T) with an equipment cabinet on the ground located in the Springfield Industrial Park at 6700 Springfield Center Drive. Map 90-4 ((1)) 11A.

S02-IV-MV1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for the western portion of Land Unit 7 in the “Suburban Neighborhood Areas Between Hybla Valley/Gum Springs and Woodlawn Community Business Centers” of the Mount Vernon Planning District by revising the recommendation to include a landscape contractor’s office and/or a plant nursery as appropriate land uses. Map 101-4 ((1)) 1A and 2.

SE-97-L-041 – SHURGARD STORAGE CENTERS – to permit a mini-warehouse and townhouse offices on 5.26 acres zoned C-8, HC and CRD and located at 7212 Richmond Highway. Map 92-4 ((1)) 48, 49A.
FSA-L96-74-1 – SPRINT PCS – to amend the previously approved telecommunications facility by permitting the addition of two new equipment cabinets on the roof of the 160-foot tall Springfield Tower office building located at 6320 Augusta Drive. Map 80-4 ((1)) 4F.

RZ-2001-LE-024 – EQUITY HOMES – to rezone 6.14 acres from R-1 to PDH-3 to permit the development of eighteen single family detached residences at a density of 2.93 du/ac. Map 110-1 (2)) 1-3, (4)) 1, (9)) 1, 2, A.

FDP-2001-LE-024 – EQUITY HOMES – submission of the final development plan for residential development of 18 single family detached residences on 6.14 acres zoned PDH-3. Map 110-1 ((2)) 1-3, ((4)) 1, (9)) 1, 2, A.

APR-02-IV-11MV – AREA PLANS REVIEW ITEM – nomination by Richard Neel, President of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 16.94 acres bounded by Buckman Road, Richmond Highway and Janna Lee Avenue by increasing the FAR for office and retail uses on parcels fronting Richmond Highway from .25 to .50 and for commercial uses from .35 to .50 FAR with conditions. Map 101-2 ((1)) 22-24, ((5)) 2-17, 8A, 8B, 9-16, ((5)) 3) 1, 2A, 3A, 4-13.

APR-02-IV-12MV – AREA PLANS REVIEW ITEM – nomination by Richard Neel, President of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 27.52 acres bounded by Buckman Road, Richmond Highway, Janna Lee Avenue, and the Roxbury of Mt. Vernon townhouse community by increasing the FAR for the commercial office component from .35 FAR to .50 FAR and expanding the Suburban Neighborhood Area. Map 101-2 ((1)) 6A, 8, 8A, 8B, ((5)) 1, 6A, 7A, 8, ((14)) All; 101-4 ((1)) 11A, 12-14, 14A and ((24)) All.

APR-02-IV-13MV – AREA PLANS REVIEW ITEM – nomination by Richard Neel, President of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 21.43 acres bounded by Buckman Road, Roxbury of Mt. Vernon townhouses, Richmond Highway and Russell Road by increasing the FAR for the neighborhood serving retail for the four parcels fronting Richmond Highway to .50 FAR, expanding the Suburban Neighborhood Area, and designating the remaining parcels at a residential intensity of 12-16 du/ac. Map 101-2 ((1)) 4, 5; 101-4 ((1)) 8, 9, 9A, 10, ((5)) A1, A2, A3, B2, B3, B4, 1-21.

APR-02-IV-16MV – AREA PLANS REVIEW ITEM – nomination by Richard Neel, President of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 21.3 acres bounded by Blankenship Street, Richmond Highway and Frye Road from residential use at 16-20 du/ac to 12-16 du/ac with the addition of an option for mixed use up to .70 FAR. Map 101-3 ((1)) 5, 8.

APR-02-IV-23MV – AREA PLANS REVIEW ITEM – nomination by Richard Neel, President of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 25.61 acres occupied by the Kings Garden Apartments by adding text to the Plan reflecting the residential intensity of 16-20 du/ac and designating the land unit as a Community Business Center. Map 82-4 ((1)) 21; 83-3 ((1)) 7A.

APR-02-IV-27MV – AREA PLANS REVIEW ITEM – nomination by Richard Neel, President of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 20.14 acres bounded by Buckman Road, Richmond Highway, Russell Road and the Chateauneuf townhouses by changing the land unit from a Suburban Neighborhood Area to a Community Business Center and increasing the planned FAR for the office, retail and/or mixed use components to .70 FAR. Map 101-3 ((1)) 16A, 17, 17B, 19; 101-4 ((1)) 4, 5, 5B; 101-4 ((4)) 1-8, 11-13, 14B, 14C, 501, 502, 503.

APR-02-IV-1RH – AREA PLANS REVIEW ITEM – nomination by R. Bruce Thompson and Ray Smith to amend the Comprehensive Plan for 16.71 acres located south of Crestleigh subdivision and west of Beulah Street by increasing the planned residential intensity from 1-2 du/ac to 3-4 du/ac. Map 91-3 ((1)) 31-39, 40A, 44B, 45-50.

APR-02-IV-6RH – AREA PLANS REVIEW ITEM – nomination by Molly Harbin, on behalf of Beverly Hart, to amend the Comprehensive Plan for 18.5 acres located at the intersection of South Van Dorn Street and Lake Village Drive by increasing the option for higher intensity residential use from 4-5 du/ac to 8-12 du/ac. Map 81-4 ((3)) various parcels.

APR-02-IV-9RH – AREA PLANS REVIEW ITEM – nomination by Lynne Strobel, on behalf of Claude and Betty Wheeler, to amend the Comprehensive Plan for 4.98 acres located at the site of the Meadowview Swim Club and May Boulevard from private recreation and residential use at 2-3 du/ac to residential use at 4-5 du/ac. Map 82-3 ((1)) 38, ((11)) 45, 46, ((24)) A, 10A.

APR-02-IV-2S – AREA PLANS REVIEW ITEM – nomination by staff of the Department of Planning & Zoning to amend the Comprehensive Plan for 152.34 acres located north of Loisadale Estates, south of the Franconia-Springfield Metro Station, and west of the railroad tracks.
by revising the options for industrial, mixed use, office, retail and residential development for Land Units D-1 and D-2 of the Franconia-Springfield Transit Station Area. Maps 90-2 ((1)) and 90-4 ((1)) various parcels.

APR-02-IV-5S - AREA PLANS REVIEW ITEM – nomination by Martin D. Walsh, on behalf of Pulte Homes, to amend the Comprehensive Plan for 9.62 acres located on Windsor Avenue and Beulah Street by increasing the planned residential component from 1-2 du/ac to 5-8 du/ac. Map 91-3 ((1)) 2-6, ((3)) 29, 30.

APR-02-IV-8S - AREA PLANS REVIEW ITEM – nomination by Molly Harbin, on behalf of The Fried Companies, Inc., to amend the Comprehensive Plan for 18.48 acres located at Walker Lane and Beulah Street by making provision of a child care center optional and increasing the height limitations. Map 91-1 ((1)) 23C.

2232-L01-30 – VERIZON – to expand an existing telecommunications switching station facility located at 6316 Grovedale Drive by permitting two one-story additions to the existing building (Phase I) and a two-story addition over the existing one-story building as well as a second and third story addition to the expanded one-story building (Phase II). Map 81-3 ((5)) 9.

RZ-2002-LE-010 – to rezone 2.0 acres from R-1 and C-5 to C-3 to permit expansion of an existing telecommunications switching station facility. Map 81-3 ((5)) 9.

PCA-86-L-027 – TAVARES FAMILY L.P. – to amend the proffers associated with the prior approval of RZ-86-L-027 to permit the addition of a two-story storage building and retention of an existing one-story building for a contractor’s office on 0.50 acres zoned I-5. Map 99-2 ((1)) 21.

RZ-2002-LE-014 – LITTLE RIVER DEVELOPMENT CORPORATION – to rezone 8.87 acres from R-2 and HC to R-12 and HC to permit development of 67 single-family attached dwelling units (Holly Acres) at a density of 7.6 du/ac. Map 92-4 ((1)) 28-32, 35, 36, 39.

RZ-2001-LE-048 – CENTEX HOMES – to rezone 9.31 acres from R-1 to PDH-3 to permit development of 22 single family detached units at a density of 2.36 du/ac. Map 100-1 ((1)) 22, ((6)) 1, and ((8)) 1.

FDP-2001-LE-048 – CENTEX HOMES – submission of the final development plan for single family detached development (Piney Glen) of 22 units located on 9.31 acres zoned PDH-3. Map 100-1 ((1)) 22, ((6)) 1, and ((8)) 1.

PCA-C-448-26 – KINGSTOWNE RESIDENTIAL OWNERS CORP. – to revise the proffers associated with the prior approval of C-448 by permitting construction of a second building and expansion of parking at the Thompson Recreation Center site (Section 15 of Kingstowne) located on 5.59 acres zoned PDH-4 and NR. Map 91-3 ((1)) A, B.

FDP-C-448-37 – KINGSTOWNE RESIDENTIAL OWNERS CORP. – submission of the final development plan for the area added to the South Village Recreation Center (Section 15 of Kingstowne) allowing for the phased development of a 10,542 square foot addition to the existing community center building, locating the site of additional parking, and permitting future changes to the types of recreational facilities on 6.07 acres zoned PHD-4 and NR. Map 91-3 ((1)) A, B.

PCA-C-448-26 – KINGSTOWNE RESIDENTIAL OWNERS CORPORATION – to revise the proffers associated with the prior approval of C-448 by permitting construction of a second building and expansion of parking at the Thompson Recreation Center (Section 15 of Kingstowne) by allowing the phased construction of a second building up to 10,000 square feet in size, increasing the amount of parking, identifying where additional outdoor recreational facilities (to include a picnic area or pavilion, an open field, and outdoor courts) may be built, and permitting future flexibility in the type of any additional recreation facilities on 5.59 acres zoned PDH-4 and NR. Map 91-3 ((1)) 63G.

FDP-C-448-27 – KINGSTOWNE RESIDENTIAL OWNERS CORPORATION – to amend the previously approved final development plan for the Thompson Recreation Center (Section 15 of Kingstowne) by prohibiting the phased construction of a second building and expansion of parking at the Thompson Recreation Center site (Section 15 of Kingstowne) located on 5.59 acres zoned PDH-4 and NR. Map 91-3 ((1)) 63G.

RZ-2002-LE-005 – SUSAN WISE CLAY (Formerly Susan C. Beck) to rezone 1.23 acres from R-2, C-8, HC and CRD to C-8, HC and CRD for commercial uses (contractor’s office and associated retail sales and repair services) on property located at 8214 and 8218 Richmond Highway. Map 101-4 ((1)) 11A, 12.

ARCHITECTURAL ELEVATIONS – INTERNATIONAL HOUSE OF PANCAKES – review of the architectural elevations for the International House of Pancakes restaurant, pursuant to the proffers associated with the prior approval of RZ-1996-LE-034 and PCA-82-L-030-9, to permit an increase in building height to 28 feet 5 3/8 inches from the earlier height limitation of 20 feet for the restaurant to be located in Land Bay D of the Silver Lake development. Map 91-2 ((12)).
The Planning Commission took action on 30 land use items in the Lee District in 2003, all of which were approved wholly or in part. Additional information on the items listed below is available upon request.

**Items Approved**

SEA-85-L-059-5 – BSI INC. BROWNE ACADEMY – to amend the development conditions associated with the prior approval of a private school with uses in a floodplain to permit an increase in enrollment from 300 to 365 children, a nursery school/child care center, and site modifications including the addition of 31 parking spaces and a height increase for the multipurpose building for the existing Brown Academy located at 5917 Telegraph Road on 10.21 acres zoned R-4. Map 82-4((1))31A, 32.

RZ-2002-LE-023 – WILLIAM K. AMES – to rezone 2.04 acres from R-2 to R-8 to permit residential development (Roxbury Mews) of up to 15 single family attached homes. Map 101-2((1))4, 5.

PCA-C-448-27 – KINGSTOWNE SHOPPING CENTER I, L.P. – to amend the proffers associated with the prior approval of Kingstowne Shopping Center (Section 37 of Kingstowne) to allow multiple eating establishments in Building D of the Kingstowne Towne Center, located on 23.25 acres zoned PDH-4. Map 91-2((1))32A.

FS-L03-1 – FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to install one whip antenna and one disc antenna on the roof of the existing five-story South County Government Center building, with one equipment cabinet placed inside the penthouse, located at 8350 Richmond Highway. Map 101-3((1))16A.

FSA-L98-7-2 – AT&T WIRELESS SERVICES – to amend the previously approved application for installation of nine telecommunications panel antennas on an existing 128-foot tall Virginia Power transmission pole with one equipment cabinet on the ground at 3701 Franconia Road by replacing the existing equipment cabinet with a larger unit. Map 82-4((31))D.

0523-SD-0-1 – RICHMOND AMERICAN HOMES OF AMERICA, INC. – pursuant to the proffers associated with the prior approval of RZ-2000-LE-028 (Caton Family Limited Partnership) submission of the subdivision plan for the Caton Woods residential development consisting of 20 single family detached units on 8.6 acres zoned R-3.

PCA-C-448-28 – KINGSTOWNE SHOPPING CENTER I, L.P. – to amend the proffers associated with the prior approval of Kingstowne to permit the addition of a 4,000 square foot pad site (Building G) and to permit additional fast food restaurants in Buildings A-1, A-3, B-1, D, F and G within the Kingstowne Towne Center (Section 37 of Kingstowne) located on 23.25 acres zoned PDH-4. Map 91-2((1))32A.

FDPA-1998-LE-048-1-2 – MPW LLC - to amend the final development plan previously approved for Metro Park by replacing the previously approved hotel/retail building and freestanding child care center with one structure containing a child care center within the office building, and to permit an increase in the maximum enrollment at the childcare center from 99 to 150 children, on a 5.9 acre portion of the 29 acre Metro Park office park zoned PDC. Map 91-1((1))11B2, 23C and ((28)) 1, 2.

FDPA-1998-LE-048-1-2 – MPW LLC - to amend the final development plan previously approved for Metro Park by replacing the previously approved hotel/retail building and freestanding child care center with one structure containing a child care center within the office building on a 5.9 acre portion of the 29 acre Metro Park office park zoned PDC. Map 91-1((1))11B2, 23C and ((28)) 1, 2.

FDPA-C-448-5-4 – KINGSTOWNE SHOPPING CENTER I, L.P. – to amend the final development plan for Kingstowne to reflect the addition of a 4,000 square foot pad site (Building G) and additional fast food restaurants in Buildings A-1, A-3, B-1, D, F and G with the Kingstowne Towne Center (Section 37 of Kingstowne) located on 23.25 acres zoned PDH-4. Map 91-2((1))32A.

SEA-94-L-004-2 – KINGSTOWNE SHOPPING CENTER I, L.P. - to amend the previously approved development conditions associated with the Kingstowne Town Center (Section 37 of Kingstowne), located on 23.25 acres zoned PDH-4, to permit an unlimited number of fast food restaurants anywhere in Buildings A-1, A-3, B-1, D, F and G. Map 91-2((1))32A.

FDPA-1998-LE-048-1-2 – MPW LLC - to amend the final development plan previously approved for Metro Park by replacing the previously approved hotel/retail building and freestanding child care center with one structure containing a child care center within the office building, and to permit an increase in the maximum enrollment at the childcare center from 99 to 150 children, on a 5.9 acre portion of the 29 acre Metro Park office park zoned PDC. Map 91-1((1))11B2, 23C and ((28)) 1, 2.

FS-L03-16 – OMNIPOINT COMMUNICATIONS – to co-locate nine flush-mounted telecommunications panel antennas on the penthouse wall and one equipment cabinet on the penthouse roof of the existing six-story office building located at 6354 Walker Lane. Map 91-1((28)) 2.

RZ-2003-LE-015 – KEITH MARTIN – to rezone one acre from R-1 to I-5 for industrial uses to include an office/shop, storage building and parking spaces. Map 99-2((1))29.

PCA-1998-LE-048-2 – MPW LLC – to amend the proffers associated with the prior approval of RZ-1998-LE-048 by replacing the previously approved hotel/retail building and freestanding child care center with one structure containing a child care center within the office building, and to permit an increase in the maximum enrollment at the childcare center from 99 to 150 children, on a 5.9 acre portion of the 29 acre Metro Park office park zoned PDC. Map 91-1((1))11B2, 23C and ((28)) 1, 2.

FS-L03-11 – FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to co-locate up to six whip telecommunications antennas on the top of the
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existing Fairfax County Water Authority water tower, with an equipment cabinet placed on the ground, at 2970 Southgate Drive. Map 92-2 ((1)) 16C.


FS-L03-25 – OMNIPONT COMMUNICATIONS – to permit nine telecommunications panel antennas to be flush-mounted to the penthouse wall of the existing Holiday Inn Express at 6401 Brandon Avenue. Map 80-4 ((1)) 6A.

RZ-2003-LE-006 – MVHRC HOLDING INC. – to rezone 5.32 acres from R-3 and C-8 to C-8 to permit expansion of the existing Mount Vernon Health and Racquet Club to include indoor soccer and other indoor sports courts. Map 101-2 ((1)) 14, 15.

FSA-L96-2-2 – AT&T WIRELESS SERVICES – to amend the previously approved application allowing installation of nine panel telecommunications antennas and three equipment cabinets (later amended to four equipment cabinets) on the roof of the existing Springfield Hilton Hotel located at 6550 Loidisle Road by permitting one additional equipment cabinet. Map 90-2 ((1)) 2.


PCA-C-448-29 – CHRISTOPHER MANAGEMENT INC. – to amend the previously approved proffers limiting the uses on 1.19 acres zoned I-5 to a contractor’s office with shop/warehouse and interior storage yards by expanding the list of permitted uses and increasing the height of the proposed warehouse structure, and decreasing the distances between Building A and the eastern and northern property lines. Map 99-2 ((1)) 20.

RZ-2003-LE-027 – PULTE HOME CORPORATION – to rezone 9.01 acres from R-1 and C-5 to PDH-4 for single family residential development. Maps 91-3 ((1)) 2-6 and 91-3 ((3)) 30.

FDP-2003-LE-027 – PULTE HOME CORPORATION – submission of the final development plan for residential development of 34 single family detached homes on 9.01 acres zoned PDH-4. Maps 91-3 ((1)) 2-6 and 91-3 ((3)) 30.

FS-L03-41 – OMNIPONT COMMUNICATIONS – to replace an existing 75.5-foot tall stadium light pole at the Hayfield High School football stadium with a 94.4-foot tall telecommunications light pole to accommodate three panel antennas, with two equipment cabinets on the ground under the stadium bleachers, located at 7606 Telegraph Road. Map 91-4 ((1)) 28.
In 2004, the Planning Commission took action on 37 land use applications located in the Lee District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Items Approved**

FDPA-1996-LE-034 – SPRINGFIELD EAST, LC – to revise the previously approved final development plan to reflect soccer fields as an interim use at the site of the future Kingstowne Regional Library on 2.19 acres zoned PDH-8. Map 91-3 ((9)) 8B.

FDPA-82-L-030-8-1 - SPRINGFIELD EAST, LC – to revise the previously approved final development plan to reflect soccer fields as an interim use at the site of the future Kingstowne Regional Library on 4.46 acres zoned PDH-8. Map 91-3 ((9)) 8B.

RZ-2003-LE-039 – TELEGRAPH VILLAGE LP - to rezone 2.52 acres from C-5 to C-8 for additional office use in the commercial development known as “The Shops at Telegraph”. Map 92-1 ((1)) 15.

SE-2003-LE-024 – TELEGRAPH VILLAGE LP – to permit an increase in the percentage of office use permitted in the C-8 District from 50 to 75% to accommodate additional office use in an existing building located in the commercial development known as “The Shops at Telegraph”. Map 92-1 ((1)) 15.

SE-2003-LE-037 – FEDERAL REALTY PARTNERS LP – to permit a 5,980 square foot drive-in bank with three drive-through windows (two teller operated and one ATM) on 42,557 square feet of land zoned C-6, CRD, HC. Map 101-2 ((1)) parts of 12A and 12D.

SE-2003-LE-040 - FEDERAL REALTY PARTNERS LP - to permit uses in a floodplain on 2.83 acres zoned C-6 and CRD. Map 101-2 ((1)) part of 12A.

CSP-84-L-020 – KINGSTOWNE COMMERCIAL & KINGSTOWNE TOWNE CENTER – submission of a comprehensive signage plan for a 7.0 acre portion of the Kingstowne Towne Center that includes the theater (Building Q), office (Building K), and retail (Buildings J1 and J2) zoned PDC. Map 91-2 ((1)) parts of 36 and 36A.

RZ-2003-LE-053 – KUSTOM CASTLES – to rezone 1.16 acres from R-1, R-2 and HC to R-4 and HC to permit the development of four single family detached homes (three new single family detached dwellings and retention of one existing single family detached unit). Map 90-2 ((12)) 3.

RZ 2003-LE-050 - ECHO, INC. - to rezone 38,580 square feet of land from R-1 and HC to R-3 and HC to permit expansion of a previously approved public benefit association. Map 90-1 ((1)) 51.

SEA 84-L-013 - ECHO, INC. – to amend the previously approved development conditions to permit a 5,885 square foot building addition and site modifications to the existing building utilized by ECHO (Ecumenical Community Helping Others) on 38,580 square feet of land, located at 7205 Old Keene Mill Road and zoned R-3 and HC. Map 90-1 ((1)) 51.

RZ-2003-LE-047 – GAYFIELDS ROAD ASSOCIATES LLC – to rezone 7,402 square feet of land located in Section 3 of Kingstowne from R-1 to PDH-4 in order to correct an anomaly created by a previous land swap of property that resulted in a narrow strip across the rear of the now developed subject lots being zoned R-1 with the remaining lot area zoned PDH-4. Map 91-3 ((1)) parts of 31A, 34A, 35A, 36, 37, 38, 39.

FDP-2003-LE-047 - GAYFIELDS ROAD ASSOCIATES LLC – submission of the final development plan reflecting that 7,402 square feet of land located in Section 3 of Kingstowne is now zoned PDH-4. Map 91-3 ((1)) parts of 31A, 34A, 35A, 36, 37, 38, 39.

FS-L04-21 – OMNIPOINT - to install three flush-mounted panel antennas at the top of a replacement stadium light pole, with three equipment cabinets placed under the bleachers at the football stadium, located at Edison High School at 5801 Franconia Road. Map 81-4 ((1)) 52.


RZ-2003-LE-048 – GAYFIELDS ROAD ASSOCIATES LLC – to rezone 13.90 acres from R-1, R-4 and PDH-4 to PDH-3 for development of 40 single family detached
dwelling units. Map 91-3 ((1)) 31-35, 37, 38, 39, 40A, 45, 46, 47.


PCA-79-L-109-2 – GAYFIELDS ROAD ASSOCIATES LLC – to amend the previously approved proffers by deleting 7,911 square feet of land zoned R-4 from the application property so that it can be developed as part of RZ-2003-LE-046. Map 91-3 ((1)) part of 40A.

PCA-C-448-30 – GAYFIELDS ROAD ASSOCIATES LLC – to amend the previously approved proffers by deleting 8,106 square feet of land zoned PDH-4 from the application property so that it can be developed as part of RZ-2003-LE-046. Map 91-3 ((1)) part of 31.

SE-2004-LE-006 – WACHOVIA CORPORATION – to permit one additional drive-through window and a drive-up ATM lane to a bank with two existing drive-through windows (for a total of four lanes) located at 6300 Richmond Highway on 43,063 square feet of land zoned CRD and HC. Map 83-3 ((5)) (1) 1.

BUILDING ELEVATION DESIGNS – METRO PARK – submission of the building elevation designs, pursuant to the proffers associated with RZ-1998-LE-048, depicting the architectural style of the buildings and parking structures for the Metro Park development, located on 37.17 acres zoned PDC. Map 91-1 ((3)) 11B, 11C, 23, 23A, 24, 26-30, 31A, 31B.

PCA 84-L-020-21 - WAL-MART REAL ESTATE BUSINESS TRUST - to amend the proffers and final development plan for a portion of the land rezoned pursuant to RZ 84-L-020 and previously approved for mixed use development to permit building additions and site modifications on 14.12 acres of land zoned PDC. Map 91-2 ((1)) part of 32B.

FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST - to amend the final development plan for a portion of the land rezoned pursuant to RZ 84-L-020 and previously approved for mixed use development to reflect building additions and site modifications on 14.12 acres of land zoned PDC. Map 91-2 ((1)) part of 32B.

PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST - to amend the previously approved proffers for a portion of the land rezoned pursuant to RZ-84-L-020 and previously approved as open space to allow site modifications to the existing Wal-Mart retail store located within the Kingstowne Towne Center to accommodate additional storage and expansion of the garden center 30,492 square feet of land zoned I-4. Map 91-2 ((1)) part of 32B.

FS-L04-45 – OMNIPOINT - to install two panel antennas extension-mounted to the cooling tower, three panel antennas flush-mounted on the existing penthouse, three panel antennas flush-mounted on the existing screen wall, one panel antenna flush-mounted on the cooling tower, and three equipment cabinets behind the existing screen wall on the rooftop of the existing South County Center building, located at 8350 Richmond Highway. Map 101-3 ((1)) 16A.

FS-L04-55 – OMNIPOINT - to permit installation of six new and three future antennas on an existing telecommunications monopole, with three equipment cabinets placed on an existing pad behind a wooden fence, located at 6700 Springfield Center Drive. Map 90-4 ((1)) 11A.

PCA-C-448-31 – PPC VAN DORN LLC – to amend the proffers associated with RZ-C-448, previously approved for a golf driving range, ancillary miniature golf course, and an eating establishment to permit site modifications and a change in the hours of operation for the facility located on 6.40 acres zoned PDH-4. Map 91-2 ((1)) 35B and part of 35A.

FDPA-C-448-31-02-01 - PCC-VAN DORN LLC - to amend the previously approved final development plan for a golf driving range, ancillary miniature golf course, and an eating establishment to reflect site modifications to the facility located on 6.40 acres zoned PDH-4. Map 91-2 ((1)) 35B and part of 35A.

SE 2004-LE-015 - PCC-VAN DORN LLC - to permit a golf driving range, ancillary miniature golf course and site modifications on 11.0 acres zoned R-1 and located at 6601 and 6625 South Van Dorn Street. Map 91-2 ((1)) part of 35A.

RZ-2003-LE-011 – FOUNDATION FOR APPLIED TECHNICAL EDUCATION – to rezone 13.83 acres from R-1 and R-3 to R-3 to be developed by the Foundation for Applied Technical Education (a program where Fairfax County students participate in construction of dwellings) for 18 single family detached units. Map 90-1 ((1)) 62A.

PCA-96-L-005-3 – FOUNDATION FOR APPLIED TECHNICAL EDUCATION – to amend the previously approved proffers associated with Greenspring Village (continuing care retirement community) by removing 2.42 acres from the subject property of RZ-96-L-005-3) and
transferring that land to RZ-2003-LE-011. Map 90-1 ((1)) part of 62A.

SEA-96-L-034-3 – FOUNDATION FOR APPLIED TECHNICAL EDUCATION - to amend the previously approved development conditions associated with Greenspring Village (continuing care retirement community) by removing 2.42 acres from the subject property of SE-96-L-034) and transferring that land to RZ-2003-LE-011. Map 90-1 ((1)) part of 62A.

SE-2004-LE-008 – MOTIVA ENTERPRISES (dba SHELL OIL CO.) – to permit renovation of an existing service station (to include the addition of two bays, office space, an enclosed portico, two storage trailers, one multi-product dispenser fuel pump, and a canopy over the fuel pumps), located at 6136 Franconia Road on 32,088 square feet of land zoned C-5. Map 81-3 ((4)) 4A.

SEA-83-L-048-02 – JENSEN PLACE PARTNERSHIP, LLC – to amend the previously approved development conditions by permitting demolition of the existing service station and construction of a new five-bay vehicle light service establishment located at 6626 Backlick Road on 15,299 square feet of land zoned CRD, HC and SC. Map 90-2 ((1)) 17A.

S04-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT – to revise the Comprehensive Plan for 4.66 acres within the Lehigh Community Planning Sector, planned for residential use at 1-2 du/ac and alternative uses (residential use at 2-3 du/ac and retail and other uses up to .20 FAR) and currently developed with an animal hospital by providing an option to expand the animal hospital and increase residential density up to 2-3 du/ac. Map 100-1 ((9)) 3, 4 and 100-2 ((1))

FS-L04-63 – FAIRFAX COUNTY PARK AUTHORITY - to permit the installation of four light poles, to be utilized from April to November with an 11:00 pm shut-off time, around Baseball Diamond Field #1 at Lee High Park, located at 6502 Deepford Street. Map 80-4 ((1)) 29.

FSA-L03-41-1 – OMNIPOINT - to amend the previously approved application by increasing the diameter of the light pole/monopole from 22.5 inches to 29.375 inches for the telecommunications facility, located at 7606 Telegraph Road. Map 91-4 ((1)) 28.

S04-IV-MV2 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 4.59 acres located in Land Unit D of the Beacon Groveton Community Business Center, currently planned for medium intensity office use up to 0.70 FAR, by adding an option for high density residential with support retail and office use up to 1.8 FAR.
### MASON DISTRICT ACTIONS
#### 1995-2004

#### CASES BY APPLICATION TYPE
#### 1995-2004

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The Planning Commission acted upon thirty-one land use items in the Mason District in 1995, all of which were approved, either wholly or in part. Additional information on the cases listed below may be obtained from the Planning Commission Office.

Approved Items

SE-94-M-024 - BARTMARC L.C./CROSSROADS L.P. - to permit two freestanding signs (193 square feet in size and 24 feet in height) in the Crossroads Center at Bailey's on 1,792 square feet of land zoned C-6, C-8, HC & SC. Map 61-2 ((1)) pt.69, pt.72B.

PCA-93-M-021 - CURRY DEVELOPMENT INC. - to amend the previously approved proffers by consolidating land area and adding two town-house units to the number approved with the original rezoning of 0.69 acres to R-12, HC & SC. Map 61-2 ((1)) 64, 65.

PCA-93-M-003 - CURRY DEVELOPMENT INC. - to amend the previously approved proffers by consolidating land area and adding two town-house units to the number approved with the original rezoning of 3.18 acres to R-12, HC & SC. Map 61-2 ((1)) 63.

RZ-93-M-050 - SAUL HOLDINGS L.P. - to rezone 1.7 acres from R-20 to C-6 to permit a 2,880 square foot bank on the northern portion of the Leesburg Pike Plaza Shopping Center. Map 62-3 ((1)) pt.11.

SE-94-M-051 - SAUL HOLDINGS L. P. - to permit a 2,880 square foot bank with two drive-in windows on the northern portion of the Leesburg Pike Plaza Shopping Center on 1.7 acres zoned C-6. Map 62-3 ((1)) pt.11.

SE-94-M-047 - SAUL HOLDINGS - to permit, as part of the renovation and expansion of the Seven Corners shopping center, the addition of a fast food restaurant or a drive-in bank and waiver of the open space requirement on 31.56 acres zoned C-7, HC & SC. Maps 51-3 ((1)) 29, 29A; 51-3 ((16)) (B) 1-6.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the telecommunications facility proposed on the rooftop of the Cavalier Club Apartments be found a feature shown of the Comprehensive Plan. Map 51-3 ((1)) 43.

SE-94-M-067 - AMERICAN LEGION POST 1976 - to permit expansion of existing building (presently used by the applicant under the private club and public benefit association regulations) by two building additions on 27,043 square feet of land zoned C-3. Map 71-1 ((4)) X & H1.

SE-94-M-060 - LAKE BARCROFT JOINT VENTURE - to add drive through windows to existing bank located in the Lake Barcroft Shopping Center on 42,080 square feet of land zoned C-6 & HC. Map 61-3 ((1)) 16B.

SE-94-M-065 - CONGRESSIONAL SCHOOLS OF VIRGINIA, INC. - to permit relocation of camp huts and small accessory buildings, additional parking, the addition of a gymnasium/auditorium, and modifications to the development conditions for the Congressional School 39.13 acres zoned R-2 & R-3. Map 61-1 ((1)) 5.

S94-CW-T3 - OUT-OF-TURN PLAN AMENDMENT - to change the lane designation on Route 7 from eight lanes to six lanes (between Arlington Blvd. in Seven Corners and Columbia Pike at Baileys Crossroads), to conform to VDOT Project 0007-029-117, C501.

SE-95-M-002 - MT. PLEASANT BAPTIST CHURCH - to permit 21,889 square foot parking lot (containing 34 spaces with landscaping and fencing) in a residential district zoned R-2 and HC to serve an existing church. Map 61-3 ((3)) 26B.

RZ-94-M-039 - HAROLD O. MILLER, TR. FOR GORDON TUCK ESTATE - to rezone 1.01 acres from C-2, R-3, HC & SC to C-2, HC & SC for a 10,666 square foot three-story office building with an FAR of 0.25. Map 61-2 ((18)) 1-4.

SE-95-M-009 - STARBUCK COFFEE CO. - to permit a fast food restaurant and outdoor seating area within tenant space (23,300 square feet) of the existing Pinecrest Fresh single family attached homes (zero lot line patio homes) at a density of 5 du/ac. Map 71-1 ((1)) 124, 124A.

SE-94-M-010 - MAHMOUD MOIN-AMIN - to remove an existing service station and establish a vehicle sales, rental and ancillary service establishment on 21,956 square feet of land zoned C-6, HC & SC. Map 71-1 ((1)) 102A.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the telecommunications facility proposed to be installed on the existing 135-foot monopole at the Jefferson Fire Station be found a feature shown on the Comprehensive Plan. Map 50-3 ((4)) B.
Fields Plaza shopping center zoned C-5 & HC. Map 72-1 ((1)) pt. 20D.

SE-95-M-020 - QUICK FAMILY MARKET INC. - to permit a fast food restaurant and quick service food store (Quick Mart) in an existing retail commercial building located on 32,627 square feet of land zoned C-5 & HC. Map 72-2 ((1)) 66.

SEA-81-M-097-3 - MOBIL OIL CORP. - to amend the previously approved development conditions by deleting a public access easement to the adjacent development on the west, and to reduce the approved landscape strip along the southeast property boundary, on 20,582 square feet of land zoned C-6. Map 81-1 ((1)) 7D.

SE-95-M-021 - EXXON CORP. - to relocate four gas pump islands and canopy on 25,957 square feet of land zoned C-5. Map 71-4 ((1)) 17, 19.

SE-95-M-029 - MRO MID-ATLANTIC CORP. - to replace an existing fast food restaurant (Roy Rogers) without a drive-through window with a fast food restaurant with one drive-through window on 31,130 square feet of land zoned C-8, SC & HC. Map 61-2 ((21)) pt. 8, pt. 9 & pt. 10.

RZ-94-M-060 - PULTE HOME CORP. - to rezone 121.79 acres from R-2 to PDH-4 to permit 414 single family attached units and 56 multi-family units. Maps 72-3 ((1)) 25, 26; ((32)) 4-8, 11-20; 81-1 ((5)) 3A, 3B, 3C; ((14)) 1-3, 9, 10.

FDP-94-M-060 - PULTE HOME CORP. - final development plan for residential development (Pulte Overlook) of 414 single family attached units and 56 multi-family affordable dwelling units on 121.79 acres zoned PDH-4. Maps 72-3 ((1)) 25, 26; ((32)) 4-8, 11-20; 81-1 ((5)) 3A, 3B, 3C; ((14)) 1-3, 9, 10. (Rehearing)

RZ-94-M-060 - PULTE HOME CORP. - to rezone 121.79 acres from R-2 to PDH-4 to permit 414 single family attached units and 56 multi-family affordable dwelling units. Maps 72-3 ((1)) 25, 26; ((32)) 4-8, 11-20; 81-1 ((5)) 3A, 3B, 3C; ((14)) 1-3, 9, 10. (Rehearing)

FDP-94-M-060 - PULTE HOME CORP. - final development plan for Pulte Overlook development of 414 single family attached units and 56 multi-family affordable dwelling units on 121.79 acres zoned PDH-4. Maps 72-3 ((1)) 25, 26; ((32)) 4-8, 11-20; 81-1 ((5)) 3A, 3B, 3C; ((14)) 1-3, 9, 10. (Rehearing)

SE-95-M-034 - BORDERS, INC. - to allow two existing building-mounted signs (356.4 square feet in total area) to remain for Borders Books & Music within the Baileys Crossroads Center. Map 61-2 ((1)) pt. 72B.

S95-I-B1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan from office use, with an option for high-rise residential use, to retail use for 5.25 acres adjacent to the Skyline Shopping Center. Map 62-3 ((1)) 38B.

SEA-84-M-132 - AMOCO OIL CO. - to amend the previously approved development conditions to permit site renovations, addition of a quick service food store and car wash on 0.88 acres zoned C-6. Map 71-4 ((1)) 28A.

SE-95-M-032 - WESTLAWN/BILL PAGE IMPORTS INC. - to permit existing service station building and three service bays to be used for preparing vehicles for customer delivery, and waiver of minimum lot width and open space requirements on 14,551 square feet of land zoned C-6 & HC. Map 50-4 ((17)) H1.

SE-94-M-010 - MAHMOUD MOIN-AMIN - to add a car wash to an existing service station on 21.956 square feet of land zoned C-8, HC & SC. Map 71-1 ((1)) 102A.

SEA-80-M-140 - EXXON CORP. - to amend the previously approved development conditions by permitting independent development of the two parcels for a car wash with service station and a quick service food store on a total of 1.17 acres zoned C-6, HC and SC. Map 71-1 ((20)) 1A, 1B.
1996 Mason District Applications

The Planning Commission took action on twenty-nine (29) Mason District land use items in 1996. Of that number, three items were denied and the remaining items were approved, either wholly or in part. Additional information on the cases listed below may be obtained from the Planning Commission Office.

Denied Items

SE-95-M-034 - POTOMAC CONFERENCE CORP. OF SEVENTH-DAY ADVENTISTS - to permit construction of a church containing 7012 square feet of gross floor area and 75 parking spaces on 2.25 acres zoned R-3. Map 51-4 ((8)) A; 61-2 ((5)) 3, 4.

456-M95-18 - AMERICAN PCS, L.P. - to permit two ground mounted equipment cabinets, a monopole not to exceed 80 feet in height, a maximum of 18 panel antennas, three omni-whip antennas, and two dish antennas between the Rectory and the play area of the St. Alban’s Church located on 6.0 acres zoned R-2 & HC. Map 60-4 ((1)) 10.

SE-95-M-060 - AMERICAN PCS L.P. - to permit two ground mounted equipment cabinets, a monopole not to exceed 80 feet in height, a maximum of 18 panel antennas, three omni-whip antennas, and two dish antennas between the Rectory and the play area of the St. Alban’s Church located on 6.0 acres zoned R-2 & HC. Map 60-4 ((1)) 10.

Approved Items

FEATURE SHOWN DETERMINATION - NEXTEL COMMUNICATIONS - request that three 15-foot omni-directional antennas, proposed for the roof of the Cavalier Club Apartments in Seven Corners be found a feature shown of the Comprehensive Plan. Map 51-3 ((1)) 43.

FEATURE SHOWN DETERMINATION - NEXTEL COMMUNICATIONS - request that three 15-foot omni-directional antennas, proposed on the existing antenna mounts located on the roof of the One Skyline Tower Building in Baileys Crossroads, be found a feature shown of the Comprehensive Plan. Map 62-3 ((1)) 41C.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that twelve panel antennas, one satellite dish and one equipment cabinet, proposed on the existing PBS broadcasting tower, be found a feature shown of the Comprehensive Plan. Map 81-1 ((9)) A.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that nine panel antennas and one equipment cabinet, proposed on the roof of the existing 13-story Lakeside Plaza Condominiums, be found a feature shown of the Comprehensive Plan. Map 61-4 ((35)) C1.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that twelve panel antennas, one satellite dish and one equipment cabinet, proposed on the roof of existing Moray Apartment Building, be found a feature shown of the Comprehensive Plan. Map 61-2 ((1)) 70.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that twelve panel antennas, one satellite dish and one equipment cabinet, proposed on the roof of existing Moray Apartment Building, be found a feature shown of the Comprehensive Plan. Map 61-2 ((1)) 70.

SE-95-M-026 – MCDONALD’S CORP. - to permit the addition of a drive-thru window and other building additions to the existing fast food restaurant in a Highway Corridor Overlay District on 1.06 acres zoned C-8 & HC. Map 50-4 ((17)) G.

SE-95-M-077 - AARON RENTS, INC. - to permit a retail sales establishment (maximum 60% of gross floor area for retail sales, display area and accessory office with the remaining gross floor area for warehousing) in an existing one-story building located in the Shell Oil Park, on 2.36 acres zoned I-5. Map 80-2 ((9)) 5.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS - request that eleven panel antennas and one equipment cabinet, proposed to be located on the existing PBS broadcasting tower, be found a feature shown of the Comprehensive Plan. Map 61-4 ((35)) C1.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that twelve panel antennas, one satellite dish and one equipment cabinet, proposed on the roof of the existing 13-story Lakeside Plaza Condominiums, be found a feature shown of the Comprehensive Plan. Map 61-4 ((35)) C1.

FEATURE SHOWN DETERMINATION - AT&T WIRELESS SERVICES - request that twelve panel antennas, one satellite dish and one equipment cabinet, proposed on the roof of existing Moray Apartment Building, be found a feature shown of the Comprehensive Plan. Map 61-2 ((1)) 70.

SE-96-M-009 - MARY OLIVER; WOODROW OLIVER MARITAL TRUST; ANNE, INC.; CLAUDE, INC. - to permit two freestanding signs (156 square feet in size and 25 feet high) in the Crossroads Place Shopping Center, on 288 square feet of land zoned C-6, SC, HC. Map 62-1 ((1)) pt.16E.

SEA-84-M-089-2 - JERRY'S FORD, INC. - to amend the previously approved development conditions by permitting site renovations, building additions and waiver of the open space requirement for vehicle sales, rental and ancillary service establishment (Jerry’s Ford) on 8.68 acres zoned C-6 & HC. Map 72-1 ((1)) 23.

SEA-85-M-010 - SCHOOL FOR CONTEMPORARY EDUCATION - to amend the development conditions by
permitting addition of 2.8 acres and conversion of existing residence into office space for school staff on 8.37 acres zoned R-1 & R-5. Map 71-3 ((8)) 5; 71-4 ((20)) 1 & 4.

SE-96-M-013 - R.J. SNYDER, DECKER & CO. FOR KENYON OIL CO. - to permit addition of a quick service food store to existing service station and construction of two canopies over existing gasoline pump islands located on 0.57 acres of land zoned C-5. Map 72-1 ((7)) 1 & 2.

SE-96-M-017 - MAZUR & MYER INC., DBA THE FURNITURE STORE - to permit a furniture store with a maximum 60% of the gross floor area devoted to retail sales, display area and accessory office, and the remaining gross floor area for warehousing) on 7.31 acres zoned I-5. Map 81-1 ((9)) 27.

SEA-91-M-004 - ANNANDALE VOLUNTEER FIRE DEPT. - to revise the previously approved development conditions by renovating/expanding existing Fire Station No. 8 and constructing a new social hall on 3.89 acres zoned R-4, HC & SC. Map 71-1 ((4)) 109A2, 109B.

SEA-83-M-098 - FIRST VIRGINIA BANK - to amend the previously approved development conditions by reducing land area, and adding landscaping and parking spaces on 2.62 acres zoned C-6, HC & SC. Map 71-1 ((1)) 115, 116D.

SE-96-M-028 - ANNANDALE BOYS CLUB, INC. - to permit a public benefit association (for athletic and cultural activities for the Annandale Boys Club) within a 17,638 square foot portion of an existing building currently occupied by Allied Plywood as a warehousing use on 3.0 acres zoned I-6. Map 80-2 ((7)) G1, G2.

456-M96-14 - FAIRFAX COUNTY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT - to expand the Baileys Community Center and the Higher Horizons Day Care Center, by the addition of 6300 square feet for an administrative office, a multi-purpose room, an arts and crafts room, an exercise room, and storage space and renovating locker rooms, storage rooms, senior center and administrative lobby area) on 6.61 acres of the former Lillian Carey Elementary School site. Map 61-4 ((1)) 42.

PCA-88-M-023 - SUITE VENTURE ASSOC. L.P. - to amend the previously approved proffers by adding an eating establishment to Hampton Inn and Homewood Suites Hotel on 5.13 acres zoned PDC, HC, SC. Map 62-3 ((1)) 25A; ((6)) 1A.

S96-I-A1 - OUT-OF-TURN PLAN AMENDMENT - to revise the Comprehensive Plan for 5 acres from residential use at 2-3 & 4-5 du/ac to a residential density up to 8-12 du/ac to facilitate consideration of an elderly housing project of 132 units. Map 71-3 ((8)) 7, 7A, 8, 9, 9A.

FS-M96-19 - BELL ATLANTIC NYNEX - request that nine panel antennas and one equipment cabinet, proposed on the nine-story Parliament Village apartment building roof, be found a feature shown of the Comprehensive Plan. Map 71-1 ((1)) 77.

FS-M96-20 - BELL ATLANTIC NYNEX - request that six panel antennas, one freestanding antenna and one equipment cabinet, proposed on existing five-story Homestyle Inn roof, be found a feature shown of the Comprehensive Plan. Map 81-1 ((1)) 7A.

FS-M96-26 - AT&T - request that nine panel antennas, proposed on the roof of the existing five-story CSC Building, be found a feature shown of the Comprehensive Plan. Map 50-4 ((1)) 16.

SE-96-M-036 - BEAUREGARD SQUARE L. P. - to increase the height and area of an existing freestanding sign (to 15 feet in height with a total area of 145 square feet) at the Beauregard Square office park located on 3.99 acres zoned C-6 & HC. Map 72-4 ((1)) pt.13.

SE-96-M-038 - McDONALD'S CORP. - to permit expansion of an existing fast food restaurant and addition of a drive-thru window on 0.62 acres zoned C-6, HC & SC. Map 71-1 ((2)) 3.
The Planning Commission acted on forty-five land use items in the Mason District in 1997. The Commission denied three items and accepted withdrawal of one item. The remaining forty-one were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

Withdrawn Item

APR-97-I-4L - AREA PLANS REVIEW ITEM - nomination by Joseph Allison to amend the Comprehensive Plan for 10.74 acres at 6400 Edsall Road from private open space, retail and other uses to public park or private recreation/private open space. Map 81-1 ((11)) 1, 1A.

Denied Items

APR-97-I-6A - AREA PLANS REVIEW ITEM - nomination by James Kincheloe on behalf of Koo Hyung Kim to amend the Comprehensive Plan for 0.84 acres located on Canard Street from residential use at 1-2 du/ac to retail and other uses. Map 71-4 ((7)) 1, 2.

APR-97-I-8A - AREA PLANS REVIEW ITEM - nomination by David Houston on behalf of Edward Petros to amend the Comprehensive Plan for 3.45 acres located on Braddock Road by adding an option for elderly assisted living at .55 FAR. Map 71-3 ((8)) 8 and 71-3 ((8)) (7) 7, 7A.

APR-97-I-4B - AREA PLANS REVIEW ITEM - nomination by Billie Bryan Mackey to amend the Comprehensive Plan for 1.11 acres on Arlington Boulevard from residential use at 2-3 du/ac with an option for 5-8 du/ac to residential use at 5-8 du/ac with an option for institutional use. Map 51-4 ((1)) 11.

Approved Items

FS-M96-23 - AT&T - request that nine panel antennas and two equipment cabinets, proposed to be located on the existing City of Falls Church Water Tower at 6188 Wilson Boulevard, be found a feature shown of the Comprehensive Plan. Map 51-3 ((18)) D, D1

SE-96-M-026 - JONATHAN K. CHERNER - to permit renovations (removal of used car sales trailer, addition of a used car sales building, and modification of parking space layout) to an existing vehicle sales, rental and ancillary service establishment on 5.31 acres zoned C-6 & HC. Map 72-1 ((1)) 23A.

RZ-96-M-028 - 7210 POPLAR PARTNERSHIP AND ARTHUR S. CRANSTON - to rezone 0.30 acres from R-4, HC & SC to C-3, HC & SC to permit the existing building to be used as office space for an insurance agency. Map 71-1 ((4)) 101.

SE-96-M-040 - BAILEY'S CROSSROADS VOLUNTEER FIRE DEPT. INC. - to permit a telecommunications facility to be located on the 1.02-acre site (zoned C-2 and HC) of the Bailey's Crossroads Volunteer Fire Department located at 3601 Madison Lane. Map 61-4 ((1)) 20A.

456-M96-2 - CELLULAR ONE WASHINGTON/BALTIMORE - to permit a 130 foot monopole to be located on the 1.02-acre site (zoned C-2 and HC) of the Bailey's Crossroads Volunteer Fire Department located at 3601 Madison Lane. Map 61-4 ((1)) 20A.

FS-M96-40 - CELLULAR ONE - request that nine panel antennas and associated equipment, to be located on the roof of Seven Corners Medical Arts Building at 2946 Sleepy Hollow Road, be found a feature shown of the Comprehensive Plan. Map 51-3 ((1)) 9B.

FS-M96-53 - BELL ATLANTIC - to co-locate nine directional antennas on existing 137.8 foot monopole (with Cellular One and APC telecommunications facilities) at Jefferson Fire Station at 3101 Hodge Place. Map 50-3 ((4)) B.

RZ-96-M-027 - CHILDRENS ACHIEVEMENT CTR INC. - to rezone 3.32 acres from R-1 to R-3 to permit an addition to an existing school (The Oakwood School) for an overall FAR of 0.22. Map 71-3 ((8)) 12, 13.

SE-96-M-037 - CHILDRENS ACHIEVEMENT CENTER - to permit addition of gymnasium/multi-purpose building and a modular building) to an existing private school (The Oakwood School) on 3.32 acres zoned R-3. Map 71-3 ((8)) 12, 13.

FS-M96-62 - APC - request that addition of nine panel antennas and three equipment cabinets to existing APC facilities, located on the roof of the 12-story Lakeside Plaza Condominium Building at 3800 Powell Lane, be found a feature shown of the Plan. Map 61-4 ((35)) C1.

FS-M96-63 - APC - request that addition of nine panel antennas and three equipment cabinets, to existing APC telecommunications facilities located on the roof of the 10-
story office building at 5600 Columbia Pike, be found a feature shown of the Plan. Map 62-1 ((1)) 7.

FS-M97-15 - APC - request that addition of twelve panel antennas and three equipment cabinets, to existing APC telecommunications facilities located on the roof of the 12-story Cavalier Club Apartment Building at 6200 Wilson Boulevard, be found a feature shown of the Comprehensive Plan. Map 51-3 ((1)) 43.

FS-M96-65 - AT&T - request that replacement of an existing 122-foot guyed lattice tower, on the grounds of the FCWA facility located at 7001A Cindy Lane, with a 100-foot tower to accommodate nine panel antennas and equipment cabinet, be found a feature shown of the Comprehensive Plan. Map 71-1 ((1)) 130.

FS-M97-26 - FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY - request that six whip antennas, to be attached to an existing 240-foot Washington Gas Light Company lattice tower at 68801 Industrial Road, be found a feature shown of the Comprehensive Plan. Map 80-2 ((1)) 30.

FS-M96-66 - NEXTWAVE - request that proposed co-location of three panel antennas and equipment cabinet with existing AT&T telecommunication facilities, on the side of the 150-foot Willston Water Tank located at 6188 Wilson Blvd, be found a feature shown of the Comprehensive Plan. Map 456-M97-1 - AMERICAN PERSONAL COMMUNICATIONS - to permit 18 panel antennas and seven equipment cabinets on a new 150-foot monopole to be constructed adjacent to the Mason District Park maintenance area at 6711 Columbia Pike. Map 60-4 ((1)) 28.

456-M97-1 - AMERICAN PERSONAL COMMUNICATIONS - to permit 18 panel antennas and seven equipment cabinets on a new 150-foot monopole to be constructed adjacent to the Mason District Park maintenance area at 6711 Columbia Pike. Map 60-4 ((1)) 28.

SEA-90-M-003-2 - MONTESSORI SCHOOL OF NO. VA - to amend the previously approved development conditions by permitting 2950 square foot addition (for classrooms) and partial remodeling of existing building (to provide multi-purpose room, conference room, parent reception area and larger library) located at 6820 Pacific Lane on 2.77 acres zoned R-2. Map 71-2 ((8)) 93B.

RZ-1997-MA-006 - COUNTRY SQUIRE L.P. - to rezone 24.40 acres from I-6 to PDH-12 to permit residential development of 270 dwelling units at a density of 11.06 du/ac. Map 72-3 ((1)) 17B; 81-1 ((1)) 19A and 20.

FDP-1997-MA-006 - COUNTRY SQUIRE LIMITED PARTNERSHIP - submission of the final development plan for residential development (Windy Hill at Lincolnia) of 270 dwelling units (92 multiple family units with 28 being affordable housing units, 150 single family attached units; and 28 single family detached units) on 24.40 acres zoned PDH-12. Map 72-3 ((1)) 17B; 81-1 ((1)) 19A & 20.

FS-M97-25 - NEXTWAVE WIRELESS - request that installation of three panel antennas and one GPS antenna with associated equipment cabinet, on the roof of the 13-story Lakeside Plaza Building at 3800 Powell Lane, be found a feature shown of the Comprehensive Plan. Map 61-4 ((35)) C1.

SE-97-M-019 - FIRST UNION BANK OF VIRGINIA, MARYLAND & WASHINGTON, D.C. - to renovate an existing bank building by increasing the building size from 2500 to 4100 square feet, the number of drive-through lanes from three to four, and the number of stacking spaces from 10 to 16; installing streetscape improvements; and altering ingress and egress points on 0.62 acres zoned C-6, HC & SC. Map 71-1 ((1)) 102C.

SE-97-M-016 - STORAGE USA, INC. - to permit a 79,582 square foot mini-warehousing establishment, to include an accessory caretaker's residence, in an existing two-story building (former Bailey's Crossroads Airport Aircraft Hangar) on 2.09 acres zoned C-8, HC & SC. Map 61-2 ((21)) 1, 2, 19-22.

SE-97-M-014 - EXXON CORP. - to permit renovation of an existing five bay service station, a 765 square foot mini-mart, waiver of the open space requirement, and an increase in the existing freestanding sign to a maximum of 50 square feet on 0.48 acres zoned C-7 and SC and located at 6162 Arlington Boulevard. Map 51-3 ((1)) 24C.

FS-M97-38 - CELLULAR ONE - request that co-location of nine panel antennas and an equipment cabinet on a 150-foot APC monopole, located adjacent to the maintenance area in Mason District Park at 6631 Columbia Pike, be found a feature shown of the Comprehensive Plan. Map 60-4 ((10)) 28.

APR-97-CW-15ED - AREA PLANS REVIEW ITEM - request by County staff to amend the Comprehensive Plan by making editorial revisions and updating text and figures for the Lincolnia Planning District.

APR-97-CW-16ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Comprehensive Plan by making editorial revisions and updating text and figures for the Bailey's Planning District.

6935-SP-01-2 - WINDY HILL AT LINCOLNIA - submission of the site plan, pursuant to the proffers
1997 Mason District Applications

approved under RZ-97-M-006, for the Windy Hill at Lincolnia residential development on 24.4 acres zoned PDH-12. Map 27-3 ((1)) 17P and 81-1 ((1)) 19A.

FS-M97-59 - BELL ATLANTIC - to co-locate an equipment building and nine antennas with those of APC, AT&T and NextWave, located on the roof of the 12-story Lakeside Apartment Building at 3800 Powell Lane. Map 61-4 ((35)) C1.

APR-97-I-1A - AREA PLANS REVIEW ITEM - nomination by Keith Martin on behalf of the Annandale Swim and Tennis Club to amend the Comprehensive Plan for 1 acre located on Little River Turnpike from private recreation with an option for residential use at 3-4 du/ac to retail and other uses with a maximum 0.10 FAR. Map 71-1 ((1)) pt. 75.

APR-97-I-2A - AREA PLANS REVIEW ITEM - nomination by Gary L. Weber to amend the Comprehensive Plan for 42.74 acres on Woodburn Road from public facility use for a high school to public facility use for a park. Map 59-1 ((1)) 20.

APR-97-I-5A - AREA PLANS REVIEW ITEM - nomination by Frank Vajda, Francis Mackey, Roy Ray, Dalton Wilson and Rosemary Purple to amend the Comprehensive Plan for 42.74 acres on Woodburn Road from public facility use for a high school to public facility use for a park. Map 59-1 ((1)) 20.

APR-97-I-7A - AREA PLANS REVIEW ITEM - nomination by Arif Hodzic to amend the Plan for 2.4 acres on Daniels Avenue and Thornton Street from office, institutional and public facility uses to residential use up to 10 du/ac with an option for up to 20 du/ac. Map 60-3 ((16)) 143, 144; 71-1 ((4)) 145A, 109C.

APR-97-I-3L - AREA PLANS REVIEW ITEM - nomination by Supervisor Gross to amend the Comprehensive Plan for 72 acres in the L2 Community Planning Sector by adding text to address the inappropriateness of reductions in yard requirements on railroad lots. Map 72-1 ((9)), ((10)) and 72-3 ((7)) and ((8)).

SEA-95-M-029 - MCDONALD'S CORPORATION - to permit site modifications to existing fast food restaurant with a drive-through window on 31,130 square feet of land zoned C-8, HC and SC and located at 5603 Leesburg Pike. Map 61-2 ((21)) 5, 9.

SE-97-M-032 - FAIRFAX-BREWSTER SCHOOL - to permit expansion of an existing private school and nursery school on 2.21 acres zoned R-3 and HC at 5860 Glen Forest Drive. Map 61-2 ((11)) 26.
The Planning Commission took action on thirty-five land use applications in the Mason District in 1998. The Commission accepted withdrawal of one item and denied two items. The Commission approved the remaining thirty-two applications, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

ItemWithdrawn

APR-98-I-4B – 1998 AREA PLANS REVIEW ITEM – nomination by Cappi Land/Trac Agency to amend the Comprehensive Plan for 24.05 acres located on Columbia Pike by increasing the planned residential density from 2-3 to 8-12 du/ac. Map 61-3 various parcels.

ItemDenied


APR-98-I-2L - 1997 AREA PLANS REVIEW ITEM – nomination by Nejdeh Baigoomian to amend the Comprehensive Plan for 2.86 acres located at 6400 Little River Turnpike by residential use at 1-2 du/ac to retail and other uses. Map 72-1 ((9)) (A) 1-38.

ItemApproved

SE-97-M-037 – EAKIN PROPERTIES – to permit a pharmacy with a drive-through window on 2.96 acres zoned C-5 and HC at 6647 Arlington Boulevard and 6622 South Street. Map 50-4 ((1)) 13A, 13B, 13C, 13D.

RZ-1997-MA-044 – SKYLINE ENTRE LP – to rezone 0.10 acre from R-3 to C-8 to accommodate a portion of the automobile-oriented uses proposed under SE-97-M-044. Map 61-2 ((1)) 82.

SE-97-M-044 – SKYLINE ENTRE LP – to permit a fast food restaurant with a drive-through window and a drug store with a drive-through window on 2.19 acres zoned C-8 and located at 5701 and 5711 Columbia Pike. Map 61-2 ((1)) 82 and 61-4 ((43)) 4.

SE-98-M-009 – REV. WILLIAM SAUNDERS & QUEEN OF APOSTLES CHURCH – to permit a college of religious studies and construction of a four-car garage for the rectory on the site of the existing Queen of Apostles Catholic Church and private school located on 12.17 acres zoned R-3 located at 4329 Sano Street. Map 72-2 ((1)) 21.

SE-97-M-024 – LEVIN MANAGEMENT CORP. – to permit waiver of sign regulations for the development located on 23.45 acres zoned C-6 and located at 3490 South Jefferson Street. Map 62-1 ((1)) 16E.

SE-97-M-075 – MUBARAK CORPORATION – to permit a new service station with five pump islands and a mini-mart on 24.520 square feet of land zoned C-8, HC and SC, and located at 6318 Leesburg Pike. Map 51-3 ((1)) 33, 34.

SE-98-M-002 – WASHINGTON INTERNATIONAL TELEPORT INC. – to permit installation and operation of 13 satellite earth stations, including a 20,000 square foot headquarters building, on 5.65 acres zoned I-5 and HC and located at the terminus of George Washington Drive. Map 80-2 ((9)) 18A.

FS-M98-10 – AT&T WIRELESS – to co-locate nine panel antennas on the existing 150-foot monopole located within Mason District Park and co-utilized by APC and Cellular One. Map 60-4 ((1)) 28.

SE-98-M-003 – SLEEPY HOLLOW BATH & RACQUET CLUB, INC. – to permit uses in a floodplain including the extension of a concrete pool deck, installation of a walkway adjacent to existing tennis courts, a half-court basketball court and full size volleyball court, a picnic shelter, an addition to the existing clubhouse and relocation of fences at the existing Sleepy Hollow Bath & Racquet Club on 7.77 acres zoned R-2 and located at 3516 Sleepy Hollow Road. Map 60-2 ((1)) 55.

RZ-1998-MA-010 – FAIRFAX DEVELOPMENT CORP. – to rezone 2.4 acres from R-4 and C-3 to PDH-12, SC and HC to permit a detached residential development at a density of 8.33 du/ac. Map 60-3 ((16)) 143, 144 and 71-1 ((4)) 109C, 145A.

FDP-1998-MA-010 – FAIRFAX DEVELOPMENT CORP. – submission of the final development plan for development of 20 single family detached units on 2.4 acres zoned PDH-12, SC and HC. Map 60-3 ((16)) 1343, 144 and 71-1 ((4)) 109C, 145A.
1998 Mason District Applications

RZ-96-M-015 – MANORCARE HEALTH SERVICES, INC. – to rezone 3.42 acres from R-1 to R-3 to permit a medical care facility. Map 71-3 ((8)) 7, 7A, 8.

SE-96-M-020 – MANORCARE HEALTH SERVICES, INC. – to permit a medical care facility on 3.42 acres zoned R-3, located at 7034 Braddock Road, providing assisted care living services to a maximum of 60 individuals with Alzheimer’s disease and related disorders. Map 71-3 ((8)) 7, 7A, 8.

FS-M98-13 – NEXTEL – to co-locate up to 12 panel antennas on the existing 130-foot monopole, with an equipment cabinet on the ground, located at 3601 Madison Lane on the site of the Bailey’s Crossroads Volunteer Fire Department. Map 61-4 ((1)) 20A.

SEA-94-M-017 – MOON KIL PARK – to amend the previously approved development conditions by permitting the addition of a canopy over two existing multiproduct dispensers at the existing service station located at 3015 Patrick Henry Drive on 1.34 acres zoned C-6 and HC. Map 51-3 ((18)) 8A.


APR-97-I-4A - 1997 AREA PLANS REVIEW ITEM – nomination by David G. Russell to amend the Comprehensive Plan for the A10 (Ossian Hall) Community Planning Sector of the Annandale Planning District by adding text regarding special exception/special permit requirements for non-residential uses.

APR-97-I-1B - 1997 AREA PLANS REVIEW ITEM – nomination by Jacqueline Cheshire to amend the Comprehensive Plan for 2.6 acres located on South George Mason Drive by increasing the planned residential density from 2-3 du/ac to 12-16 du/ac. Map 62-3 ((11)) 13A, 15, 17, 18, 19.

APR-97-CW-23T - 1997 AREA PLANS REVIEW ITEM – nomination by Kathleen Chevalier to amend the Comprehensive Plan by adding language discouraging additional development in the absence of transportation improvements in the area of the Little River Turnpike/Beauregard Street intersection. Map 72-1.


APR-98-I-2A - 1998 AREA PLANS REVIEW ITEM – nomination by Helen Winter and Charles Wrblewski to amend the Comprehensive Plan for 3.7 acres located on Evergreen Lane and Alpine Drive by increasing the planned residential intensity from 2-3 to 8-12 du/ac. Map 71-2 ((2)) 23-29, ((4)) 4-6.

APR-98-I-1ED - 1998 AREA PLANS REVIEW ITEM – nomination by staff of the Office of Comprehensive Planning to amend the Comprehensive Plan

APR-98-I-1L - 1998 AREA PLANS REVIEW ITEM – nomination by Mason District Supervisor Penny Gross to amend the Comprehensive Plan for 3.8 acres located at 6275-6291 Edsall Road, currently planned for office use up to .25 FAR, by adding an option for residential development at 5-8 du/ac. Map 81-2 ((11)) 4, 5, 6.

APR-98-I-1PF - 1998 AREA PLANS REVIEW ITEM – nomination by the Fairfax County Library Board to amend the Comprehensive Plan by adding text concerning renovation and expansion of the Thomas Jefferson Community Library located at 7415 Arlington Boulevard on 2.5 acres. Map 50-3 ((11)) 4.

APR-98-I-2PF - 1998 AREA PLANS REVIEW ITEM – nomination by the Fairfax County Library Board to amend the Comprehensive Plan by adding text concerning renovation of the Woodrow Wilson Community Library located at 6101 Knollwood Drive on 16 acres. Map 61-2 ((11)) 1A.

SEA-82-M-018 – McDONALD’S CORPORATION – to amend the previously approved development conditions by replacing an existing Roy Rogers fast food restaurant with a McDonald’s fast food restaurant with a drive-through window on 0.57 acres zoned C-6 and located at 7265 Arlington Boulevard. Map 50-3 ((11)) 5A.

SEA-82-M-018 – MCDONALD’S CORPORATION – to amend the previously approved development conditions by replacing an existing Roy Rogers fast food restaurant with a McDonald’s fast food restaurant with a drive-through window on 0.57 acres zoned C-6 and located at 7265 Arlington Boulevard. Map 50-3 ((11)) 5A.

FS-M98-16 – NEXTEL – to co-locate 12 panel antennas on an existing 133-foot monopole, with an equipment cabinet on the ground, of the Jefferson Fire Station site located at 3101 Hodge Place. Map 50-3 ((4)) B.

SE-98-M-028 – LEARY SCHOOL INC. – to amend the existing special permit for the Leary School, a private co-educational special education day school located at 6349 Lincolnia Road on 2.43 acres zoned R-2, by changing the age of the children attending the school to ages 6 through 21 and changing the hours of operation to 7:30 am through 5:00 pm Monday through Friday. Map 72-1 ((11)) 50A.
SEA-97-M-014 – EXXON CORPORATION – to amend the previously approved development conditions by enlarging the existing service station to permit five bays, four multiproduct dispensers with a canopy, and a 300 square foot mini-mart on 21,058 square feet of land zoned C-7 and SC and located at 6162 Arlington Boulevard. Map 51-3 ((1)) 24C.


SE-98-M-022 – ZP NO. 38, LLC – to permit a drive-through pharmacy (Eckerd’s) on 1.45 acres zoned C-6, HC and SC and located at 6053 Leesburg Pike. Map 61-2 ((12)) 4, 4A.

SEA-85-M-101-2 – PHILLIPS PROGRAMS – to amend the previously approved development conditions by expanding the existing private school (School for Contemporary Education), located on 8.38 acres zoned R-1 and R-5, by enlarging the building from 28,840 square feet to 62,483 square feet, increasing the number of students from 130 to 198, and increasing the number of staff from 99 to 140. Map 71-4 ((20)) 1, 4.
The Planning Commission took action on twenty-seven land use applications in the Mason District in 1999. The Commission denied one item and approved the remaining twenty-six applications, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Denied Item

SE-99-M-030 - ANNANDALE HARDWARE & SUPPLY CO. INC. - to permit the addition of a U-Haul truck rental establishment as an ancillary use to the existing Annandale Hardware Store located on 20,190 square feet of land zoned C-5. Map 71-1 ((1)) 122, 123.

Approved Items

S97-CW-5CP - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 170 acres (Annandale Community Business District) currently planned for mixed use, office, retail, public facility, and residential uses by revising the planned land use mix and intensity levels to encourage revitalization and to adopt design guidelines and standards to promote a more urban environment. Maps 60-3, 60-4, 71-1 and 71-2.

SEA-89-M-043 - HOANG ENTERPRISES & DR. LONG HOANG - to amend the previously approved development conditions by removing the five year time limit and permitting continuation of the existing dental office use on 10,138 square feet zoned R-3, CRD and SC, located at 6669 Arlington Blvd. Map 51-4 ((2)) (A) 7.

PCA-94-M-060 - PULTTE HOME CORP. - to amend the previously approved proffers for the 121.79 acre Overlook residential development by modifying the unit type within a portion of Land Bay B2 (10.71 acres zoned PDH-4) from single family attached garage condominium units to 20-foot wide single family attached townhouse units and modifying the proffer related to provision of affordable dwelling units. Map 72-3 ((1)) 61A.

FDPA-94-M-060 - PULTTE HOME CORP. - to amend the previously approved final development plan for the 121.79 acre Overlook residential development by modifying the unit type within a portion of Land Bay B2 (10.71 acres zoned PDH-4) from single family attached garage condominium units to 20-foot wide single family attached townhouse units and modifying the proffer about provision of affordable dwelling units. Map 72-3 ((1)) 61A.

FS-M98-16 - NEXTEL - to amend the previously approved feature shown determination by enlarging and relocating the telecommunications equipment shelter from the north to the east side of the Jefferson Fire Station located at 3101 Hodge Place. Map 50-3 ((4)) B.

PCA-86-L-056-3 - CONTINENTAL BRENN MAR ASSOC. & CAFFERTY BRENN MAR ASSOCIATES - to amend the previously approved proffers for the Bren Mar Business Park by permitting an increase in the building footprint to accommodate construction of a two-story office building on 18.17 acres zoned I-4. Map 81-1 ((1)) 8A, 8B.

SE-98-M-059 - RITE AID OF VIRGINIA, INC. - to permit addition of two drive-through lanes to a proposed pharmacy and bank on 1.73 acres in Seven Corners zoned C-8, CR, HC & SC. Map 51-3 ((16)) (A) 1-10.

RZ-1998-MA-029 - DAVCO RESTAURANTS - to rezone 1.11 acres from R-2 & HC to C-6 & HC to permit a fast food restaurant (Wendy's) with a drive-through window at 7530 Little River Turnpike. Map 71-1 ((1)) pt. 75.

SE-98-M-031 - DAVCO RESTAURANTS - to permit a fast food restaurant (Wendy's) with a drive-through window in a Highway Corridor Overlay District on 1.11 acres zoned C-6 & HC and located at 7530 Little River Turnpike. Map 71-1 ((1)) 75.

FS-M99-10 - CELLULAR ONE - to place an equipment building on the ground and install nine panel antennas on the existing 240-foot Washington Gas tower at 6801 Industrial Road. Map 80-2 ((1)) 30.

PCA-C-052-6 - CSC SEVEN SKYLINE PLACE, L.L.C. - to amend the previously approved proffers for the Skyline Center development by replacing the previously approved office option for two 14-story office buildings with an office option for one seven-story office building on 5.25 acres zoned PDC, CRD, HC and SC. Map 62-3 ((1)) 38B.

FDPA-C-052-11 - CSC SEVEN SKYLINE PLACE - to amend the previously approved final development plan for the Skyline Center development by replacing the previously approved office option for two 14-story office buildings with an office option for one seven-story office building on 5.25 acres zoned PDC, CRD, HC and SC. Map 62-3 ((1)) 38B.

SE-99-M-007 - BAILEY'S CROSSROADS, LLP. - to permit a drive-in bank with three drive-through lanes within a new building encompassing a grocery store in the Bailey's Crossroads Shopping Center on 4.69 acres zoned C-2.
PCA-88-M-077-2 - MFG 21-MADISON LANE LLC - to amend the previously approved proffers for the Madison Place residential townhouse development to permit additional acreage and seven additional units. Map 61-4 ((1)) 14-16, 18-20 and 61-4 ((42)) C, 52-67.

FDPA-88-M-077-2 - MFG 21-MADISON LANE LLC - submission of the final development plan for the addition of 0.38 acres zoned PDH-20 and HC to the previously approved Madison Place development resulting in an increase from 67 to 74 townhouse units at 18.29 du/ac. Map 61-4 ((1)) 14-16, 18-20; ((42)) C, 52-67.

RZ-1999-MA-014 - MFG 21-MADISON LANE LLC - to rezone 0.38 acres from R-3 and HC to PDH-20 and HC for incorporation into Madison Place residential development approved under RZ-88-M-077. Map 61-4 ((1)) 17.

FDP-1999-MA-014 - MFG 21-MADISON LANE LLC - submission of the final development plan for the addition of 0.38 acres zoned PDH-20 and HC to the previously approved Madison Place residential development resulting in an increase from 67 to 74 townhouse units at 18.29 du/ac zoned PDH-20 and HC. Map 61-4 ((1)) 17.

SE-99-M-026 - L & M MUFFLERS, INC. - to permit a vehicle light service establishment (Meineke Discount Mufflers) with four bays and modification of the open space requirements on 0.35 acres zoned C-8, SC, HC and CRD. Map 61-2 ((1)) 96.

RZ-1999-MA-006 - THE RYLAND GROUP INC. - to rezone 4.21 acres from C-4 and HC to PDH-12 and HC for 48 single family attached dwelling units at 11.4 du/ac, later amended to 45 dwellings at 10.6 du/ac. Map 72-2 ((1)) 44B.

FDP-1999-MA-006 - THE RYLAND GROUP INC. - submission of the final development plan for Landmark Towns development of 45 single family attached dwelling units on 4.21 acres zoned PDH-12 and HC at 10.6 du/ac. Map 72-2 ((1)) 44B.

SEA-96-M-013 - KENYON OIL COMPANY - to permit the addition of a canopy and other site improvements to an existing three-bay 24-hour Sunoco service station located in the Bailey's Crossroads Commercial Revitalization District on 18,310 square feet zoned C-6, SC, HC and CRD. Map 61-2 ((12)) 1A.

SEA-80-M-060-3 - THE SALVATION ARMY - to revise the previously approved development conditions associated with the Salvation Army residential rehabilitation program run in association with a thrift store, on 5.57 acres zoned C-2, C-5 and HC, to permit up to 25% of the program participants to be residents outside of the Northern Virginia area. Map 72-1 ((1)) 22B.

FS-M99-22 - NEXTEL - to co-locate up to twelve panel antennas on an existing 150-foot monopole used by APC, Sprint, Cellular One and AT&T, and to place an equipment cabinet on the grounds of the Mason District Park at 6631 Columbia Pike. Map 60-4 ((1)) 28.

2232-M99-6 - COMMUNITY WIRELESS STRUCTURES II LLC - to construct a 199-foot telecommunications monopole to accommodate up to six wireless telephone service providers, up to 13 pager service providers, and public services uses) in the rear parking area for the Versar office complex at 6800 Versar Center Drive. Map 80-2 ((1)) 22B.

SEA-98-M-009 - REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON - to amend the previously approved development conditions (associated with prior approval of a church and related facilities with a private school of general education) to permit construction of a one-story gymnasium/multi-purpose room for use by grade school students at the Queen of Apostles Catholic Church located on 12.17 acres zoned R-3. Map 72-2 ((1)) 21.

SE-99-M-036 - SUN COMPANY, INC. - to permit the addition of a canopy and other site improvements to an existing three-bay 24-hour Sunoco service station located in the Bailey's Crossroads Commercial Revitalization District on 18,310 square feet zoned C-6, SC, HC and CRD. Map 61-2 ((12)) 1A.
In 2000, the Planning Commission took action on thirty-five land use applications in the Mason District. One item was denied and the Commission approved the remaining items, either wholly or in part. Additional information on the applications listed below may be obtained from the Planning Commission Office.

**Item Denied**

SE-99-M-032 - M.H.R., INC. C/O DAWSON’S AUTO CARE - to permit the addition of a U-Haul truck rental establishment and to permit parking in an R-District on 34,790 square feet of land zoned C-5, R-3, CRD, HC and SC. Map 61-2 ((1)) 23.

**Items Approved**

S97-CW-6CP - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for the Bailey’s Corner/Seven Corners commercial business centers, currently planned for mixed use, office, retail, public facility and residential uses, by modifying some land use recommendations, adding urban design guidelines; changing recommendations regarding the transportation network; and, changing boundaries. Maps 61-2, 61-4, 62-1 and 62-3.

APR-98-I-1B - AREA PLANS REVIEW AMENDMENT - to amend the Plan by increasing the intensity on acreage currently planned for neighborhood retail and community serving retail uses and office use at up to .35 FAR, with a portion planned for residential use at 4-5 dwelling units per acre. Map 61-2 ((17)) (A) 1-55; 61-2 ((17)) (B) 21, 21A; 61-2 ((17)) (E) 1A, 2A, 3A, 3B, 3B1, 5-8; and 61-2 ((17)) (F) 1-4.

APR-98-I-1B (EX) - AREA PLANS REVIEW AMENDMENT - to amend the Plan by increasing the intensity on acreage currently planned for neighborhood retail and community serving retail uses and office use at up to .35 FAR, with a portion planned for residential use at 4-5 dwelling units per acre. Map 61-2 ((17)) (E) 28 & 29.

APR-98-I-2B - AREA PLANS REVIEW AMENDMENT - to amend the Plan for approx. 45 acres currently planned for commercial use and residential use at 4-5 dwelling units per acre by adding language encouraging consolidation of parcels for redevelopment at higher intensities, including an option for residential use at 8-12 dwelling units per acre. Map 61-2 ((1)), ((19)), ((20)), ((21)); 61-4 ((1)), ((17)), ((23)), ((29)), ((30)).

APR-98-I-3B - AREA PLANS REVIEW AMENDMENT - to amend the Comprehensive Plan for approximately 2.5 acres from residential use at 2-3 du/ac to commercial use. Map 62-1 ((11)) 11, 12.

FS-M99-40 - NEXTEL - to co-locate up to 12 panel antennas and one equipment cabinet on the roof of the five-story Seven Corners West Office Building (co-utilized by AT&T) at 6565 Arlington Blvd. Map 50-4 ((1)) 16.

FS-M00-7 - METRICOM - to install up to 16 panel antennas on the roof of the existing 145-foot Munson Hills Apartments, with one equipment cabinet in the penthouse, at 6129 Leesburg Pike. Map 61-1 ((1)) 11.

FS-M00-21 - METRICOM, INC. - to co-locate up to 16 antennas and one equipment cabinet on the roof of the existing 100-foot Cavalier Club Apartments (co-utilized by APC and Nxtel) at 6200 Wilson Blvd. Map 51-3 ((1)) 43.

FS-M00-19 - METRICOM, INC. - to co-locate up to 16 antennas and one equipment cabinet on the roof of the existing 90-foot Parliament Apartments (co-utilized by Bell Atlantic) located at 7409 Eastmoreland Road. Map 71-1 ((1)) 77.

FS-M00-32 - NEXTEL - to install 12 panel antennas and one equipment cabinet on the penthouse of the 10-story Woodlake Towers residential condominium building located at 3100 Manchester Street. Map 51-4 ((13)) 13.

FS-M00-36 - NEXTEL - to co-locate 12 panel antennas on the roof of the five-story Homestyle Inn Hotel (co-utilized by Bell Atlantic) with one equipment cabinet on the ground at 6461 Edsall Road. Map 81-1 ((1)) 7A.

FS-M00-3 - METRICOM - to co-locate up to 12 panel antennas and one equipment building on the roof of the 327-foot One Skyline Tower Office Building (co-utilized by Nextel) at 5107 Leesburg Pike. Map 62-3 ((1)) 41C.

FS-M00-54 - SIRIUS SATELLITE RADIO - to install one VSAT dish antenna, one GPS antenna and one whip antenna on the roof of the 18-story Skyline House Condominiums, with equipment located inside the building on the top floor, at 3709 South George Mason Drive. Map 62-3 ((10)) (E) C1.

FS-M00-57 - NEXTEL - to install twelve panel antennas and an equipment cabinet on the roof of the four-story Pinecrest Office Building located at 6601 Little River Turnpike. Map 71-2 ((1)) 40.
2000 Mason District Applications

S99-I-A1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for approx. 145 acres (Land Unit E of the Beltway South Industrial Area) currently planned for industrial uses and public park by revising the intensity of use, considering an option for retail uses, and changing the public park use to private open space. Maps 80-2 and 81-1.

FSA-M96-26-1 - AT&T - to amend the previously approved feature shown application by replacing the existing equipment cabinet with a larger structure on the CSC Office Building located at 6565 Arlington Blvd. Map 50-4 (((1))) 16.

FS-M00-38 - METRICOM - to co-locate 16 antennas on the existing 199-foot CWS monopole (co-utilized by CWS and Nextel) with one equipment cabinet on the ground in the Versar Office Park at 6800 Versar Center Drive. Map 80-2 (((1))) 22B.

FS-M00-66 - XM SATELLITE RADIO - to co-locate three panel antennas and one satellite dish on the existing 199-foot Community Wireless Structures monopole and one equipment cabinet on the ground in the Versar office complex at 6800 Versar Center Drive. Map 80-2 (((1))) 22B.

FS-M00-72 - NEXTEL - to install nine panel antennas on an existing 92-foot lattice VEPCO transmission tower with one equipment cabinet at the tower base located at 3342 Gallows Road. Map 59-2 (((17))) A.

FS-M00-74 - WINSTAR - to install up to 36 dish antennas on the rooftop façade of the existing Skyline Tower Building at 5107 Leesburg Pike. Map 62-3 (((5))) 41 C.

SEA-98-M-028 - LINCOLNIA EDUCATIONAL FOUNDATION - to amend the previously approved development conditions to permit an increase in land area and site modifications on 2.93 acres zoned R-2. Map 72-1 (((1))) 50A and 50B.

FS-M00-82 - NEXTEL - to install 12 panel antennas with an equipment cabinet on the roof of the three-story Hampton Inn at 4800 Leesburg Pike. Map 62-3 (((1))) 25A.

RZ-1999-MA-051 - LEEWOOD INVESTMENTS - to rezone 6.70 acres from R-1 to R-5 to permit institutional development with an overall FAR of 0.33. Map 71-3 (((8))) 9, 9A, and 10A.

SE-99-M-038 - LEEWOOD INVESTMENTS - to permit a medical care facility and day care center 6.70 acres zoned R-5. Map 71-3 (((8))) 9, 9A, 10A.

FS-M00-78 - VERIZON - to co-locate up to 12 panel antennas on the existing 180-foot PBS lattice tower (co-utilized by AT&T) with an equipment cabinet on the ground at 6455 Stephenson Way. Map 81-1 (((9))) A.

FSA-M96-23-1 - AT&T - to amend the previously approved feature shown application by enlarging the equipment cabinet at the base of the Patrick Henry Water Tower at 6188 Wilson Blvd. Map 51-3 (((18))) D, D1.

SEA-97-M-044 - SKYLINE ENTRE - to amend the previously approved development conditions for a fast food restaurant and automobile oriented use to permit a second fast food restaurant with a drive-through on 1.33 acres zoned C-8, HC, SC and CRD. Map 61-2 (((43))) pt. 4.

FS-M00-86 - XM SATELLITE RADIO - to co-locate a dish antenna and whip antenna on the penthouse of the existing 28-story One Skyline Tower Office (co-utilized by Metricom and Nextel), with an equipment cabinet inside the building at 5107 Leesburg Pike. Map 62-3 (((1))) 41C.

SE-00-M-022 - COSCAN WASHINGTON, INC. - to permit a cluster subdivision of 16 single family detached units on 5.03 acres zoned R-4. Map 60-3 (((14))) 4.

RZ-000-MA-031 - SHIRLEY HWY DISTRIBUTION PARTNERSHIP - to rezone 4.68 acres from I-5 to C-6 to permit commercial development with an overall FAR of 0.48. Map 81-1 (((9))) pt. 7.

SE-00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP - to permit an increase in FAR on 4.68 acres zoned C-6. Map 81-1 (((9))) pt. 7.

SEA-93-M-049 - SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP - to amend the previously approved development conditions to permit an increase in FAR and an increase in land area 4.01 acres. Map 81-1 (((9))) pt. 7.

2232-M00-24 - AT&T - to install a new 120 monopole/field light at the Thomas Jefferson High School athletic field, to accommodate nine panel antennas with an equipment shelter on the ground at 6560 Braddock Road. Map 71-4 (((1))) 60.

SE-00-M-047 - STORAGE PARTNERS I, INC. - to permit an increase in FAR on 2.5 acres of land zoned I-6 and HC. Map 80-2 (((7))).
The Planning Commission took action on thirty-five items in the Mason District in 2001. The Commission denied one item and approved the remaining thirty-four items, either wholly or in part. Additional information on the cases listed is available from the Planning Commission Office.

Item Denied

SPA-84-M-009-2 – DAR-AL-HIJRAH ISLAMIC CTR, INC. - to amend the previously approved special permit application to allow a place of worship with a private school of general education with an enrollment of 100 or more students daily on 3.31 acres zoned R-3 and located at 3159 Row Street. Map 51-3 ((1)) 19B.

Items Approved


SEA-84-M-121 - WESTMINSTER SCHOOL, INC. - to amend the development conditions associated with the prior approval of SE-84-M-012 by permitting a building addition to house a gymnasium, library and computer center, to increase student enrollment, modifying traffic circulation, parking, landscaping and screening, and increasing the land area to 4.68 acres for the private school located at 3819 Gallows Road. Map 60-3 ((24)) 4, 5, 5A.

FS-M00-115 – CELLULAR ONE - to install twelve panel antennas (nine flush-mounted and three sled-mounted) with one equipment cabinet on the roof of the existing nine-story Woodlake Towers Condominium building located at 6001 Arlington Boulevard. Map 51-4 ((13)) (1).

FS-M00-105 – NEXTEL - to install twelve flush-mounted panel antennas and an equipment cabinet on the roof of the existing Annandale Volunteer Fire Department at 7128 Columbia Pike. Map 71-1 ((4)) (109B1).

FS-M00-106 – NEXTEL - to install twelve flush-mounted panel antennas and an equipment cabinet on the roof of the existing five-story Lee office building at 5881 Leesburg Pike. Map 61-2 ((17)) (C) 1.

FS-M00-127 – AT&T - to install twelve panel antennas and two equipment cabinets on the roof of the existing nine-story Woodlake Towers Condominium building at 3101 South Manchester Street. Map 51-4 ((13)) (3) 1-924.

SEA-81-P-021-3 - GESHER JEWISH DAY SCHOOL & JEWISH COMMUNITY CENTER – to amend the previously approved development conditions by revising condition #31 to permit continued operation of the Gesher School, for a period of four years following Board approval of the application, on the site of the Jewish Community Center of Northern Virginia on 6.21 acres zoned R-1 and located at 8900 Little River Turnpike. Map 58-4 ((1)) 65A.

RZ-2000-MA-065 - 6315 BREN MAR ASSOCIATES, L.P. - to rezone 28.85 acres from I-3 and I-1 to I-4 to permit redevelopment of an existing warehouse for office, a school of special education, warehouse and additional parking. Map 81-1 ((1)) 9, 9A.

FSA-M00-32-1 – NEXTEL - to amend the previously approved feature shown application by relocating the equipment cabinet and adding two antennas to the cabinet on the Woodlake Towers Condominium Building located at 3100 Manchester Street. Map 51-4 ((13)) 13B.

FS-M01-17 – SPRINT - to install nine panel antennas on the previously approved 194-foot CWS monopole with five equipment cabinets on ground located at 6800 Versar Court. Map 80-2 ((1)) 22B.

FS-M01-21 – VERIZON - to co-locate fifteen panel antennas (nine existing and six new) on the roof of an existing 112-foot tall office building (co-utilized by APC) located in Baileys Crossroads at 5600 Columbia Pike. Map 62-1 ((1)) 17.

FS-M01-22 – VERIZON - to install fifteen panel antennas (nine existing and six new) on the roof of the existing 75-foot tall office building located at 6231 Leesburg Pike. Map 51-3 ((1)) 189A.

FSA-M96-53-1 – VERIZON – to amend the previously approved feature shown application by replacing three of the existing antennas with six new antennas (for a total of twelve) on the existing monopole located at the Jefferson Fire Station site at 3101 Hodge Place. Map 50-3 ((4)) B.

SE-01-M-008 - RUBY TUESDAY, INC. – to permit the replacement of two wall mounted signs of 25 square feet each with two wall mounted signs of 44 square feet each for the easting established (Ruby Tuesdays) located on 5,265 square feet within the Bailey’s Crossroads Center zoned C-6, HC, SC & CR. Map 61-2 ((1)) 72C.

SE-01-M-006 - PUBLIC STORAGE, INC. – to permit a mini-warehousing facility and an office building on 3.83 acres zoned C-8, HC, SC & CR. Map 51-3 ((1)) 4-8 and ((5)) 1.
RZ-2000-MA-055 - JOHN H. THILLMANN - to rezone 4.21 acres from C-8, R-3 & HC to PDH-12 & HC to permit residential development at a density of 11.6 du/ac. Map 61-4 ((1)) 157 & ((4)) A, B1, 5.

FDP-2000-MA-055 - JOHN H. THILLMANN - submission of the final development plan for residential development consisting of 49 single family attached dwellings on 4.21 acres zoned PDH-12 & HC. Map 61-4 ((1)) 157 & ((4)) A, B1, 5.

SE-01-M-012 - FIRST VIRGINIA BANK - to permit a drive-in bank on 1.12 acres located at 4401 Backlick Road, the site of an existing parking lot originally developed as excess parking for the existing drive-in bank located on an adjacent parcel, both of which are zoned C-6, CR, SC & HC. Map 71-1 ((1)) 115, 116D.

FSA-M00-78-1 –VERIZON – to amend the previously approved feature shown application by adding six antennas to the nine existing antennas located on the 180-foot PBS lattice tower at 6455 Stephenson Way. Map 81-1 ((9)) A.

SEA-97-M-032 - CA FAIRFAX, LLC - to amend the development conditions associated with the prior approval of SE-97-M-032 by increasing the maximum student age to permit ages through the eighth grade for the Fairfax Brewster School located at 5860 Glen Forest Drive on 2.21 acres zoned R-3 & HC. Map 61-2 ((1)) 83, 84, 84A.

FSA-M96-19-2 – VERIZON – to amend the previously approved feature shown application by permitting the addition of six new antennas on the existing nine-story Parliament Village apartment building located at 7401 Westmoreland Road. Map 71-1 ((1)) 77.
FS-M01-62 – SPRINT – to permit nine panel antennas on the existing light pole/monopole located at Thomas Jefferson High School at 6560 Braddock Road. Map 71-4 (1) 60.
2002 Mason District Applications

The Planning Commission took action on thirty-four land use applications in the Mason District in 2002. The Commission denied five items and approved the remaining twenty-nine applications, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Denied

APR-02-I-3A - AREA PLANS REVIEW ITEM – nomination by Martin D. Walsh, on behalf of Soon H. Kim, to amend the Comprehensive Plan for 1.24 acres located at 4401 and 4407 Carrico Drive by changing the option for office use from .25 FAR to .35 FAR. Map 71-1 ((5)) 3A, 4.

APR-02-I-4A - AREA PLANS REVIEW ITEM – nomination by Sabino W. Romano, Jr. to amend the Comprehensive Plan for 1.02 acres located at 7400 Shenandoah Avenue by changing the planned residential density from 0.5-1 du/ac to 1-2 du/ac. Map 71-3 ((2)) 85.

S02-I-B2 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 12.53 acres of land developed as Munson Hill Towers Apartments, located at 6127 Leesburg Pike, by increasing the residential density from 16-20 du/ac to 20+ du/ac with a maximum intensity of 35 du/ac. Map 61-1 ((1)) 11.

APR-02-I-1J - AREA PLANS REVIEW ITEM – nomination by Lynne Strobel, on behalf of Snell Construction Corporation, to amend the Comprehensive Plan for the 39.79 acre Monticello Garden Apartment development, located at 3212 Allen Street, by increasing the residential density from 16-20 du/ac to 20+ du/ac with a maximum intensity of 40 du/ac. Map 50-3 ((1)) 5B, 5C, 5D.

APR-02-I-2L - AREA PLANS REVIEW ITEM – nomination by Robert L. Calhoun, on behalf of Balakrishnan Nair, to amend the Comprehensive Plan for .41 acres located at 4800 Cherokee Avenue by adding an option for commercial and retail uses up to .25 FAR without consolidation with the abutting parcel. Map 72-1 ((10)) 19.

Items Approved

FSA-31-2 – VOICESTREAM WIRELESS, INC. – to amend a previously approved feature shown application by permitting the replacement of three existing antennas and the addition of three new antennas to the existing telecommunications facility located at 6200 Wilson Boulevard. Map 51-3 ((1)) 43.

2232-M01-16 – AT&T WIRELESS – to permit construction of a 150-foot tall tree monopole on 960 square feet of land located at 7212 Early Street in order to fill a gap in wireless coverage in the Broyhill Crest area of Annandale. Map 60-3 ((24)) 9B.

SE-01-M-038 – AT&T WIRELESS – to permit construction of a 150-foot tree monopole on 960 square feet of land located at 7212 Early Street in order to fill a gap in wireless coverage in the Broyhill Crest area of Annandale. Map 60-3 ((24)) 9B.

FS-M01-67 – NEXTEL COMMUNICATIONS OF THE MID- ATLANTIC, INC. – to install twelve panel antennas on the shelter façade and penthouse façade and one associated unmanned equipment shelter on the main roof of the office building located at 6245 Leesburg Pike. Map 51-3 ((1)) 31.

456-M83-21-1 – FAIRFAX COUNTY POLICE DEPARTMENT – to amend the previously approved public facility (Richard A. King Pine Ridge Police Facility), housing the Criminal Investigations Bureau, the Operations Support Bureau, the Administrative Services Bureau and the Emergency Operations Center, located at 3911 Woodburn Road, by discontinuing use of the meeting room by the community in order to enhance security of the structure and allow the space to be converted to police use. Map 59-3 ((1)) 11B.

SE-01-M-037 – ZAFARALLAN KHAN – to permit a service station-mini-mart on 35,500 square feet of land located at 5919 Columbia Pike and zoned C-5, HC and CRD. Map 61-2 ((1)) 120.

FSA-M98-10-1 – AT&T WIRELESS SERVICES – to amend a previously approved feature shown application by permitting the addition of two equipment cabinets located adjacent to the existing cabinet located at 6711 Columbia Pike. Map 60-4 ((1)) 28.

SE-01-M-052 – COMBINED PROPERTIES L.P. – to permit a new fast food restaurant and existing drive-through bank on 1.37 acres of land zoned C-6 and located within the Bradlick Shopping Center at the intersection of Backlick Road and Braddock Road. Map 71-4 ((1)) pt. 27.

SE-01-M-036 – PINECREST SCHOOL, INC. – to permit an increase in enrollment from 99 to 120 students for an existing private school and construction of a 6,825 square
foot building on 2 acres of land zoned R-4 and located at 4015 Annandale Road. Map 60-3 ((14)) 2B.

RZ-2001-MA-049 – SEVILLE HOMES, LLC – to rezone 2.68 acres from C-2, R-2, HC and SC to PDH-5, HC and SC to permit development of 12 single family detached dwelling units at a density of 4.47 du/ac with 35% open space. Maps 71-2 ((2)) 27-29 and 71-2 ((4)) 4-6.

FDP-2001-MA-049 – SEVILLE HOMES, LLC – submission of the final development plan for residential development of 12 single family detached dwelling units on 2.68 acres zoned PDH-5, HC and SC. Maps 71-2 ((2)) 27-29 and 71-2 ((4)) 4-6.

FSA-68-2 – AT&T WIRELESS SERVICES – to amend a previously approved feature shown application by permitting the addition of one equipment cabinet on the rooftop of the building at 3800 Powell Lane. Map 61-4 ((35)) C1.

FSA-67-1 – AT&T WIRELESS SERVICES – to amend a previously approved feature shown application by permitting the addition of one equipment cabinet to the existing telecommunications facility on the rooftop of the building located at 3407 Moray Lane. Map 61-2 ((1)) 70.

SE-01-M-041 – KFC OF AMERICA, INC. – to permit construction and operation of three fast food uses in one 3,194 square foot fast food restaurant with a drive-thru window on 22,671 square feet of land zoned C-7, CR and SC and located in the northwest quadrant of the Patrick Henry Drive/Arlington Boulevard intersection within the Willston Center I Shopping Center. Map 51-3 ((18)) pt. 4.

RZ-2001-MA-047 – BILLIE BRYAN MACKEY, TR. – to rezone 1.11 acres from R-3 to PDH-8 to permit construction of six single family attached dwellings, with an existing single family detached dwelling to remain as a bed and breakfast establishment, at a density of 6.28 du/ac. Map 51-4 ((11)) 11.

FDP-2001-MA-047 – BILLIE BRYAN MACKEY, TR. – submission of the final development plan for six single family attached dwellings, with an existing single family detached dwelling to remain as a bed & breakfast establishment, on 1.11 acres zoned PDH-8. Map 51-4 ((11)) 11.

SE-01-M-044 – BILLIE BRYAN MACKEY, TR. – to permit operation of a bed and breakfast establishment in an existing single family detached dwelling on 15,891 square feet of land zoned PDH-8 and located at 6025 Arlington Boulevard. Map 51-4 ((11)) pt. 11.

APR-02-I-1A – AREA PLANS REVIEW ITEM – nomination by Dan McKinnon, Chairman of the Annandale Central Business District Planning Commission, to add text to the Comprehensive Plan providing flexibility regarding the potential for higher intensity of development for the Annandale Central Business Center. Maps 60-3, 6-4, 71-1 and 71-2.

APR-02-I-2A – AREA PLANS REVIEW ITEM – nomination by Dan Harris, on behalf of Oak Street Builders, to amend the Comprehensive Plan for 4.5 acres located south of Little River Turnpike and west of Mayhurst Court from public facility, governmental and institutional uses to residential use at 8-12 du/ac. Map 71-2 ((1)) 42.

APR-02-I-1L - AREA PLANS REVIEW ITEM – nomination by William B. Lawson, Jr. to amend the Comprehensive Plan for 19.1 acres located east of the I-395/Edsall Road intersection and north of Bren Mar Drive by adding an option for residential use at 20+ du/ac with a maximum density of 30-40 du/ac, including a retail component. Map 81-1 ((1)) 7A, 7D.

APR-02-II-1F - AREA PLANS REVIEW ITEM – nomination by Tom Christensen, President of the Pine Ridge Civic Association, to amend the Comprehensive Plan for 5.06 acres located between Pineland Street and Woodburn Road by clarifying the location of the existing retail and office use. Map 59-3 ((1)) and ((7)) various parcels.

APR-02-II-5F - AREA PLANS REVIEW ITEM – nomination by Tom Christensen, President of the Pine Ridge Civic Association, to amend the Comprehensive Plan for 5.06 acres located between Pineland Street and Woodburn Road by the addition of text precluding expansion of the commercially zoned area. Map 59-3 ((1)) and ((7)) various parcels.

SE-2002-MA-019 – CAMPBELL & FERRARA NURSERIES, INC. – to permit continuation of an existing plant nursery with ancillary sales of nursery related items and ancillary landscape contracting services on 8.13 acres zoned R-2 and HC and located at 6651 Little River Turnpike. Map 71-2 ((1)) 36 and ((10)) 17A.

FDPA-C-052-12 – JOEL R. RHOADES – to amend the previously approved final development plan for two existing units within a residential condominium building to allow office use in those two units only. Maps 62-3 ((10)) (E) C1 and C2.
2002 Mason District Applications

SE-2002-MA-003 – SPRINT & SLEEPY HOLLOW UNITED METHODIST CHURCH – to permit construction of a 110-foot tall tree monopole on the site of an existing 235-seat church and child care center located at 3435 Sleepy Hollow Road on 5.04 acres. Map 60-2 ((33)) 1A.

2232-M02-8 - SPRINT & SLEEPY HOLLOW UNITED METHODIST CHURCH – to permit construction of a 110-foot tall tree monopole on the site of an existing 235-seat church and child care center located at 3435 Sleepy Hollow Road on 5.04 acres. Map 60-2 ((33)) 1A.

456A-M83-21-1 – POLICE DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – to amend the previously approved police facility by adding a 2,400 square foot motorcycle storage garage on the site located at 3911 Woodburn Road. Map 59-3 ((1)) 11B.

RZ-2002-MA-015 – NATIONAL CAPITAL LAND & DEVELOPMENT, INC. – to rezone 4.39 acres from R-3, HC to R-16, HC for development of 57 single family attached units, including four affordable dwelling units, with an option for 55 total dwelling units including three affordable dwelling units, at a density of 13.0 du/ac. Maps 61-2 ((1)) 107, 109, 110, pt. 113B and 61-4 ((1)) 115.
The Planning Commission took action on 29 Mason District land use items in 2003. The Commission recommended denial of one application and the remaining items were approved either wholly or in part. Additional information on the items listed below is available upon request.

**Item Denied**

SE-2002-MA-013 – ABDULELAH AL-KELIDDAR – to permit construction of a canopy over the existing gasoline dispensers and to permit a 900 square foot addition for a service station-mini-mart on 32,696 square feet of land zoned C-5 & HC at 6401 Columbia Pike. Map 61-3 ((3)) 1.

**Items Approved**

SE-01-M-053 – BP PRODUCTS NORTH AMERICA, INC. – to permit demolition of an existing service station built in 1958 and construction of a new service station with a quick service food store and a fast food restaurant located on 31,276 square feet at 6540 Edsall Road. Map 80-2 ((1)) 58.

2232-M02-10 – SPRINT PCS – to permit installation of an 80-foot tall telecommunications flagpole monopole, designed to accommodate the panel antennae of three carriers, with equipment cabinets on the grounds of the Annandale Volunteer Fire Department on 1.71 acres zoned R-1 and located at 8914 Little River Turnpike. Map 58-4 ((1)) 62.

SE-2002-MA-020 – SPRINT PCS & ANNANDALE VOLUNTEER FIRE DEPARTMENT – to designate the existing use at 8914 Little River Turnpike (Annandale Volunteer Fire Department) located on 1.71 acres zoned R-1 as a public benefit association and to permit the installation of an 80-foot tall telecommunications flagpole monopole to replace an existing traditional flagpole. Map 58-4 ((1)) 62.

S02-I-B1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for the Seven Corners Shopping Center by adding an option for a third drive-through use. Map 51-3 ((1)) 29, 29A.

SEA-84-M-089-3 – JERRY’S FORD INC. – to amend the development conditions associated with the prior approval of the existing Jerry’s Ford vehicles sales, rental and ancillary service establishment, located at 6510 Little River Turnpike on 7.68 acres zoned C-6 and HC, to permit a freestanding sign with greater dimensions than that permitted by right under the Zoning Ordinance. Map 72-1 ((1)) 23.

SE-2002-MA-045 – ENTERPRISE LEASING COMPANY – to permit a vehicle rental establishment at 7032 Columbia Pike in an existing 1,200 square foot vacant store located within the Annandale Shopping Center on 5.3 acres zoned C-6, HC, SC and CRD. Map 60-3 ((1)) 21, 21A, 21B.

SEA-81-P-021-4 – GESHER JEWISH DAY SCHOOL OF NORTHERN VIRGINIA – to amend the previously approved development conditions for the Gesher Jewish Day School, located on 4.39 acres of the Jewish Community Center of Northern Virginia at 8900 Little River Turnpike, by extending the expiration date of the school use from July 1, 2003 to July 1, 2007. Map 58-4 ((1)) 65A.

SE-2002-MA-034 – TEO CHEW ASSOC. OF GREATER WASHINGTON – to permit operation of a non-profit public benefit association (Teo Chew Association) within a single family detached residential structure located at 3236 Annandale Road on 14,434 square foot zoned R-4. Map 60-2 ((8)) 17.

RZ-2002-MA-045 – OAK STREET BUILDERS LLC – to rezone 3.81 acres from R-2 to R-8 to permit residential development (Braddock Crossing) consisting of 28 single family attached units. Map 71-2 ((1)) part 42.

SEA-84-M-069 – OAK STREET BUILDERS LLC - to amend the previously approved application for a Dominion Virginia Power electrical substation to permit a reduction in land area from 7.16 acres to 3.36 acres and to delete the option for additional power array. Map 71-2 ((1)) 42, 43.

FS-M03-9 – OAK STREET BUILDERS LLC – to permit vacation of the undeveloped portion of the Dominion Virginia Power Annandale electrical substation located at 6631 Little River Turnpike from public facility use for acquisition and development for residential uses. Map 71-2 ((1)) part 42.

PCA-76-M-007 – 6245 LEESBURG PIKE LLC – to amend the previously approved Generalized Development Plan for a five-story office building located on 3.41 acres zoned C-3, HC, SC and CRD, by enclosing an area currently used for ground floor parking in order to provide an addition 7,988 square feet of office space. Map 51-3 ((1)) 30, 31 and 51-3 ((13)) 5, 10, 11.

SEA-85-M-086 – RADLEY AUTOMOBILES INC. – to amend the previously approved development conditions by
adding 1.5 acres to the special exception property to be utilized for new car storage, expanding the hours of operation, and increasing the number of employees at the Radley Acura automobile dealership located at 5823 Columbia Pike on 3.46 acres zoned C-8. Map 61-2 ((1)) 103A and 105.

SE-2003-MA-009 – ANNANDALE BOYS & GIRLS CLUB INC. – to permit a public benefit association to old athletic events (indoor soccer, volleyball, tennis, basketball and sports clinics) and cultural activities (bingo games and private social events) within a 17,638 square foot portion of an existing building (currently occupied by Boxing Gym) located at 6728 Industrial Road on 3.0 acres zoned I-6. Map 80-2 ((7)) G1, G2.

FS-M03-21 – OMNIPOINT COMMUNICATIONS – to co-locate telecommunications antenna inside an existing 81-foot monopole, with one equipment cabinet on the ground, at 8914 Little River Turnpike. Map 58-4 ((1)) 62.

SEA-81-M-034 – JACK & LYN MORRIS – to amend the development conditions associated with the prior approval of an office use (advertising agency) in a residential structure to delete the condition limiting the approval to the applicants only, to allow Saturday operations, and to increase weekday operations by one hour at the 10,300 square foot site zoned R-3 and located at 6071 Arlington Boulevard. Map 51-4 ((2)) (A) 8.

SEA-01-M-052 – COMBINED PROPERTIES L.P. - to amend the development conditions association with the prior approval of a fast food restaurant and drive-in bank located in the Bradlick Shopping Center zoned C-6 to permit an increase in seating for the restaurant from 86 to 104 seats and to eliminate the limitation on hours of operation for the drive-in bank. Map 71-4 ((1)) part 27.

FS-M03-37 – MILESTONE COMMUNICATIONS/ CINGULAR WIRELESS – to install twelve panel antennas on a 120-foot tall monopole, with six equipment cabinets on the ground, located on the campus of Thomas Jefferson High School at 6560 Braddock Road. Map 71-4 ((1)) 60.

FSA-M96-23-2 – AT&T WIRELESS SERVICES – to flush-mount nine telecommunications panel antennas on the existing 102-foot tall Patrick Henry Water Tower, with two equipment cabinets on the ground, located at 6188 Wilson Boulevard. Map 51-3 ((18)) D.

FSA-67-2 – AT&T WIRELESS SERVICES – to install twelve panel antennas, one satellite dish and one equipment cabinet on the roof of the existing 68-foot tall Moray Apartment Building located at 3407 Moray Lane. Map 61-2 ((1)) 70.

FS-M03-27 – OMNIPOINT COMMUNICATIONS – to install nine flush-mounted telecommunications panel antennas to the building façade of the existing four-story Capital One office building located at 5515 Cherokee Avenue. Map 80-2 ((1)) 57.

FS-M03-30 – SPRINT PCS – to install nine panel telecommunications antenna flush-mounted to the penthouse wall of the existing Marony office building located at 6066 Leesburg Pike. Map 61-2 ((1)) 6.

SEA-85-L-036-2 – WORD OF LIFE ASSEMBLY OF GOD – to amend the previously approved development conditions and plat for an exiting church with child care center and private school of general education to permit building additions and site modifications (classroom building and property manager residence unit) with a resultant increase in total floor area from 94,514 to 114,854 square feet on 12.43 acres zoned R-3 and located at 5225 Backlick Road. Map 71-4 ((1)) 40C.

FS-M03-4 – OMNIPOINT COMMUNICATIONS – to install telecommunications antennas on the existing monopole located on the grounds of the Jefferson Fire Department at 3101 Hodge Place. Map 50-3 ((1)) B.

SEA-01-M-038 – SPRINT PCS – to amend the development conditions associated with the prior approval of a 150 foot tall telecommunications tree pole monopole located on the grounds of the Broyhill Crest Swim Club at 7212 Early Street to permit the addition of nine antennas and up to four additional equipment cabinets. Map 60-3 ((24)) 9B.

PCA-94-M-060-2 – PULTE HOME CORP. – to amend the previously approved proffers to permit construction of a six to twelve foot tall noise attenuation barrier west of Turkeycock Stream Valley and parallel to I-395 within the open space of property owned by the Overlook Condominium Association on 29,185 square feet of land located within Land Bay B of the 60.3 acre Overlook development zoned PDH-4. Map 72-3 ((33)) (B2) A.

FDPA-94-M-060-2 - PULTE HOME CORP. – to amend the previously approved final development plan to permit construction of a six to twelve foot tall noise attenuation barrier west of Turkeycock Stream Valley and parallel to I-395 within the open space of property owned by the
Overlook Condominium Association on 29,185 square feet of land located within Land Bay B of the 60.3 acre Overlook development zoned PDH-4. Map 72-3 ((33)) (B2) A.

FS-M03-40 – SPRINT PCS – to install up to six telecommunications panel antennas and up to five equipment cabinets on the roof of the existing Skyline Square condominium building located at 5501/5503 Seminary Road. Map 62-3 ((12)) S.
In 2004, the Planning Commission took action on 28 land use applications located in the Mason District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Approved Items**

RZ-2003-MA-030 – JEFFERSON AT EDSALL ROAD L.P. – to rezone 17.18 acres from C-6 to PRM to permit mixed use development. Map 81-1 ((1)) 7A, part of 7D.

FDP-2003-MA-030 – JEFFERSON AT EDSALL ROAD L.P. – submission of the final development plan for the Jefferson Overlook mixed use development (to include up to 634 multifamily residential units in three different unit types) and secondary uses on 17.18 acres zoned PRM. Map 81-1 ((1)) 7A and part of 7D.

PCA-2000-MA-031 – SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP – to amend the previously approved proffers for a 4.68 acre portion (zoned C-6) of the Marlo furniture store and warehouse by permitting 26 additional parking spaces on the site which is located at 5650 General Washington Drive. Map 81-1 ((9)) part of 7.

SEA-00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP – to amend the previously approved development conditions for a 4.68 acre portion (zoned C-6) of the Marlo furniture store and warehouse by permitting 26 additional parking spaces on the site which is located at 5650 General Washington Drive. Map 81-1 ((9)) part of 7.

SEA-93-M-049-2 – SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP – to amend the previously approved development conditions for a 4.01 acre portion (zoned I-5) of the Marlo furniture store and warehouse by permitting 26 additional parking spaces on the site which is located at 5650 General Washington Drive. Map 81-1 ((9)) part of 7.

SEA 01-M-006 - BANK OF AMERICA – to amend the previously approved development conditions by adding a drive-in bank to the permitted uses on 1.81 acres zoned C-8, CRD, HC and SC. Map 51-3 ((1)) 8A.

SE 2002-MA-019 - CAMPBELL & FERRARA NURSERIES, INC. - to permit a plant nursery on 8.13 acres zoned R-2 and HC and located at 6651 Little River Turnpike. Map 71-2 ((1)) 36 and ((10)) 17A.

FS-M04-10 – T-MOBILE - to install nine flush-mounted antennas on the existing penthouse and equipment cabinets on rooftop of Woodlake Towers Condominium building, located at 6001 Arlington Boulevard. Map 51-1 ((13)) (1) 13B.

FS-M04-8 – OMNIPOINT - to mount nine antennas at the top of a Fort Worth pole placed inside of the existing Virginia Power transmission tower, with three equipment cabinets placed outside of the existing tower, at 7830 Rebel Road. Map 58-4 ((17)) A.

FS-M04-12 – OMNIPOINT - to install nine antennas on a platform mounted near the top of an existing stadium light pole and three equipment cabinets under the bleachers of the football stadium at Thomas Jefferson High School, located at 6560 Braddock Road. Map 71-4 ((1)) 60.

FS-M04-14 – OMNIPOINT - to install nine panel antennas and three equipment cabinets mounted behind a simulated penthouse on the rooftop of the existing office building located at 5827 Columbia Pike. Map 61-2 ((1)) 112.

RZ-2003-MA-052 – TRUSTEES FOR IMMANUEL BIBLE CHURCH – to rezone 13.04 acres from R-2 to R-3 to permit an increase in FAR from 0.18 to a maximum of 0.22 to accommodate building additions and site modifications for the existing Immanuel Bible Church and school. Map 71-4 ((1)) 35, 36A; ((2)) 1, 2A, 3, 3A, B.

SEA-88-L-071 – IMMANUEL BIBLE CHURCH – to amend the previously approved development conditions to permit building additions and site modifications for the existing Immanuel Bible Church and school, located on 13.04 acres at 6901 Braddock Road. Map 71-4 ((1)) 35, 36A and ((2)) 1, 2, 2A, 3, 3A, B.

FS-M04-30 – OMNIPOINT - to install three panel antennas flush-mounted to the existing penthouse, three panel antennas pole-mounted to the existing cooling tower, three panel antennas sled-mounted on top of the existing stairwell house, and three equipment cabinets on the rooftop of the existing office building, located at 6521 Arlington Boulevard. Map 50-4 ((1)) 21.

FS-M04-34 – OMNIPOINT - to install three panel antennas flush-mounted to the building façade, three panel antennas flush-mounted to the existing east penthouse, and three panel antennas flush-mounted to a wall screening three new equipment cabinets on the rooftop of the existing apartment building, at 6219 Leesburg Pike. Map 61-1 ((1)) 11.

SE 2004-MA-003 - LOEHMANN’S PLAZA LIMITED PARTNERSHIP - to permit a waiver of open space requirements on 17.76 acres of land zoned C-6 and located at 7249 Arlington Boulevard. Map 50-3 ((1)) 5, part of 5A.

S04-I-B3 - OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 8.0 acres located in Sub-Unit C-1 of the Baileys Crossroads Community
Business Center, currently planned for an adult congregate living facility at 1.0 FAR, by increasing the intensity up to 1.65 FAR to provide flexibility for the facility’s future expansion. Map 62-1 ((1)) 16G.

FS-M04-36 – OMNIPOINT T-MOBILE - to install nine antennas flush-mounted to the rooftop, with three equipment cabinets placed within a roof equipment pit, of the existing office building, located at 5205 Leesburg Pike. Map 62-3 ((1)) 33.

FS-M04-40 – SPRINT - to install six panel antennas flush-mounted to the existing penthouse walls and three panel antennas flush-mounted on the proposed screening wall to be placed around four equipment cabinets on the rooftop of the existing condominium building, located at 3100 South Manchester Street. Map 51-4 ((13)) (2) 2-1142.

FS-M04-42 – OMNIPOINT T-MOBILE - to install nine panel antennas on an existing 194-foot monopole with three equipment cabinets on the ground adjacent to the existing monopole, located at 6850 Versar Center. Map 80-2 ((1)) 22B.

SEA 85-L-022-02 - PUBLIC BROADCASTING SERVICE – to amend the previously approved development condition to permit site modifications and a building addition to the radio, television, microwave facility, and satellite earth station, located at 6455 Stephenson Way on 4.31 acres zoned I-5. Map 81-1 ((9)) A.

2232-M04-10 - PUBLIC BROADCASTING SERVICE - to permit the addition of an office building and site improvements to the existing radio, television, microwave facility and satellite earth station, located at 6455 Stephenson Way on 4.31 acres zoned I-5. Map 81-1 ((9)) A.


FS-M04-46 – SPRINT - to install nine antennas at the top of 9.28-foot extension to an existing 111-foot transmission pole, with four equipment cabinets on the ground beside the existing pole, located at 3342 Gallows Road. Map 59-2 ((17)) A.

S04-I-B2 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 9.2 acres in the Commerce Park Community Planning Sector and the Baileys Crossroads Community Business Center currently planned for office, institutional and residential uses at 2-3 du/ac with an option for 3-8 du/ac, by adding an option for residential use at an intensity up to 2.0 FAR. Map 62-3 ((1)) 13, 13A, 14, 15, 17, 18, 19 and ((7)) A, 1A, 2A, 305, 6A, 7A, 8-10.

FS-M04-49 – SPRINT - to co-locate three panel antennas flush-mounted to the existing penthouse, six panel antennas flush-mounted to existing screen walls, and four equipment cabinets behind a screening wall on the roof of an office building, located at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

FS-M04-62 – DEPARTMENT OF INFORMATION TECHNOLOGY - to replace two existing whip antennas with two new whip antennas, to install one whip antenna on an existing mount near the center of the roof, and to place one equipment cabinet inside the penthouse mechanical building on the roof of the existing office building, located at 5107 Leesburg Pike. Map 62-3 ((1)) 41C.

SE-2004-MA-022 - AMERADA HESS CORPORATION - to permit a quick service food store and service station in a Highway Corridor Overlay District, located at 7100 Little River Turnpike on 26,711 square feet of land zoned C-6, HC, SC and CRD. Map 71-1 ((1)) 109.
MT. VERNON DISTRICT ACTIONS
1995-2004

CASES BY APPLICATION TYPE
1995-2004

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The Planning Commission took action on eighteen Mount Vernon District land use items in 1995. One case was denied; no action was taken on one application, and the remaining items were approved, either wholly or in part. Additional information on the cases listed below may be obtained from the Planning Commission Office.

**Denied Item**

RZ-94-V-032 - DONALD WILKES, TRUSTEE - to rezone 2.0 acres from R-1 to PDH-3 to permit four single family detached residences. Map 98-3 ((1)) 3.

**No Action Taken**

FDP-94-V-032 - DONALD WILKES, TR. - submission of final development plan for four single family detached residences, at a density of 2.0 du/ac, on 2.0 acres zoned PDH-3. Map 98-3 ((1)) 3.

**Approved Items**

AR-85-V-002 - MARTIN B., SR. & VIVIAN I. JARVIS - to renew the Jarvis Local Agricultural and Forestal District on 36.40 acres zoned R-E. Map 118-2 ((1)) 11; 118-2 ((2)) 1A.

RZ-94-V-048 - SILVERBROOK CONSORTIUM L. P. - to rezone 8.92 acres from C-8, R-1 & R-20 to R-20 to permit residential development at a density of 17.2 du/ac including bonus density for affordable units. Map 107-4 ((1)) pt.1A, 1B, 2, 5.

RZ-94-V-002 - ALLAN H. GASNER, TR. - to rezone 27.02 acres from R-1 to PDH-2 to permit residential development at a density of 1.30 du/ac. Map 99-4 ((1)) 44, 45, 48.

FDP-94-V-002 - ALLAN H. GASNER, TR. - submission of the final development plan for single family detached residential subdivision (Estates at Mount Air) with a maximum of 35 lots and a minimum of 33 lots on 27.02 acres zoned PDH-2. Map 99-4 ((1)) 44, 45 & 48.

SEA-87-V-106 - OURISMAN DODGE, INC. - to amend the previously approved development conditions by allowing 19,621 square feet of additional gross floor area to an existing vehicle sales, rental and ancillary service establishment on 5.29 acres zoned C-8 & HC. Map 83-2 ((1)) 2C.

FEATURE SHOWN DETERMINATION - BELL ATLANTIC MOBILE SYSTEMS, INC. - request that 170-foot monopole, nine antennas, and one equipment cabinet, proposed on the former Lorton Elementary School site be found a feature shown of the Plan. Map 107-4 ((1)) 74.

RZ-94-V-063 - HADDON GROUP, INC. - to rezone 3.56 acres from R-1 & R-5 to R-4 for development of 12 single family detached residences (Raceway Farms) at a density of 3.37 du/ac. Maps 99-4 ((1)) 27; 99-4 ((5)) A5, B3.

FEATURE SHOWN DETERMINATION - DEPT. OF RECREATION & COMMUNITY SERVICES - request that the Lorton Senior Center, proposed to be located on an interim basis in leased storefront space at the Gunston Plaza Shopping Center, be found a feature shown of the Comprehensive Plan. Map 107-4 ((3)) 1.

SE-95-V-042 - THE BUCCINI/POLLIN GROUP, INC. - to permit a height increase of a proposed hotel (Best Western Hotel at Gunston Corner) to 6.5 feet above the 40-foot maximum permitted height (to allow construction of two architectural features on the roof) on 2.86 acres zoned C-8. Map 107-4 ((1)) pt.1A.

456-V95-26 - NEXTEL COMMUNICATIONS - to permit a 199-foot telecommunication tower, six platforms for 72 antennas, and one equipment building, with an option for five future additional equipment buildings, on 37,954 square feet of land. Map 113-1 ((1)) 1A.

SE-95-V-025 - NEXTEL COMMUNICATIONS - to permit a 199-foot telecommunication tower, six antenna platforms, 72 antennas, and one equipment building, with an option for five future additional equipment buildings, on 37,954 square feet of land zoned R-1. Map 113-1 ((1)) 11.

SE-95-V-031 - CHARLES E. HARDISON, INC. - to transform existing service bay into a drive-thru carwash and add a pump island canopy to existing service station. Map 110-1 ((17)) 1A.

SE-95-V-064 - BSM CORPORATION - to permit a 6,150 square foot childcare center (with a maximum daily enrollment of 140 children) within a shopping center under construction on 1.44 acres zoned C-5. Map 83-1 ((15)) 4-14, 617.

SE-95-V-055 - SAFEWAY, INC. - to permit uses in a floodplain on 1.16 acres of the Belle View Shopping Center zoned C-6 by expanding the existing grocery store. Map 93-2 ((1)) pt. 1, pt. 2.
SE-93-V-030 - DBS GENERAL PARTNERSHIP - to permit an increase in the floor area ratio from 0.40 to 0.55 (to accommodate an 8000 square foot addition to the existing commercial printing establishment) on 3.0 acres zoned I-6. Map 99-3 ((1)) 20, 20F & a portion of Day Street.

SE-92-V-017 - STAR ENTERPRISE - to permit renovation of an existing service station (removal of two pump islands and addition of a canopy) and addition of a quick service food store on 31,330 square feet zoned C-8, HC & HD. Map 109-2 ((2)) 11A.
1996 Mount Vernon District Applications

In 1996, the Planning Commission took action on twenty-four Mt. Vernon District land use items. Two items were denied and the remaining cases were approved, either wholly or in part. More information on the applications listed below may be obtained from the Planning Commission Office.

Denied Items

APR-94-IV-2LP (Deferred from the 1994 Area Plans Review cycle) - to amend the Comprehensive Plan for 10.5 acres from industrial/flex uses up to .35 FAR to residential use at 8 du/ac. Map 107-3 ((1)) 14.

456-V96-8 - AT&T WIRELESS SERVICES - to replace an existing 80-foot guyed tower with a new 100-foot tall monopole having nine panel antennas and an equipment control cabinet, at 8229 Richmond. Map 101-4 ((6)) 1.

Approved Items

S95-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 153 acres from industrial/flex space uses up to .35 FAR and residential uses at 1-2 du/ac north of Shirley Acres and 3-4 du/ac for Shirley Acres and the area south of Shirley Acres). Map 107-3 ((1)) 1, 2, 3A, 13, 14, 15, 16; 107-3 ((3)) 1-42; 107-3 ((4)) 1-8.

RZ-95-V-009 - MARTIN E. TURK, TR. - to rezone 26.40 acres from R-1 and HD to PDH-4 and HD to permit elderly housing at 3.64 du/ac. Map 108-3 ((1)) 16; 108-1 ((1)) 27A, 27B.

FDP-95-V-009 - MARTIN E. TURK, TR. - submission of the final development plan for elderly housing on 26.40 acres zoned PDH-4. Map 108-3 ((1)) 16; 108-1 ((1)) 27A & 27B.

RZ-95-V-013 - VAN METRE HOMES, INC. - to rezone 43.4 acres from R-1 and HD to PDH-2 and HD to permit a single family detached residential subdivision with a maximum of 49 lots. Map 99-4 ((1)) 47.

FDP-95-V-013 - VAN METRE HOMES, INC. - submission of the final development plan for single family detached residential subdivision (Mount Air) with 49 lots at 1.13 du/ac on 43.40 acres zoned PDH-2 & HD. Map 99-4 ((1)) 47.

SEA-86-V-021-2 - RAHAT MAHMOOD, INC. - to amend the previously approved development conditions by adding two canopies over existing fuel pumps and two raised landscape planters on 17,531 square feet of land zoned C-5. Map 102-1 ((7)) 7B.

PCA-88-V-029 - JAGDISH BERRY - to amend the previously approved proffers for Covington Woods by providing interparcel access to the parcel to the north and relocating the internal road on 4.71 acres zoned R-3. Map 98-2 ((1)) 14.

FEATURE SHOWN DETERMINATION - AT&T - request that twelve panel antennas, one satellite dish and an equipment cabinet, proposed on the roof of an existing four-story office building, be found a feature shown of the Comprehensive Plan. Map 93-1 ((18)) (C) 83-95, 105,106, 107.

FEATURE SHOWN DETERMINATION - NEXTEL - request that three 15-foot omni-directional whip antennas, one BMR antenna, and one GPS antenna, proposed to be located on the roof of the existing Metrocall Building, be found a feature shown of the Comprehensive Plan. Map 93-1 ((1)) 22.

FEATURE SHOWN DETERMINATION - AT&T - request that twelve panel antennas, one satellite dish and one equipment cabinet, proposed on the rooftop of four-story Best Western Hotel, be found a feature shown of the Comprehensive Plan. Map 109-2 ((2)) 6A.

456-V96-1 - CELLULAR ONE & THE MOUNT VERNON LADIES ASSOCIATION - to construct a 100-foot tree pole, nine panel antennas, three whip antennas and an equipment building north of the Mount Vernon Mansion on the 414.89 acre Mount Vernon Estate zoned R-2. Map 110-2 ((1)) 12.

AR-87-V-001 - GARY D. & CHARLOTTE J. KNIPLING - to renew the Knipling Local Agricultural and Forestal District and add 10.53 acres of noncontiguous land to the district. Maps 118-2 ((5)) 1, 2, 7 & Z; 118-1 ((3)) Z; 118-2 ((2)) 10A; 118-2 ((1)) 6A.

S96-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 41 acres, (Subunit G6 of Lorton-South Route 1 Community Planning Sector), currently planned for townhouse development at 5-8 du/ac, by allowing consideration of single-family detached dwellings and/or townhouses at 5-8 du/ac. Maps 107-4 ((1)) 38, 39; 107-4 ((16)) A, 1-53; 113-2 ((1)) 7-10, 15.
1996 Mount Vernon District Applications

RZ-96-V-003 - RADFORD AVENUE L. P. - to rezone 0.14 acres from C-8, R-2 and HC to R-8 and HC for one single family detached dwelling at 8 du/ac with waivers of the minimum district size and open space requirements. Map 101-3 ((3)) pt.1.

SE-96-V-008 - RADFORD AVENUE L.P. - to permit a two-story office building with a 0.31 FAR on 0.4 acres of land zoned C-8 & HC. Map 101-3 ((3)) pt.1.

SE-95-V-072 - STEVE VALENTINE - to permit uses in a Potomac River floodplain, including the addition of fill material and construction of a single family detached dwelling, in the New Alexandria subdivision, on 7,000 square feet of land zoned R-3. Map 83-4 ((2)) (36) 31 & 32.

FEATURE SHOWN DETERMINATION - APC - request that replacement of existing 90-foot wooden light pole with 125-foot metal monopole with nine panel antennas and two equipment cabinets, proposed to be located at the Mount Vernon High School football field, be found a feature shown of the Comprehensive Plan. Map 101-4 ((1)) 34.

PCA-88-V-088 - STEVEN CARTER - to amend the previously proffers by permitting a personal service establishment with retail sales (pet grooming business and supplies) as an interim use to the approved retail/office development on 0.86 acres zoned C-5 & HC. Map 101-3 ((1)) 24.

SE-96-V-021 - BANK OF ALEXANDRIA - to permit a drive-in bank in a Highway Corridor Overlay District on 0.54 acres zoned C-8 and HC. Map 101-2 ((1)) pt.69.

SE-96-V-025 - RICHARD HEAPES - to permit structural filling in a 100-year floodplain for construction of a single family detached home on 0.58 acres zoned R-3. Map 111-2 ((2)) (4) 1.

RZ-96-V-006 - CURRY DEVELOPMENT, INC. - to rezone 29.8 acres from R-1 to PDH-8 to permit residential development of 192 units (81 townhouses, 87 single family detached homes, and 24 affordable dwelling units) at 7.28 du/ac. Map 107-4 ((1)) 38; 113-2 ((1)) 7-10, 15.

FDP-96-V-006 - CURRY DEVELOPMENT, INC. - final development plan for Masons Passage (192 residential units consisting of 81 townhouses, 87 single family detached homes, and 24 affordable units) at 7.28 du/ac on 29.8 acres zoned PDH-8. Map 107-4 ((1)) 38; 113-2 ((1)) 7-10, 15.
The Planning Commission acted on seventy-three land use items in the Mount Vernon District in 1997. The Commission accepted withdrawal of one item and denied eleven items. The remaining sixty-one items were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

Items Withdrawn

APR-97-IV-23LP - AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 9.77 acres at 7807, 7809, 7811, 7813, 7815, 7817 Lorton Road by replanning to residential uses at a density of 8-12 du/ac. Map 107-4 ((1)) 46, 47, 48, 49, 50, 51.

Items Denied

97-IV-4LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Federation of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan for 18.9 acres on Gunston Road and Richmond Highway from residential use at 5-8 du/ac to commercial and retail with residential use at 3-4 du/ac. Map 113-2 ((1)) 22, 26, 27.

APR-97-IV-7LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Federation of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan for 9.89 acres on Silverbrook Road by reducing the residential density from 16-20 du/ac to 8-12 du/ac. Map 107-1 ((1)) 3, 4.

APR-97-IV-8LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Federation of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan for 39.5 acres at 9315 Richmond Highway by reducing the residential density from 4-5 du/ac to 2-3 du/ac. Map 108-1 ((1)) 27.

APR-97-IV-16LP - AREA PLANS REVIEW ITEM - nomination by Gene W. Hendrix to amend the Comprehensive Plan for 10 acres located at 9815 Richmond Highway from residential use at 5-8 du/ac to industrial use along the 7-acre Route 1 portion of the property with retention of the residential 5-8 du/ac on the remaining 3-acre portion. Map 113-2 ((1)) 22.

APR-97-IV-19LP - AREA PLANS REVIEW ITEM - nomination by H. Joe Wiltse, on behalf of various owners in the Wiley and Gunston Heights subdivisions, to amend the Comprehensive Plan for 60 acres by amending the text to permit extension of public sewer to lots developed with single family dwellings in the Wiley and Gunston Heights subdivisions. Map 113-4 and 114-3.

APR-97-IV-42MV - AREA PLANS REVIEW ITEM - nomination by Susan Madden to amend the Plan by adding trail facilities in Westgrove Park to connect to the existing Fort Hunt Road trail and the Belle View Elementary School sidewalk. Map 93-2 ((1)) 6.

APR-97-CW-17T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan transportation figures to show that Rolling Road will become Pohick Road from I-95. Map 107-2.

APR-97-CW-19T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan transportation figures by reducing the number of planned lanes on Richmond Highway from 8(HOV) to 6(HOV).

APR-97-CW-20T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan text regarding Route 1 widening and access to specify criteria for realigning intersecting streets.

APR-97-CW-21T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan by adding text to the transportation goals for the Route 1 corridor giving credit for and encouraging interparcel access as a substitute for service roads.

APR-97-CW-22T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mt. Vernon Council of Citizens Associations, to amend the Comprehensive Plan by including transportation goals for the Route 1 corridor.
Items Approved

PCA-93-V-028 - BANK OF ALEXANDRIA - to amend the previously approved proffers for Lorton Corner (formerly New Haven) by permitting a retail center with one, two or three buildings (maximum FAR of 0.186) on 4.04 acres zoned C-5. Map 108-3 ((1)) 2, 3 and ((2)) 2-8.

SE-96-V-044 - SUN COMPANY, INC. - to permit partial renovation of an existing service station on 1.02 acres zoned C-8 & HC. Map 83 ((1)) 69.

FS-V96-11 - AT&T - request that nine panel antennas and an equipment cabinet, proposed to be placed on existing 115-foot VEPCO transmission lattice tower (#204-32) at the northeast corner of Fort Belvoir, south of Telegraph Road, be found a feature shown of the Comprehensive Plan. Map 115-2 ((1)) 1.

PCA-87-V-068 - FRITO LAY INC. - to amend the previously approved proffers by permitting a warehouse and distribution facility at 0.15 FAR in lieu of the previously approved warehouse facility at 0.50 on 12.78 acres zoned I-5. Map 99-4 ((1)) 5.

FS-V96-73 - AT&T - request that the replacement of an existing 80-foot light standard, at the Mt. Vernon High School football field at 8515 Old Mount Vernon Road, with a 127.5 foot light standard to accommodate nine panel antennas and equipment cabinet, be found a feature shown of the Plan. Map 101-4 ((1)) 34.

PCA-92-V-032 - STARR MANAGEMENT CORP. - to amend the previously approved proffers by reestablishing a commercial off-street parking lot in the Huntington Metro Station area as a temporary use on 7.06 acres zoned C-3. Map 83-1 ((1)) 53A, 53B.

SE-96-V-045 - STARR MANAGEMENT CORP. - to permit a commercial off-street parking lot with 539 spaces in the Huntington Metro Station area as a temporary use on 7.06 acres zoned C-3. Map 83-1 ((1)) 53A, 53B.

PC-93-V-028 - BANK OF ALEXANDRIA - (Rehearing due to previous advertising error regarding acreage) to permit a retail center with one, two or three buildings (maximum FAR of 0.186) on 4.85 acres zoned C-5. Map 108-3 ((1)) 2, 3 and ((2)) 2-8.

FS-V96-45 - AT&T - request that nine panel antennas and an equipment cabinet, proposed to be placed on existing 68-foot seven-story Belle Haven Towers at 6040 Richmond Highway, be found a feature shown of the Comprehensive Plan. Map 83-3 ((1)) 90B.

SE-96-V-044 - SUN COMPANY, INC. - to permit partial renovation of an existing service station on 1.02 acres zoned C-8 & HC. Map 83-4 ((1)) 9. [Formerly SEA-81-V-070-2.]

PCA-93-V-028 - BANK OF ALEXANDRIA - (Rehearing due to previous advertising error regarding acreage) to amend the previously approved proffers for Lorton Corner (formerly New Haven) by permitting a retail center with one, two or three buildings (maximum FAR of 0.186) on 4.85 acres zoned C-5. Map 108-3 ((1)) 2, 3 and ((2)) 2-8.

PCA-92-V-032 - STARR MANAGEMENT CORP. - to amend the previously approved proffers by reestablishing a commercial off-street parking lot in the Huntington Metro Station area as a temporary use on 7.06 acres zoned C-3. Map 83-1 ((1)) 53A, 53B.

SE-96-V-045 - STARR MANAGEMENT CORP. - to permit a commercial off-street parking lot with 539 spaces in the Huntington Metro Station area as a temporary use on 7.06 acres zoned C-3. Map 83-1 ((1)) 53A, 53B.

SEA-88-V-034 - RAYMOND & DEBORAH KURZ - to amend the previously approved development conditions by permitting construction of a private swimming pool on a residential lot within a 100-year located at 5205 Burke Drive on 24,474 square feet of land zoned R-2. Map 110-3 ((5)) (E) 44B.

SE-96-V-055 - RITE AID PHARMACY - to permit a pharmacy with a drive-thru window at 6711 Richmond Highway on 1.31 acres zoned C-8 & HC. Map 93-1 ((1)) pt.77A.

SE-97-V-003 - CENTRAL FIDELITY NATIONAL BANK - to permit a 420 square foot addition and site modifications to an existing drive-in bank at 6717 Richmond Highway on 0.85 acres zoned C-8 and HC. Map 93-1 ((17)) 501A, 502.

FDP-96-V-006 - CURRY DEVELOPMENT, INC. - submission of the final development plan for Masons Passage, consisting of 88 single family detached units and 92 single family attached units, 23 of which are affordable units, at 6.04 du/ac on 29.80 acres zoned PDH-8. Map 107-4 ((1)) 38; 113-2 ((1)) 7-10, 15.
RZ-1996-MV-036 - CENTEX HOMES - to rezone 53.76 acres from R-1 to PDH-3 to permit 179 dwelling units at a density of 3.32 du/acre including bonus density for affordable dwelling units. Map 98-3 ((1)) 10, 16.

FDP-1996-MV-036 - CENTEX HOMES - submission of the final development plan for South Run Forest residential development of 179 units (55 single family detached and 124 single family attached, 23 of which to be affordable units) on 53.76 acres zoned PDH-3. Map 98-3 ((1)) 10, 16.

SE-97-V-018 - ROBERT A. TIMMONS, III - to permit a single family detached unit with a detached garage within a 100-year floodplain on 10,500 square feet of land zoned R-3. Map 93-2 ((8)) (44) 1, 2, 3.

SEA-82-V-044-2 - COAKLEY-BACKLICK ROAD LP - to amend the previously approved development conditions by adding an option (one building and 300 parking spaces) to the already approved plan for two buildings with 139 parking spaces on 4.56 acres zoned I-6. Map 99-4 ((1)) 9B.

RZ-1997-MV-010 - STONEPOINT, L.C. - to rezone 7.03 acres from R-1 and R-3 to R-3 for 16 single family detached residential units (Crosspointe Glen) at 2.28 du/acre. Map 97-4 ((1)) 22, 23.

SE-97-V-033 - MOUNT VERNON COUNTRY CLUB (formerly Woodlawn Country Club) - to permit filling within a 100-year floodplain to grade several existing golf course features in order to improve drainage of the tee areas on 129.60 acres zoned R-2 & HD. Map 110-1 ((1)) 3, 4, 13A.

FS-V97-57 - AT&T - to co-locate 12 panel antennas and equipment cabinet on the existing 196-foot Nextel telecommunications lattice tower at 10112 Furnace Road. Map 113-1 ((1)) 11.

APR-97-CW-10ED - AREA PLANS REVIEW ITEM - to amend the Plan by editorial revisions and updating text and figures for the Mount Vernon Planning District.

RZ-95-V-046 - RICHARD CARTER & DONALD & IRMA REISER - to rezone 9.89 acres from R-1 to R-20 for of 197 multifamily housing units including affordable dwelling units at a density of 19.9 du/acre. Map 107-1 ((1)) 3, 4.

RZ-1997-MV-008 - CURRY DEVELOPMENT, INC. - to rezone 25.87 acres from R-2, C-8 and HC to PDH-12 and HC for residential development (Mount Vee) and development of an assisted care living facility. Map 101-4 ((1)) 16, 17, 17A, 18, 19 and 101-4 ((6)) 13A, 14, pt. 15A, 15B, 16.

FDP-1997-MV-008 - CURRY DEVELOPMENT, INC. - submission of the final development plan for 25.87 acres zoned PDH-12 and HC depicting the Mount Vee residential development consisting of single family detached and attached units, and a 90-room medical care facility. Map 101-4 ((1)) 16, 17, 17A, 18, 19 and 101-4 ((6)) 13A, 14, pt. 15A, 15B, 16.

FS-V97-44 - BELL ATLANTIC NYNEX - to co-locate nine antennas and one equipment cabinet with existing Cellular One telecommunications facilities placed on a 100-foot tree pole located at 3200 Mt. Vernon Memorial Highway. Map 110-2 ((1)) 12.

APR-97-IV-1LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Fed. of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council, to amend the Plan for 25.61 acres in the Lorton-South Route 1 Suburban Center from residential at 1-2 du/acre with an option for 16-20 du/acre to 1-2 du/acre with an option for 3-4 du/acre. Map 107-3 ((1)) 5-11, 11A; 107-3 ((2)) 1-4, 5A, 5B, 5C.

APR-97-IV-2LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Fed. of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council, to amend the Plan for 20 acres located on Telegraph Road and Lockport Place from residential 8-12 and 4-5 du/acre to 5-8 du/acre and 4-5 du/acre. Map 108-1 ((1)) 12-18 and ((3)) 1, 2, 2A.
1997 Mount Vernon District Applications

APR-97-IV-3LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Fed. of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council, to amend the Plan for 68.45 acres on Silverbrook Road, Plaskett Lane and Fleenor Lane from residential use at 16-20 du/ac to 8-12 du/ac. Map 107-1 ((1)) 1, 2; 107-2 ((1)) 30-39; 107-4 ((1)) 3, 6.

APR-97-IV-6LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Fed. of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council, to amend the Plan for 7.61 acres on Richmond Highway from residential facility for special needs housing; multifamily residential or neighborhood retail to public facilities to be maintained as an undisturbed area between the Lower Potomac Pollution Control Plant and the adjacent Woodside apartments. Map 108-3 ((1)) 12A, 13A, 14.

APR-97-IV-10LP - AREA PLANS REVIEW ITEM - nomination by Robert Lundy, for the Fed. of Lorton Communities, and by Phil Downs, on behalf of the Mt. Vernon Council, to amend the Plan by modifying the major objectives for the Lorton-South Route 1 Community Planning Sector, comprising 3,200 acres, develop generally as a suburban center with areas of significantly less density.

APR-97-IV-14LP - AREA PLANS REVIEW ITEM - nomination by Martin D. Walsh, on behalf of Cook Inlet Region, Inc., to amend the Plan for 61.72 acres from low rise office and elderly housing facility to residential use at 8-12 du/ac. Map 108-1 ((1)) 47, 47A.

APR-97-IV-15LP - AREA PLANS REVIEW ITEM - nomination by County staff to revise and update text and figures for the Lower Potomac Planning District.

APR-97-IV-17LP - AREA PLANS REVIEW ITEM - nomination by P. R. Rainwater, on behalf of Mason Neck Limited Partnership, to amend the Plan for 37.7 acres on Gunston Road from residential use at 0.2-0.5 du/ac to residential use at 3-4 du/ac. Map 113-2 ((1)) 28-33, 36, 37.

APR-97-IV-18LP - AREA PLANS REVIEW ITEM - nomination by P. R. Rainwater, on behalf of Rainwater Concrete Company, to amend the Comprehensive Plan for 105 acres on Richmond Highway by adding language to allow consideration of a golf driving range as part of the golf course proposed for the subject property. Map 113-2 ((1)) 42, 57, 58, 59, 73.

APR-97-IV-22LP - AREA PLANS REVIEW ITEM - nomination by the property owners of ten parcels comprising 20 acres, located on Telegraph Road and Lockport Place, from residential use at 8-12 du/ac to residential use at 16-20 du/ac. Map 108-1 ((1)) 12-18 and 108-1 ((3)) 1, 2, 2A.

APR-97-IV-14MV - AREA PLANS REVIEW ITEM - nomination by Sy Berdux, on behalf of the Southeast Fairfax Development Corporation, to amend the Plan for 7.42 acres in the Penn Daw Community Business Center by increasing the floor area ratio of the office use from 0.35 to 0.50 and deleting the conditions for consolidation and parking location. Map 83-3 ((1)) 91, 92; 83-3 ((9)) (1) B, B1, B2, 5, 5A; 83-3 ((9)) (9) D; 83-3 ((9)) (4) 18A, 18B, 18C.

APR-97-IV-17MV - AREA PLANS REVIEW ITEM - nomination by Sy Berdux, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 6.37 acres located in the Hybla Valley/Gum Springs Central Business District by increasing the floor area ratio of the office and neighborhood serving retail use from 0.35 to 0.50 and increasing the maximum building height from 40 to 60 feet. Map 92-4 ((1)) 85, 86, 87A, 90A, 91.
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APR-97-IV-36MV - AREA PLANS REVIEW ITEM - nomination by Sy Berdix, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 14.78 acres located in the Woodlawn Community Business Center from office and neighborhood serving retail up to 0.25 FAR with a building height limit of 35 feet to office and other commercial uses up to 0.50 FAR with a 40 foot maximum building height by increasing the floor area ratio and, with substantial consolidation, mixed use up to 0.50 FAR with 60 foot maximum building height. Map 101-3 ((1)) 100; 110-1 ((1)) 2, 51, 52, ((15)) (A) 1, 2, 3, 3A and ((17)) A1, 1A, 1B, 2A, 25, 25A.

APR-97-CW-1CP - AREA PLANS REVIEW ITEM - nomination by Sy Berdix, on behalf of the Southeast Fairfax Development Corporation, to amend the Plan for the five community business centers within the Richmond Highway Concept Plan by changing the intensity and character of development, increasing the planned commercial uses and modifying the transportation recommendations.

APR-97-IV-3CP - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mount Vernon Council, to amend the Plan for the Mt. Vernon Planning District by revising the Planning Objectives.

APR-97-IV-4CP - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mount Vernon Council of Citizens Associations, to amend the Comprehensive Plan by revising the Concept for Future Development for the Mount Vernon Planning District to include text regarding an economically balanced and self-sufficient community.

APR-97-CW-2T - AREA PLANS REVIEW ITEM - nomination by Neal McBride, on behalf of the Fed. of Lorton Communities, and Phil Downs, on behalf of the Mount Vernon Council, to amend the Plan by adding language concerning the need for a traffic study to determine whether Hooes Road, between Furnace Road and Silverbrook Road, should be widened to more than the planned two lanes.

APR-97-CW-3T - AREA PLANS REVIEW ITEM - nomination by Neal McBride, on behalf of the Fed. of Lorton Communities, and Phil Downs, on behalf of the Mount Vernon Council, to amend the Plan by changing the planned improvements to Hooes Road, from Pohick Road to Silverbrook Road, from two lanes to four lanes.

APR-97-CW-4T - AREA PLANS REVIEW ITEM - nomination by Neal McBride, on behalf of the Fed. of Lorton Communities, and Phil Downs, on behalf of the Mount Vernon Council, to amend the Plan by deleting map and text references regarding provision of direct truck access from I-95 to the Lorton Landfill and Incinerator.

APR-97-CW-5T - AREA PLANS REVIEW ITEM - nomination by Neal McBride, on behalf of the Fed. of Lorton Communities, and Phil Downs, on behalf of the Mount Vernon Council, to amend the Comprehensive Plan by adding language concerning maintaining and replacing the wooden bridge connecting the eastern and western segments of Gunston Cove Road.

APR-97-CW-12T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mount Vernon Council, to delete the figure notations denoting a grade-separated interchange improvement at the I-95/Richmond Highway interchange.

APR-97-CW-13T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mount Vernon Council, to amend the Plan by adding language to extend the two lane designation on Old Mill Road, from Lukens Lane to Mount Vernon Memorial Highway, to the rest of Old Mill Road and to improve the road to standards for a historic byway.

APR-97-CW-14T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mount Vernon Council, to amend the Comprehensive Plan by adding text and a figure note regarding improvements to the intersection of Old Mount Vernon Road and Mount Vernon Memorial Highway.

APR-97-CW-15T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mount Vernon Council, to amend the Plan by deleting the extension of Douglas St. from Holland Rd. to Route 1.

APR-97-CW-18T - AREA PLANS REVIEW ITEM - nomination by Phil Downs, on behalf of the Mount Vernon Council, to amend the Plan by deleting the planned roadway improvement of Richmond Avenue, between Mohawk Lane and Laurel Road, to two lanes.

AR-81-V-001-2 - EDWIN W. LYNCH, JR. & MEADOWOOD FARM - to renew the statewide A&F district for an additional ten year term on 945.8 acres zoned R-E. Maps 113-2, 113-4, 114-3, 118-1.

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RZ-1997-MV-029 - ASPEN DEVELOPMENT LC - to rezone 3.14 acres from R-1 to R-3 for a cluster residential development at 2.54 du/ac. Map 98-3 ((1)) 6A.

S95-CW-2CP - OUT-OF-TURN PLAN AMENDMENT (Rehearing) - to amend the Comprehensive Plan for 3200 acres, currently planned for public facilities, governmental and institutional uses and used by the District of Columbia for correctional facilities, by considering (should such facilities be relocated) retention of public facilities such as the I-95 Landfill & Resource/Recovery Facility, the Occoquan Regional Park, and Fairfax County Water Authority Treatment Facility on the southern portion of the area and replanning the northern portion as a residential community with two mixed use areas, with recommendations for land use, transportation, environment, public facilities, heritage resources, parks and recreation for Planning Sector LP1 and transportation and trail recommendations for the adjacent Pohick Planning District and the Lorton-South Route 1 Community Planning Sector.
In 1998, the Planning Commission took action on thirty-three land use applications in the Mount Vernon District. The Commission accepted withdrawal of one item and denied two applications. The remaining thirty items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Item Withdrawn**

SE-98-V-006 - COLCHESTER LAND COMPANY LLC – to permit a sewage treatment and disposal facility on 1.31 acres zoned I-4 to serve the Gunston Commerce Center. Map 113-3 ((1)) part 5B.

**Items Denied**

APR-98-IV-1LP – 1998 AREA PLANS REVIEW ITEM – nomination by Mount Vernon District Supervisor Gerald Hyland to amend the Comprehensive Plan text for 1.8 acres located on Belvoir Court and Richmond Highway to reflect commercial uses including hotel and conference facilities and telecommunication facilities. Map 109-1 ((1)) 37, 38, 39, 41, 42.

APR-98-IV-2LP – 1998 AREA PLANS REVIEW ITEM – nomination by Michael J. Giguere to amend the Comprehensive Plan for 54.9 acres currently being used as a quarry by the addition of an option for interim industrial uses complementary to the established quarry. Map 112-2 ((1)) 13.

**Items Approved**

SE-97-V-046 – MID-ATLANTIC TOWER MANAGEMENT – to permit a 149-foot lattice telecommunications tower to accommodate at least six carriers on 1.16 acres located at 9128 Belvoir Court and zoned C-8. Map 109-1 ((1)) 38, 39, 41.

456-V97-18 – MID-ATLANTIC TOWER MANAGEMENT – to construct a 149-foot lattice tower to accommodate telecommunications carriers (nine antennas for Bell Atlantic, nine antennas for APC, twelve antennas for AT&T, twelve antennas for Nextel, nine antennas for Cellular One, and three antennas for NextWave) at 9128 Belvoir Court. Map 109-1 ((1)) 38, 39, 41.

RZ-1997-MV-051 – LYNN E. SCHUTT – to rezone 0.96 acres from C-3 & R-3 to C-5 and R-3 to accommodate a veterinary hospital. Map 83-4 ((2)) (35) 16-21 and 83-4 ((2)) (40) 10, 11.

SE-97-V-055 – LYNN E. SCHUTT – to permit fill in a floodplain to accommodate construction of a veterinary hospital on 0.96 acres zoned C-5 and R-3. Map 83-4 ((2)) (35) 16-21 and 83-4 ((2)) (40) 10, 11.

S97-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for Gunston Heights (Section 1) and the Wiley subdivision, located on Mason Neck, by considering the deletion of language prohibiting an increase in the number of bedrooms in a dwelling unit and language requiring dwelling units to be equipped with water conservation devices.

PCA-76-L-019-2 – SOUTH STATION LLC – to amend the previously approved proffers by severing a 7.33 acre portion of land, currently developed with a VRE Station and a commuter parking lot, from the original subject property area with the remaining 214 acres to be subject to RZ-1996-MV-037. Maps 107-2 ((1)) 10A, 107-4 ((1)) 17A.

RZ-1996-MV-037 – SOUTH STATION LLC - to rezone 214 acres from R-1 and I-6 to PDH-5 and PDC for a mixed use development (Lorton Town Center). Map 107-4 ((1)) 17A.

FDP-1996-MV-037 – SOUTH STATION LLC – submission of the final development plan for the Lorton Town Center mixed use development reflecting 301 single family detached units, 688 multifamily units, and a commercial area located on a total of 214 acres zoned PDH-5 and PDC. Map 107-4 ((1)) 17A.

SE-97-V-054 – MAR-CHEK III, INC. – to permit demolition and reconstruction of an existing vacant restaurant, with the addition of a drive-through window, on 1.02 acres zoned C-6 and HC and located at 7511 and 7517 Richmond Highway. Map 93-3 ((2)) (1) 8, 9.

SE-97-V-061 – QUARLES PETRO, INC. – to permit the addition of two 17-foot high canopies over existing pump stations at the service station located at 9801 Richmond Highway on 36,885 square feet of land zoned C-6. Map 113-2 ((1)) 24.

S98-IV-MV1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 36 acres (known as the Future Farmers of America site), currently planned for residential use at 2-3 du/ac and located at the intersection of Richmond Highway and Mount Vernon Highway, by adding text permitting office use at .25 FAR on a six-acre portion of the site.

RZ-1997-MV-023 – WILLIAM & MARY NELSON – to rezone 1.69 acres from R-1 to R-4 to permit a cluster...
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PCA-89-V-062 - COLCHESTER LAND COMPANY LLC – to amend the previously approved proffers for the Gunston Commerce Center, on 108.05 acres zoned I-4 and I-5, by revising the layout to accommodate a water purification plant and sewage treatment facility and by revising the monetary contribution to the Lorton Area Road Fund. Map 113-3 ((1)) 5A, 5B, 5C.

SE-98-V-005 - COLCHESTER LAND COMPANY LLC – to permit a water purification facility on 0.92 acres zoned I-4 to serve the Gunston Commerce Center. Map 113-3 ((1)) part 5C.

2232-V98-4 - COLCHESTER LAND COMPANY LLC – to permit a water purification facility on 0.92 acres of land located in the Gunston Commerce Center. Map 113-3 ((1)) 5C.

2232-V98-5 - COLCHESTER LAND COMPANY LLC – to permit a private sewage treatment and disposal facility, subsequently amended to a sewage pump station and force main, on 1.31 acres of land located in the Gunston Commerce Center. Map 113-3 ((1)) 5B.

RZ-1998-MV-021 – FFA COMPANY, LC – to rezone 5.93 acres from R-2, C-8, HC and HD to C-2, HC and HD to permit commercial offices in an existing building currently occupied by a public benefit association. Map 109-2 ((2)) 10, 18.


APR-97-IV-5LP – 1997 AREA PLANS REVIEW ITEM – nomination by Robert Lundy for the Federation of Lorton Communities and by Phil Downs for the Mount Vernon Council of Citizens Association, to amend the Comprehensive Plan for 33.04 acres located on Gunston Cove Road by further defining the non-residential mixed use component, and adding text regarding recreation, schools, land use compatibility and environmental preservation. Maps 107-2 ((1)) 8, 9, 10A, 11, 12, 13, 40A, 40B, 40C and 107-4 ((1)) 17A.

APR-97-IV-21LP – 1997 AREA PLANS REVIEW ITEM – nomination by Robert Lundy for the Federation of Lorton Communities and by Phil Downs for the Mount Vernon Council of Citizens Association, to amend the Comprehensive Plan by revising the affordable housing recommendations for the Lower Potomac Planning District.

APR-97-IV-12LP – 1997 AREA PLANS REVIEW ITEM – nomination by Robert Lundy for the Federation of Lorton Communities and by Phil Downs for the Mount Vernon Council of Citizens Association, to amend the Comprehensive Plan by revising the affordable housing recommendations for the Lower Potomac Planning District.


APR-98-IV-4PF – 1998 AREA PLANS REVIEW ITEM – nomination by Edwin Clay, Director of Libraries, to amend the Comprehensive Plan for 2.0 acres located at 6614 Fort Hunt Road by adding text reflecting the need for a 4,000 square foot expansion of the existing Martha Washington Library. Map 93-1 ((1)) 72A.

APR-98-IV-2S – 1998 AREA PLANS REVIEW ITEM – nomination by Donald and Lena Granahan to amend the Comprehensive Plan for 2.44 acres located at 7015 Newington Road from retail uses up to .25 FAR to industrial uses up to .35 FAR. Map 99-1 ((1)) 5C.

RZ-1998-MV-032 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to rezone 141.77 acres from R-C and NR to R-1 and NR to accommodate expansion of the existing water purification facilities located at 9800 Ox Road. Map 106-4 ((1)) part 56.

RZ-1998-MV-033 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to rezone 5.54 acres from R-C and NR to R-1 and NR to accommodate expansion of the existing water purification facilities located at 9800 Ox Road. Map 106-4 ((1)) part 56.

SEA-81-V-017 – FAIRFAX COUNTY WATER AUTHORITY – to amend the previously approved development conditions by increasing the land area from 40.72 acres to 247.84 acres and permitting expansion of the water purification facilities located at 9800 Ox Road on land zoned R-1, I-6 and NR. Map 106-4 ((1)) 56 and 112-2 ((1)) 8, 9.
2232-V98-3 – FAIRFAX COUNTY WATER AUTHORITY – to replace the existing Lorton & Occoquan Treatment Facilities with a new consolidated treatment facility, to be known as the Fred P. Griffith, Jr. Water Treatment Plant, on 247.84 acres located at 9800 Ox Road. Maps 106-4 ((1)) 56 and 112-2 ((1)) 8, 9.

2232-V98-11 – FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY – to permit acquisition of 2.25 acres located at 7837 Richmond Highway for development of 60 elderly housing units with associated office space. Map 101-2 ((1)) 73.

FS-V98-21 – PAGENET – to co-locate three omni whip antennas on the existing 90-foot telecommunications tower located at 8235 Richmond Highway. Map 101-4 ((6)) 2.
In 1999 the Planning Commission took action on eighty-eight land use applications in the Mount Vernon District. The Commission accepted withdrawal of twenty-one items and denied thirty-four applications. The remaining thirty-three items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Withdrawn Items

APR-97-IV-5MV - AREA PLANS REVIEW ITEM - to amend the Plan for 15.43 acres located on Old Richmond Highway and Richmond Highway, in the North Gateway community business center, by increasing the planned FAR from 0.35 to 0.50 and the maximum building height from 40 to 90 feet. Map 83-2 ((1)) 2A, 2B, 2C; 83-4 ((1)) 1.

APR-97-IV-6MV - AREA PLANS REVIEW ITEM - to amend the Plan for 25 acres on Richmond Highway and within the Penn Daw community business center by increasing the planned FAR from 0.35 to greater than 0.50 with heights greater than 40 feet. Map 83-3 ((1)) 20, 23A, 24, 24A, 24B.

APR-97-IV-7MV - AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 3.6 acres located on Richmond Highway, in the Penn Daw community business center, from residential use at 16-20 du/ac with ancillary retail to commercial uses at 0.50 FAR with building heights of 35 feet. Map 83-3 ((1)) 22B, 22C, 22D.

APR-97-IV-8MV - AREA PLANS REVIEW ITEM - to amend the Plan for 6.11 acres located on Quander Road in the Penn Daw community business center by consolidating this land unit with Land Unit G. Map 83-3 ((1)) 33, 34, 44, 45, 46, 49; 83-3 ((22)) B, C, E, 1, 2, 2A.

APR-97-IV-9MV - AREA PLANS REVIEW ITEM - to amend the Plan for 7 acres located on Richmond Highway, Shields Avenue, and Quander Road, in the Penn Daw community business district, by increasing the intensity of the planned mixed use (office and retail) from 25 to .50 FAR with an option for building heights up to 65 feet. Map 83-3 ((1)) 36, 37, 38, 40, 41, 41A, 42, 50, 51; 83-3 ((8)) A, B, C, 1; 83-3 ((22)) 601, 602.

APR-97-IV-10MV - AREA PLANS REVIEW ITEM - to amend the Plan for 11 acres on Richmond Highway, in the suburban neighborhood area between Penn Daw and North Gateway, from residential use at 5-8 du/ac to mixed use at 0.50 FAR with an option for residential use at 8-12 du/ac. Map 83-3 ((1)) 52, 52A; 83-3 ((14)) (23) A.

APR-97-IV-11MV - AREA PLANS REVIEW ITEM - to amend the Plan for 8.93 acres on Richmond Highway, in the Penn Daw and North Gateway area, from residential use at 5-8 du/ac to mixed use at 0.50 FAR with an option of residential use at 12-16 du/ac. Map 83-3 ((1)) 56, 56A, 57, 57A.

APR-97-IV-12MV - AREA PLANS REVIEW ITEM - to amend the Plan for 6.45 acres on Richmond Highway, in the Penn Daw and North Gateway area, from residential use at 5-8 du/ac to retail use at 0.50 FAR with an option for residential use at 12-16 du/ac. Map 83-3 ((1)) 59, 60, 61, 64.

APR-97-IV-13MV - AREA PLANS REVIEW ITEM - to amend the Plan for 7.68 acres on Shields Avenue in the Penn Daw/North Gateway area, planned for residential use at 5-8 du/ac and mobile home park, by consolidating the property with Land Unit G. Map 83-3 ((1)) 25; 83-3 ((8)) 2-7.

APR-97-IV-15MV - AREA PLANS REVIEW ITEM - to amend the Plan for 3.89 acres on Richmond Highway and Regan, in the areas between Penn Daw and Beacon/Groveton community business center, from residential use at 16-20 du/ac to commercial use at 0.50 FAR or residential use at 12-16 du/ac. Map 83-3 ((1)) 14; 93-1 ((1)) 31, 90-95.

APR-97-IV-16MV - AREA PLANS REVIEW ITEM - to amend the Plan for 10.46 acres on Richmond Highway, in the Hybla Valley/Gum Springs community business center, from residential at 16-20 du/ac with an option for office up to .35 FAR to office or hotel use up to .50 FAR. Map 92-4 ((1)) 92, 93, 94, 94A.

APR-97-IV-24MV - AREA PLANS REVIEW ITEM - to amend the Plan for 10.08 acres on Richmond Highway, in the suburban neighborhood areas between the Hybla Valley/Gum Springs and Woodlawn community business centers, from residential use at 5-8 du/ac with an option for 8-12 du/ac to commercial uses up to .35 FAR. Map 101-2 ((1)) 25-28, 29B, 30, 34, 34A, 35A, 36.

APR-97-IV-30MV - AREA PLANS REVIEW ITEM - to amend the Plan for 8.94 acres on Richmond Highway and Radford Avenue, in the suburban neighborhood area adjacent to the Woodlawn community business center, from residential use at 5-8 du/ac to commercial use at 0.35 FAR or residential use at 5-8 du/ac with a height limit of 45 feet in combination with land unit 18. Map 101-3 ((1)) 21-25 and 101-3 ((3)) 1, 2.
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APR-97-IV-31MV - AREA PLANS REVIEW ITEM - to amend the Plan for 12.8 acres on Richmond Highway, in the suburban neighborhood area adjacent to the Woodlawn community business center, from residential use at 5-8 du/ac to commercial use at 0.35 FAR or residential use at 5-8 du/ac in combination with land unit 24 and no access to the Mount Vernon Manor community. Map 101-3 ((1)) 28, 29B, 29C, 30, 30B, 30C, 31B, 31C.

APR-97-IV-32MV - AREA PLANS REVIEW ITEM - to amend the Plan for 6.3 acres located at 8559 Richmond Highway in the Woodlawn community business center, currently planned for residential use at 5-8 du/ac with parks and trails conditions, by adding an option for commercial uses at 0.50 FAR and eliminating the parks and trails conditions. Map 101-3 ((1)) 35.

APR-97-IV-33MV - AREA PLANS REVIEW ITEM - to amend the Plan for 3.53 acres on Richmond Highway and Washington Avenue, in the suburban neighborhood area adjacent to the Woodlawn community business center, from residential use at 5-8 du/ac to commercial use at 0.35 FAR or residential use at 5-8 du/ac with a height limit of 45 feet. Map 101-3 ((1)) 20; 101-3 ((8)) (C) 1, 2; 101-4 ((8)) (D) 4, 5.

APR-97-IV-34MV - AREA PLANS REVIEW ITEM - to amend the Plan for 7.16 acres located on Richmond Highway in the Woodlawn community business center, from residential use at 5-8 du/ac to neighborhood service retail or office uses up to 0.50 FAR. Map 101-3 ((1)) 101, 102, 104, 105, 106C, 107-110.

APR-97-IV-35MV - AREA PLANS REVIEW ITEM - to amend the Plan for 13.71 acres on Richmond Highway and Forest Place, in the suburban area next to the Woodlawn community business center, from residential use at 5-8 du/ac or mixed use with full parcel consolidation to commercial use at 0.35 FAR or residential use at 5-8 du/ac in combination with land unit 22 and no access to the Mount Vernon Manor community. Map 101-3 ((1)) 32, 33; 101-3 ((9)) (1) C1, 1-5, 500, 501; 101-3 ((9)) (2) B.

APR-97-IV-37MV - AREA PLANS REVIEW ITEM - to amend the Plan for 12.38 acres on Richmond Highway in the suburban neighborhood area between the Hybla Valley/Gum Springs and Woodlawn community business centers, from residential use at 5-8 du/ac to 8-12 du/ac with enlargement of the land unit. Map 101-3 ((1)) 6, 6A, 7; 101-4 ((6)) 1-5.

APR-97-IV-39MV - AREA PLANS REVIEW ITEM - to amend the Plan for 44.3 acres in the suburban neighborhood area adjacent to the Woodlawn commercial business center and the Woodlawn Historic District, from commercial uses up to 0.25 FAR and hotel use up to 0.35 FAR to visitors center/hotel conference center and tourist orientedretails shops at FAR greater than 0.50 and building heights greater than 40 feet and revisions to the parcel make up of the land unit. Map 109-2 ((1)) 25-27; 109-2 ((2)) 10, 10A, 11, 11A, 12, 13, 13A, 13B, 13C, 13D, 15-18.

Items Denied

APR-97-IV-3MV- AREA PLANS REVIEW ITEM - to amend the Plan for 0.22 acres, located at 2500 Bellevue Avenue, by moving the property from the Fairhaven Conservation District to the Penn Daw community business center. Map 83-3 ((9)) (4) 17.

APR-97-IV-43MV- AREA PLANS REVIEW ITEM - to amend the Plan for 5 acres on Richmond Highway, in the suburban neighborhoods areas between the Beacon/Groveton and Hybla Valley/Gum Springs community business centers, from retail and residential use at 5-8 du/ac to elderly housing and private open space. Map 92-4 ((1)) 82A.

APR-97-IV-44MV- AREA PLANS REVIEW ITEM - to amend the Plan for 4.33 acres on Richmond Highway in the Hybla Valley/Gum Springs community business center, by increasing the FAR for office and retail uses from 0.35 to 0.50. Map 92-4 ((1)) 85, 86, 87A, 90A, 91.

APR-97-IV-45MV- AREA PLANS REVIEW ITEM - to amend the Plan for 27 acres, located on Richmond Highway in the North Gateway/Penn Daw community business center, by increasing the FAR for retail from 0.35 to 0.50. Map 83-3 ((1)) 20, 23A, 24, 24A, 24B.

APR-97-IV-46MV- AREA PLANS REVIEW ITEM - to amend the Plan for 7.7 acres on Shields Avenue in the North Gateway/ Penn Daw community business center, from residential mobile home uses at 5-8 du/ac by including the property in Land Unit G with comparable uses. Map 83-3 ((8)) 2-7 and 83-3 ((1)) 25.

APR-97-IV-47MV- AREA PLANS REVIEW ITEM - to amend the Plan for 10.47 acres on Richmond Highway in
the Hybla Valley/Gum Springs community business center from residential uses at 16-20 du/ac and an option for office at 0.35 FAR to office and retail at 0.50 FAR with an option for greater than 0.50 FAR. Map 92-4 ((1)) 92, 93, 94, 94A.

APR-97-IV-49MV- AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 7.23 acres, located on Richmond Highway, Shields Avenue and Quander Street in the North Gateway/Penn Daw community business center, by including the property in Land Unit G with comparable uses. Map 83-3 ((1)) 36-38, 40, 41, 41A, 42, 50, 51; ((8)) B, C; ((22)) A, 601, 602.

APR-97-IV-50MV- AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 12.29 acres, located on Richmond Highway in the suburban neighborhood area between the Hybla Valley/Gum Springs and Woodlawn community business centers, from residential uses at 16-20 du/ac to office and retail use at 0.50 FAR. Map 101-4 ((1)) 15, 16, 16A, 16B, 17, 17A, 17B.

APR-97-IV-51MV- AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 17.97 acres, located on Richmond Highway and Forest Place in the Woodlawn community business center, from residential uses at 5-8 du/ac with an option for mixed use at 0.35 FAR to mixed use at 0.50 FAR and residential uses at 4-5 du/ac. Map 101-3 ((9)) (2) B; 101-3 ((9)) (1) C1, 1-5, 500, 501; 101-3 ((1)) 32, 33.


APR-97-IV-53MV- AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 12.80 acres, located on Richmond Highway in the suburban neighborhood areas between the Hybla Valley/Gum Springs and Woodlawn community business centers, from residential at 5-8 du/ac to commercial, retail and office at 0.50 FAR and residential at 4-5 du/ac. Map 101-3 ((1)) 28, 29B, 29C, 30, 30B, 30C, 31B, 31C.

APR-97-IV-55MV- AREA PLANS REVIEW ITEM - to amend the Plan for 8.26 acres, located on Richmond Highway in the Beacon/Groveton community business center, from office use up to 0.35 FAR with an option for 0.50 FAR to commercial and/or luxury condominiums at 0.50 FAR with an option for 0.70 FAR. Map 93-1 (((1)) 21, 22, 24, 25, 26, 74B, 77A.

APR-97-IV-56MV- AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 5.86 acres located on Richmond Highway, Schooler Drive, Beacon Hill Road and Memorial Street in the Beacon/Groveton community business center, from retail at 0.35 FAR to commercial at 0.50 FAR. Map 93-1 ((1)) 2, 5, 19; 93-1 ((16)) 13, 14; 93-1 ((17)) A, B, 1A, 2, 5, 502, 602; 93-1 ((18)) (A) 1, 5.

APR-97-IV-57MV- AREA PLANS REVIEW ITEM - to amend the Plan for 3.16 acres on Richmond Highway in the Beacon/ Groveton community business center, by adding an option for 0.50 FAR and heights up to 55 feet to the planned office and retail uses at 0.30 FAR with maximum building heights of 35 feet. Map 93-1 ((18)) (B) 49, 52, 55; 93-1 ((18)) 83; 93-1 ((18)) (D) 117; 93-1 ((18)) (E) 150, 153, 156.

APR-97-IV-58MV- AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 6.11 acres located on Quander Road in the North Gateway/Penn Daw community business center, by including the property in Land Unit G with comparable uses, FAR and maximum building heights. Map 83-3 ((1)) 33, 34, 44, 45, 46, 49; 83-3 ((22)) 2A, B, C, D, 1, 2.

APR-98-IV-4MV- AREA PLANS REVIEW ITEM - to amend the Comprehensive Plan for 4.38 acres, located on Richmond Highway, by adding an option for 0.50 FAR and building heights up to 55 feet to current plan for office and retail uses up to 0.30 FAR and building heights up to 35 feet. Map 93-1 ((18)) (B) 49-51, 52-54, 55-58; 93-1 ((18)) (C) 83-92; 93-1 ((18)) (D) 117-125, 126-129, 130-134; 93-1 ((18)) (E) 150-152, 153-155, 156-163, 172.

S97-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 7.42 acres on Richmond Highway and Fairhaven Avenue in the Penn Daw community business center, from office use at 0.35 FAR to office use at 0.50 FAR. Map 83-3 ((1)) 91, 92; 93-3 ((9)) (1) 5, 5A, B, B1, B2, 1; 83-3 ((9)) (9) D; 83-3 ((9)) (4) 18A, 18B, 18C (formerly APR 97-IV-14MV).

S97-IV-MV2 - OUT-OF-TURN PLAN AMENDMENT (formerly APR 97-IV-17MV) - to amend the Comprehensive Plan for 6.37 acres, located on Richmond Highway in the Hybla Valley/gum Springs community business center, by increasing the planned FAR from 0.35 to 0.50 and maximum building height from 40 to 60 feet for office and neighborhood serving retail. Map 92-4 ((1)) 85, 86, 87A, 90A, 91.

VC-99-V-140 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of dwelling 18.0 feet from a side
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lot line located at 9029 Haywood Avenue on 13,020 square feet of land zoned R-1. Map 106-4 ((2)) 18.

VC-99-V-141 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 22.0 feet from a front lot line of a corner lot, located at 9200 Haines Drive on 12,402 square feet of land zoned R-1. Map 106-4 ((2)) 9.

VC-99-V-142 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 22.0 feet from the rear lot line, located at 9012 Haywood Avenue on 10,112 square feet of land zoned R-1. Map 106-4 ((2)) 13.

VC-99-V-143 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 20.0 feet from a front lot line of a corner lot, located at 9212 Haines Drive on 13,039 square feet of land zoned R-1. Map 106-4 ((2)) 25.

VC-99-V-144 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 11.0 feet from the rear lot line and 18.0 feet from a side lot line, at 9016 Haywood Avenue on 8,610 square feet of land zoned R-1. Map 106-4 ((2)) 14.

VC-99-V-145 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 24.0 feet from a front lot line of a corner lot, located at 9225 Ox Road on 13,427 square feet of land zoned R-1. Map 106-4 ((2)) 35.

VC-99-V-146 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 20.0 feet from a front lot line of a corner lot, located at 9222 Haines Drive on 13,039 square feet of land zoned R-1. Map 106-4 ((2)) 26.

VC-99-V-147 - JOHN D. & S. GORDON LEARY, JR. - to permit a dwelling to remain 38.0 feet from front lot line, 17.0 feet from one side lot line, and 7.0 feet from other side lot line, located at 9221 Hoees Road on 9,342 square feet of land zoned R-1. Map 106-4 ((2)) 4.

VC-99-V-148 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 25.0 feet from the front lot line, located at 9205 Haines Drive on 20,800 square feet of land zoned R-1. Map 106-4 ((2)) 48.

VC-99-V-149 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 21.0 feet from the rear lot line, located at 9217 Hoees Road on 10,099 square feet of land zoned R-1. Map 106-4 ((2)) 5.

VC-99-V-150 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 30.0 feet from front lot line, 10.0 feet from rear lot line, and 12.0 feet from a side lot line located at 9020 Haywood Avenue on 7,426 square feet of land zoned R-1. Map 106-4 ((2)) 15.

VC-99-V-151 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 12.0 feet from a side lot line, located at 9004 Haywood Avenue on 10,070 square feet of land zoned R-1. Map 106-4 ((2)) 11.

VC-99-V-152 - COSCAN WASHINGTON, INC. - to permit construction of a dwelling 15.0 feet from a side lot line, located at 9033 Virginia Terrace on 13,282 square feet of land zoned R-1. Map 106-4 ((2)) 39.

VC-99-V-153 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 20.0 feet from a front lot line of a corner lot and 12.0 feet from the side lot line, located at 9206 Haines Drive on 10,668 square feet of land zoned R-1. Map 106-4 ((2)) 10.

VC-99-V-154 - PATRICIA M. & S. GORDON LEARY, JR. - to permit construction of a dwelling 30.0 feet from front lot line of a corner lot located at 9233 Hoees Road on 19,818 square feet of land zoned R-1. Map 106-4 ((2)) 1.

VC-99-V-155 - LEARY LOTS FAMILY PARTNERSHIP - to permit construction of a dwelling 20.0 feet from a front lot line of a corner lot, located at 9230 Haines Drive on 13,085 square feet of land zoned R-1. Map 106-4 ((2)) 47.

Items Approved

SE-96-V-044 - SUN COMPANY INC. - to permit renovation of an existing service station within a Highway Corridor Overlay District on 1.02 acres zoned C-8, HC, and CRD at 5928 Richmond Hwy. Map 83-3 ((1)) 69.

SE-98-V-042 - BELLE HAVEN COUNTRY CLUB - to permit fill within a 100-year floodplain to perform minor grading of several existing golf course features in order to improve drainage of tee areas of the Belle Haven Country Club, located at 6023 Fort Hunt Road on 156.7 acres zoned R-3 and HC. Map 83-4 various parcels.

SE-98-V-049 - AMERADA HESS CORPORATION - to permit the addition of a canopy to an existing service station on 23,806 square feet of land zoned C-8 and located at 9142 Richmond Highway. Map 109-1 ((1)) 12.

SE-98-V-048 - ROBERT D. AUDET - to permit uses in a 100-year floodplain for the construction of a single family dwelling unit by adding 675 cubic yards of fill material to the site which is 8,950 square feet in size and zoned R-3. Map 83-4 ((2)) (36) 17, 17A, 18.
2232-V98-25 - BOARD OF SUPERVISORS & DEPT. OF INFORMATION TECHNOLOGY - to construct a new 480-foot guyed tower with equipment shelter adjacent to the I-95 landfill behind the DCDC Youth Center. One for six radio antennas, one whip antenna and five panel antennas, with possible future use by Prince William County (four microwave and six panel antennas), the FBI and the District of Columbia (both not to exceed a total of six whip antennas), and possible future co-location by commercial wireless carriers. Map 106-4 ((1)) 4.

SE-98-V-061 - BOARD OF SUPERVISORS & DEPARTMENT OF INFORMATION TECHNOLOGY - to permit a 480 foot guyed telecommunications tower and one 658 square foot equipment shelter on 39,961 square feet of land zoned R-1. Map 106-4 ((1)) 54.

SEA-86-V-072-3 - BRYANT EARLY LEARNING CENTER - to amend the previously approved development conditions by permitting increase in enrollment, change in hours of operation and expansion of the outdoor recreation area for an existing childcare center and nursery school on 23.77 acres zoned R-2. Map 93-3 ((1)) 3.


RZ-99-MV-001 - FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY - to rezone 2.21 acres from C-8, R-2, CRD & HC to R-8, CRD & HC to permit mixed use development for elderly housing affordable dwelling units and public use office. Map 101-2 ((1)) 73.

SE-99-V-001 - REDEVELOPMENT & HOUSING AUTHORITY - to permit 60-unit elderly housing development (Gum Springs Glen) and a 12,750 square foot public use office on 2.21 acres zoned R-8, CRD & HC. Map 101-2 ((1)) 73.

SE-98-V-062 - ZP NO. 40, L.L.C. - to permit the addition of a double drive-through window to a by-right pharmacy not yet constructed (Eckerd Drugs) at 6230 Richmond Highway on 2.01 acres zoned C-8, HC & CRD. Map 83-3 ((1)) 22A, pt. 22B.

SEA-88-V-064-3 - ISLAMIC SAUDI ACADEMY - to amend the previously approval development conditions for a private school by permitting an increase in the number of employees on site (from 133 to 211) and permitting a technical reduction in land area from 25.7 to 22.6 acres on land located at 8333 Richmond Highway and zoned R-2, C-8 and HC. Map 101-4 ((1)) 5A, 57; 101-4 ((7)) 1-10, 39-41; 101-4 ((8)) (E) 1-6.

PCA-1999-MV-004 - ISLAMIC SAUDI ACADEMY - to permit a proffered TDM Program in order to reduce required parking on site (from 253 to 118 spaces) on 22.6 acres located at 8333 Richmond Highway and zoned R-2, C-8 and HC. Map 101-4 ((1)) 5A, 57; ((7)) 1-10, 39-41; ((8)) (E) 1-6.


RZ-1999-MV-007 - TRUSTEES OF MOUNT VERNON CONGREGATION OF JEHOVAH'S WITNESSES - to rezone 4.04 acres from PDH-8 to R-5 to permit a church and related facilities with an overall FAR of .03. Map 102-1 ((1)) 38A.

APR-97-CW-3HO - AREA PLANS REVIEW ITEM - to amend the Plan by revising the district wide housing recommendations regarding the percentage of assisted housing in the Route 1 corridor.

S99-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for the Laurel Hill Community Planning Sector (approx. 3,200 acres formerly known as the D.C. Correctional Facility Community Planning Sector) from the currently planned public facilities, governmental and institutional uses with two redevelopment options, one for redevelopment under public ownership and one for redevelopment under private ownership, by developing a Reuse Plan (directed by the United States Congress under the Lorton Technical Corrections Act of 1998) to maximize open space, parkland and recreation uses while reserving land for private development (primarily residential uses) sufficient to facilitate a land trade.

RZ-1997-MV-049 - ROBERT L. TRAVERS - to rezone 0.90 acres from R-1 to I-6 to for use as an outdoor storage yard with no structures. Map 99-4 ((1)) 10C.

PCA-95-V-046 - JCE, INC. - to amend the previously approved proffers for the Gunston Corner development by changing and reducing the unit type from 197 multifamily units to 101 single family attached units on 9.9 acres zoned R-20. Map 107-1 ((1)) 3, 4.

RZ-1997-MV-038 - CHARLES J. & MARIE E. BECHERER - to rezone 2.84 acres from R-2 to PDH-3 for...
six single family detached homes at a density of 2.11 du/ac.  
Map 101-4 ((1)) 47.

FDP-1997-MV-038 - CHARLES J. & MARIE E. BECHERER - submission of the final development plan for residential development of six single family detached homes, on 2.84 acres zoned PDH-3, a density of 2.11 du/ac.  
Map 101-4 ((1)) 47.

SE-99-V-018 - ALEXANDRIA HOTEL ASSOCIATES, LLC - to permit an increase in building height from 68 to 78 feet to accommodate an equipment screen on top of a recently renovated hotel (converted from Howard Johnson's to Hampton Inn) on 5.28 acres located in a Commercial Revitalization District zoned C-8 and HC.  
Map 83-4 ((1)) 11A.

FDPA-1997-MV-008 - MOUNT VEE, LLC - to amend the previously approved final development plan for the Mount Vee subdivision, which specifies that all dwellings have garages, to permit 47 single family attached units to be constructed without garages on 2.72 acres zoned PDH-12 and HC.  
Map 101-4 ((6)) 15B and 101-4 ((1)) 17.

SEA-82-V-012-3 - INOVA HEALTH CARE SERVICES - to amend the previously revised development conditions allowing expansion of the medical care facilities and addition of a child care center and permitting a 92-room assisted living facility for the elderly on a 3.7 acre portion of the 37.9 acre hospital complex.  
Map 102-1 ((1)) 4.

FS-V99-23 - NEXTEL - to co-locate up to 12 panel antennas on the roof and one equipment cabinet on the ground with AT&T telecommunications facilities on the existing four-story Best Western hotel at 8751 Richmond Highway.  
Map 109-2 ((2)) 6A.

S99-JV-S1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 2.53 acres by increased the floor area ratio for the planned industrial uses from 0.5 to 0.9 to accommodate a multi-story self-storage facility, including possible changes to the transportation recommendations.  
Map 99-3 ((1)) 26.

RZ-1999-MV-019 - SOUTH STATION L.L.C. - to rezone 1.81 acres (known as the Maywood tract) from R-1 to PDH-8 for incorporation into Land Bay A-1 of the Lorton Town Center development and construction of 13 single family detached residences at a density of 7.2 du/ac.  
Map 107-2 ((1)) 9.

FDP-1999-MV-019 -SOUTH STATION L.L.C. - submission of the final development plan for a residential development consisting of 13 single family detached dwellings at 7.2 du/ac on 1.81 acres zoned PDH-8.  
Map 107-2 ((1)) 9.

PCA-1996-MV-037 - SOUTH STATION L.L.C. - to amend the previously approved proffers for the 214 acre Lorton Town Center mixed use development zoned PDH-5 (192.2 acres) and PDC (21.8 acres), by adding one additional affordable dwelling unit to the multifamily residential development.  
Map 107-2 ((1)) 42, 43, 44 and 107-4 ((1)) 17A1, 17B1, 17B2, 94, 95, 96.

FDPA-1996-MV-037 - SOUTH STATION L.L.C. - to amend the previously approved final development plan by reflecting the addition of a 1.81 acre Maywood tract into Land Bay A-1, consisting of 7.2 acres previously approved for development of 56 single-family units at a density of 7.8 du/ac, of the Lorton Town Center.  
Map 107-4 ((1)) 42.

SEA-97-V-010 - MOBIL OIL CORPORATION - to amend the previously approved development conditions for an existing service station by permitting four multipump dispensers to replace the two existing pump dispensers on 19,678 square feet zoned C-8, HC and CRD.  
Map 83-4 ((1)) 9.

2232-V99-15 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to renovate and expand the existing Mount Vernon Governmental Center by adding 13,500 square feet of office space, upgrading the stormwater detention facility, adding 70 lighted parking spaces and adding a new public entrance from Parkers Lane on 6.0 acres located at 2511 Parkers Lane.  
Map 102-1 ((1)) 4.

2232-V99-11 - FAIRFAX COUNTY WATER AUTHORITY - to replace 21,000 linear feet of 36-inch concrete pipe water main with 19,700 linear feet of 42-inch ductile iron pipe from the intersection of Ox Road and Lorton Road to Pohick Road near Gambrill Court.  
In 2000, the Planning Commission took action on forty-nine land use applications in the Mount Vernon District. One item was denied and the remaining forty-eight items were approved, either wholly or in part. Detailed information on the applications listed below may be obtained from the Planning Commission Office.

Item Denied

SE-00-V-027 - NA & CH INC. t/a RENT-A-WRECK - to permit a vehicle rental establishment in the Park Tree Village Shopping Center on 3.90 acres zoned C-8, IHC and CRD and located on Cooper Road. Map 109-2 ((2)) 4, 4A, 19A; 110-1 ((17)) 19.

Items Approved

SE-99-V-039 - U-HAUL INTERNATIONAL, INC. - to permit an increase in the floor area ratio for a mini-warehouse storage facility and trunk rental establishment located at 8207 Terminal Road on 2.53 acres zoned I-6. Map 99-3 ((1)) 26.

SE-99-V-040 - FRANCOIS & VIOLETTE GADROY - to permit construction of a single family detached dwelling on a residential lot located within a 100-year floodplain at 6311 Potomac Avenue on 14,626 square feet of land zoned R-3. Map 83-4 ((2)) (35) 1, 2, 3A.

SEA-84-V-062 - PAUL SPRINGS RETIREMENT CENTER - to amend the development conditions associated with the prior approval of SE-84-V-062 to permit building additions, including a lobby and gazebo, to the existing elderly housing facility located at 7116 Fort Hunt Road on 12.3 acres zoned R-4. Map 93-4 ((1)) 1.

RZ-1999-MV-049 - STORAGE PARTNERS I, INC. - to permit a 65 foot tall clock tower on 32.97 acres from R-1 to PDH-5 for 210 single family attached units and 54 single family detached units. Map 107-4 ((1)) 17A1.

PCA-1996-MV-037-2 - ELMWOOD LLC - to amend the proffers associated with the prior approval of RZ-1996-MV-037 by the deletion of 2.06 acres zoned PDH-5 from the application property to enable the inclusion of the acreage in application RZ-1999-MV-025 seeking rezoning to the C-6 district. Map 107-4 ((1)) 17A1.

PCA-86-V-045 - ELMWOOD LLC - to amend the proffers associated with the prior approval of RZ-1999-MV-025 seeking rezoning to the C-6 district. Map 107-4 ((1)) 42, 43, 58 and ((6)) 4-7.

PCA-84-V-131 - ELMWOOD LLC - to amend the proffers associated with the prior approval of RZ-1998-MV-059 by removing 37.51 acres from the 60.57 acre land area to enable the submission of an application to rezone the site from R-12 to PDH-8. Map 107-4 ((1)) 42, 43, 58 and ((6)) 4-7.

FS-V00-14 - METRICOM INC. - to install up to 16 panel antennas at the 172-foot level of the existing 199-foot lattice tower (co-utilized by Nextel and AT&T) with one equipment cabinet on the ground at 101121 Furnace Road. Map 113-1 ((1)) 11.

PCA-84-V-131 - ELMWOOD LLC - to amend the proffers associated with the prior approval of RZ-1998-MV-059 by reducing the land area and number of elderly housing units on 52.77 acres zoned R-5. Map 108-1 ((1)) 47, 47A.

PCA-84-V-131 - ELMWOOD LLC - to amend the proffers associated with the prior approval of RZ-1998-MV-059 by reducing the land area and number of elderly housing units on 52.77 acres zoned R-5. Map 108-1 ((1)) 47A, 47B.

SEA-84-V-131 - ELMWOOD LLC - to amend the development conditions associated with SE-84-V-131 by reducing the land area and number of elderly housing units on 52.77 acres zoned R-5. Map 108-1 ((1)) 47A, 47B.
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FSA-V97-57-1 - AT&T - to amend the previously approved feature shown application by replacing the existing equipment cabinet next to the 196-foot Nextel tower with a larger structure at 10112 Furnace Road. Map 113-1 ((1)) 11.

9971-SP-01 - GUM SPRINGS GLEN - submission of the site plan and architectural renderings for the Gum Springs Glen elderly housing facility, pursuant to the proffers and development conditions of RZ-1999-MV-001 and SE-99-V-001. Map 101-2 ((1)) 73.

FS-V00-16 - METRICOM - to co-locate up to 16 antennas and one equipment cabinet on the rooftop of the existing BDAA building (co-utilized by AT&T) located at 6911 Richmond Highway. Map 93-1 ((18)) (C) 83-95, 105, 107.

2232-V00-7 - AT&T - to approve the existing placement of nine panel antennas on a 165-foot monopole, with an equipment cabinet on the ground) in VDOT right-of-way at the intersection of I-95 and Lorton Road. Map 107-2.

3710-SP-03-2 - WORTHINGTON WOODS - submission of the site plan for Worthington Woods (Section 3) pursuant to the proffers associated with RZ-80-L-047. Map 108-1 ((1)) 1B, 30.

FS-V00-47 - METRICOM - to install up to 16 panel antennas on an existing 120-foot Virginia Power transmission tower (co-utilized by Bell Atlantic) with an equipment cabinet on the ground at 123 Palmer Drive. Map 106-2 ((1)) 47.

FS-V00-48 - NEXTEL - to co-locate up to 12 panel antennas on an existing 81-foot AT&T monopole, with an equipment cabinet on the ground at 8210 Terminal Road. Map 99-3 ((1)) 14H.

FS-V00-50 - NEXTEL - to install 12 panel antennas on an existing 95-foot VEPCO transmission tower, with an equipment cabinet on the ground in a VEPCO easement on FCPA land on Northumberland Road. Map 98-4 ((6)) E.

SE-00-V-008 - SILVERBROOK, LLC - to permit a child care center with a maximum daily enrollment of 106 students on 0.83 acres zoned C-8. Map 107-4 ((17)) C, C1.

FS-V00-41 - XM SATELLITE RADIO - to co-locate three panel antennas and one dish on the existing 199-foot Nextel lattice tower, with one equipment cabinet on the ground, at 10112 Furnace Road. Map 113-1 ((1)) 11.

FS-V00-67 - SPRINT - to install six panel antennas on a 150-foot pole inside an existing 138-foot VEPCO transmission tower, with one equipment cabinet on the ground, at 8906 Ox Road. Map 106-2 ((1)) 47.

RZ-2000-MV-014 - FAIRFAX CO. REDEVELOP-MENT & HOUSING AUTHORITY - to rezone 2.35 acres from R-2 and R-8 to R-8 for public facility use for a Head Start program. Map 101-2 ((1)) 73.

SEA-99-V-001 - FAIRFAX CO. REDEVELOP-MENT & HOUSING AUTHORITY - to amend the development conditions associated with the prior approval of SE-99-V-001 to permit a Head Start program for 50 children and continuation of the Gum Springs Glen elderly housing project. Map 101-2 ((1)) 73.

SE-00-V-012 - C.N. MORRIS, JR. - to permit a single family detached cluster subdivision on 6.31 acres zoned R-2. Map 101-4 ((1)) 59.

PCA-1996-MV-037-3 - SOUTH STATION LLC - to amend the previously approved proffers to permit 114 single family detached units in lieu of 328 multifamily units on 14.4 acres zoned PDH-5 (Lorton Town Center, Land Bay G). Map 107-2 ((1)) 43; 107-4 ((1)) 17A1.

FDPA-1996-MV-037-2 - SOUTH STATION LLC - to amend the previously approved final development plan for Land Bay G of the Lorton Town Center by permitting 114 single family detached units in lieu of 328 multifamily units on 14.4 acres zoned PDH-5. Map 107-2 ((1)) 43; 107-4 ((1)) 17A1.

PCA-1996-MV-037-3 - SOUTH STATION LLC (Rehearing) - to amend the previously approved proffers to permit development of 114 single family detached units rather than 328 multifamily units on 14.4 acres zoned PDH-5 (Land Bay G of the Lorton Town Center). Map 107-2 ((1)) 43; 107-4 ((1)) 17A1.

FDPA-1996-MV-037-3 - SOUTH STATION LLC (Rehearing) - to amend the previously approved final development plan for Land Bay G of the Lorton Town Center by permitting development of 114 single family detached units rather than 328 multifamily units on 14.4 acres zoned PDH-5. Map 107-2 ((1)) 43; 107-4 ((1)) 17A1.

S00-IV-MV1 - OUT-OF-TURN PLAN AMEND-MENT - to amend the Plan for approximately 14 acres currently planned for office and public facility uses by consisting townhouse uses and high rise multifamily residential uses. Map 83-1 ((1)) 17D, 42, 49A, 53A, 53B.

APR-97-IV-2MV - AREA PLANS REVIEW ITEM - nomination by S&T Clark to amend the Plan for 58.56
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acres in the Huntington Transit Station Area by reflecting the Mt. Eagle Park plan, removing a buffer area adjacent to Fort Drive, changing building height limits, changing conditions related to the amount of low and medium income housing, and changing the configuration of parking structures. Map 83-3 ((1)) 88, 83-1 ((1)) 17, ((7)) 1A, 2B

FS-V00-76 - OMNIPOINT (VOICESTREAM) - to co-locate six panel antennas on an existing 150-foot telecommunications tower (co-utilized by three other carriers) with an equipment cabinet on the ground at 9128 Belvoir Court. Map 109-1 ((1)) 38.

SEA-96-V-045 - STARR MANAGEMENT CORP. - to amend the development conditions associated with the prior approval of SE-96-V-045 by extending the duration of the temporary commercial parking use for 539 spaces near the Huntington Metro Station located on 7.06 acres zoned C-3. Map 83-1 ((1)) 53A, 53B.

RZ-2000-MV-017 - ALD GROUP, INC. - to rezone 6.28 acres from R-1 to R-8 for development of 34 single family detached units at a density of 5.41 du/ac. Map 99-4 ((1)) 21A, 22.


FS-V00-110 - METRICOM - to install 16 panel antennas on an existing Virginia Power transmission tower, with an equipment cabinet on the ground, in the South Run Park. Map 98-4 ((8)) 5.

RZ-2000-MV-038 - LANDMARK PROPERTY - to rezone 7.16 acres from C-8, C-2 and HC to PDH-8 and HC for 38 single family detached units. Map 101-3 ((1)) 25.

FDP-2000-MV-038 - LANDMARK PROPERTY - submission of the final development plan for 38 single family detached units (Mount Zephyr Commons) on 7.16 acres zoned PDH-8 and HC. Map 101-3 ((1)) 25.

2232-V00-34 – DEPT. OF PUBLIC WORKS - to install a sanitary sewer pump station at the intersection of Newington and Telegraph Roads. Map 99-4.

S00-IV-MV2 - OUT-OF-TURN PLAN AMEND-MENT - to amend the Plan for approximately 15.8 acres located in the Woodlawn Community Business Center Area (part of which is also known as Talbot Farm), currently planned for office and retail use with an option for mixed use by adding an option for residential use at a density of 4-5 du/ac. Map 101-3 ((1)) 100, 110-1 ((1)) 2, 51, 52; ((15)) (A) 1, 2, 3, 3A; ((17)) A1, B1, 1A, 1B, 2A, 25, 25A.

FS-V00-91 - XM SATELLITE RADIO - to install an omni-directional whip antenna and equipment cabinet on the penthouse roof with a dish antenna on the penthouse wall of the existing 16-story Montebello residential condominium building at 5903 Mount Eagle Drive. Map 83-3 ((31)) (3).

SE-00-V-033 - WILLIAM V. BALDWIN - to permit a single family detached home on a lot located within a 100 year floodplain on 0.19 acres zoned R-3. Map 83-4 ((2)) 3501.

2232-V00-31 - COX COMMUNICATIONS - to permit construction of a one-story structure to serve as the south hub located at 9755 Plaskett Lane. Map 107-4 ((1)) 6.

The Planning Commission took action on fifty-nine land use applications located in the Mt. Vernon district in 2001. The Commission recommended denial of three items and the remaining fifty-six items were approved, either wholly or in part. Contact the Planning Commission Office for additional information on the cases listed below.

**Items Denied**

SE-00-S-038 - JAGDISH BERRY - to permit a child care center with an enrollment of 100 or more students daily on 1.62 acres zoned R-8. Map 98-2 ((8)) G.

SE-00-V-046 – JAMES D. TURNER, TR. – to permit construction of three single family detached homes on 1.54 acres zoned R-2 and HC and located within a 100 year floodplain requiring 2,400 cubic yards of fill. Map 109-2 ((3)) (E) 13 and (C) 7, 8.

SE-01-V-014 – BARGAIN RENT-A-CAR – to permit a vehicle rental service establishment in an existing freestanding building on 1.10 acres zoned C-8 and HC and located at 8145 Richmond Highway. Map 101-2 ((1)) 25.

**Items Approved**

PCA-89-V-059 - TOSCO REFINING LP - to amend the proffers associated with the prior approval of RZ-89-V-059 for a community shopping center (Village Center at Route 123) by replacing a drive-through facility with a service station/quick service food on a portion of the 21.91 acre site zoned C-6. Map 106-2 ((1)) 9; ((7)) 1, 4, 5.

SE-00-V-031 - TOSCO REFINING LP - to permit a service station and quick-service food store on 1.15 acres located with the Village Center at Route 123 shopping center zoned C-6. Map 106-2 ((1)) 9.

RZ-2000-MV-030 - COOPER-PAGE, INC. - to rezone 2.11 acres from C-8 and R-1 to C-8 to permit commercial use with an overall FAR of .14. Map 99-1 ((1)) 4, 5D.

SE-00-V-037 - COOPER-PAGE, INC. - to permit a service station, quick-service food store, car wash and a fast food restaurant with drive-through on 2.11 acres zoned C-8. Map 99-1 ((1)) 4, 5D.


SE-00-V-052 - EXXON/MOBIL CORP. - to permit a petroleum storage facility on 29.54 acres zoned I-6. Map 99-3 ((1)) 12.

2232-V00-36 – DEPT. OF PUBLIC WORKS/ENVIRONMENTAL SERVICES/TRANSPORTATION OFFICE– to expand the existing Huntington Fairfax connector bus parking garage located at 8101 Cinder Bed Road. Map 99-2 ((15)) 2.

RZ-2000-MV-046 - HUNTINGTON METRO LLC - to rezone 58.12 acres from C-2, C-6, R-4, R-20 and R-30 to PRM to permit mixed use development to include residential, WMATA facilities and permitted secondary uses, such as office and retail at an overall FAR of 0.53. Map 83-1 ((1)) 17; 83-1 ((7)) 2B; 83-3 ((1)) 88.

FDP 2000-MV-046 - HUNTINGTON METRO LLC – submission of the final development plans for mixed use to include multi-family and single-family attached residential uses, office, retail, WMATA facilities (Huntington Metro Station) and a public park on 58.12 acres. Map 83-1 ((1)) 17; 83-1 ((7)) 2B; 83-3 ((1)) 88.

RZ-2000-MV-019 - WASHINGTON HOMES, INC. - to rezone 57.0 acres from R-1 to PDH-12 to permit residential development at a density of 9.86 du/ac. Map 107-1 ((1)) 2; 107-2 ((1)) 30-32, 34-39; 107-4 ((1)) 6.

FDP 2000-MV-019 - WASHINGTON HOMES, INC. – submission of the final development plans for 573 dwelling units consisting of 144 single family detached dwelling units, 106 single-family attached dwelling units and 323 multi-family dwelling units on 57.0 acres. Map 107-1 ((1)) 2; 107-2 ((1)) 30-32, 34-39; 107-4 ((1)) 6.

AR-84-V-007-2 - EDH ASSOCIATES LLC – to renew the Belmont Bay II Local Agricultural and Forestal District for 114.99 acres zoned R-E and used for forestal uses. Map 113-4 ((1)) 27.

RZ-1999-MV-053 - JCE, INC. - to rezone 8.66 acres from R-1 to PDH-8 to permit residential development at a density of 6.36 du/ac. Map 107-1 ((1)) 32.

FDP-1999-MV-053 - JCE, INC. – submission of the final development plans for 47 single-family detached dwellings on small lots with garages that are accessed via a common...
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FS-V01-3 – XM SATELLITE – to install three antennas and one equipment cabinet on the roof of the existing Riverside Park apartment complex at 2000 Huntington Avenue. Map 83-3 ((1)) 101.

RZ-2000-MV-057 - LORTON VALLEY, L.C. AND LORTON VALLEY III, L.C. - to rezone 60.87 acres from R-1 to PDH-4 to permit residential development at a density of 3.27 du/ac. Map 107-3 ((1)) 13, 14 and 16.


RZ-2000-MV-045 - LORTON VALLEY, L.C. - to rezone 58.57 acres from I-4 to PDH-5 for residential development at a density of 4.86 du/ac. Map 107-3 ((1)) 3A.

FDP 2000-MV-045 - LORTON VALLEY, L.C. AND LORTON VALLEY III, L.C. – submission of the final development plans for 279 dwellings including 172 single-family attached units and 107 single-family detached units on 58.57 acres zoned PDH-5. Map 107-3 ((1)) 3A.


RZ-2001-MV-002 - TELEGRAPH I LLC - to rezone 23.52 acres from R-1 to PDH-2 to permit residential development at a density of 1.83 du/ac. Map 99-2 ((1)) 36.


RZ-2001-MV-006 - HUNTINGTON STATION LLC - to rezone 3.63 acres from C-3 to PDH-16 to permit residential development at a density of 13.54 du/ac. Map 83-1 ((1)) 53B.

FDP-2001-MV-006 - HUNTINGTON STATION LLC – submission of the final development plan for residential development (Huntington Station) of 48 single family attached dwelling units on 3.63 acres zoned PDH-16. Map 83-1 ((1)) 53B.

PCA-92-V-032-2 - LCOR/JV ACQUISITION L.L.C. AND HUNTINGTON STATION LLC - to amend the proffers associated with the prior approval of RZ-92-V-032 to delete a 3.63 acre portion of land (parcel 53B) from the 7.06 acre application property zoned C-3 to enable its rezoning for residential development under RZ-2001-MV-006. Map 83-1 ((1)) 53A and 53B.

SEA-88-V-025 - HUNTINGTON STATION LLC - to amend the development conditions associated with the prior approval of SE-88-V-025 to permit additional fill in the floodplain for the residential development proposed under RZ/FDP-2001-MV-006 on 3.63 acres zoned PDH-16. Map 83-1 ((1)) 53B.

FS-V01-25 – SPRINT - to co-locate nine panel antennas on an existing 200-foot lattice tower (co-utilized by Nextel, AT&T, Metricom, and XM Satellite Radio), with six equipment cabinets on the ground at 10112 Furnace Road. Map 113-1 ((1)) 11.

PCA-1996-MV-037-5 - SOUTH STATION L.L.C. - to amend the proffers associated with the prior approval of RZ-1996-MV-037 (for the Lorton Town Center mixed use development on 116.84 acres zoned PDH-5 and PDC) by specifying the exact amount to be contributed for transportation improvements and specifying that the contribution be used for transportation improvements in the general Lorton area. Map 107-2 ((1)) 42-44, 46-48, 51 and 107-4 ((1)) 17A1, 96.

456A-V85-11-1 – VERIZON – to amend a previously approved feature shown application by adding six antennas to the existing 150-foot monopole at 8203 Backlick Road. Map 99-3 ((1)) 29, 38.

RZ-2001-MV-010 - IVY DEVELOPMENT, L.C. - to rezone 5.07 acres from R-1 to PDH-3 for residential development at 2.96 du/ac. Map 98-4 ((1)) 14, 15.


RZ-2000-MV-051 - LANDMARK PROP. DEVELOPMENT - to rezone 14.23 acres from C-8, R-2 and HC to PDH-16 and HC to permit residential development at a density of 13.29 du/ac. Map 101-3 ((1)) 40, 41-43; 101-3 ((10)) 1-10; 101-3 ((11)) 2-10 and 101-3 ((1)) 39A.
FDP-2000-MV-051 - LANDMARK PROP. DEVELOPMENT – submission of the final development plan for 13 single-family detached dwellings and 174 single-family attached dwellings on 14.23 acres zoned PDH-16 and HC. Map 101-3 ((1)) 40, 41-43; 101-3 ((10)) 1-10; 101-3 ((11)) 2-10 and 101-3 ((1)) 39A.

RZ-2001-MV-011 - LCOR/JV ACQUISITION L.L.C. - to rezone 3.43 acres from C-3 to PRM to permit residential development with an overall FAR of 3.0. Map 83-1 ((1)) 53A.

FDP-2001-MV-011 - LCOR/JV ACQUISITION L.L.C. – submission of the final development plan for a 16-story multifamily structure (Huntington Metro Apartments) consisting of 400 dwelling units on 3.43 acres zoned PRM. Map 83-1 ((1)) 53A.

SEA-88-V-023 - LCOR/JV ACQUISITION L.L.C. - to amend the development conditions associated with the prior approval of SE-88-V-023 to permit a change in use from office to residential on 3.43 acres zoned PRM and located at 2430 Huntington Avenue. Map 83-1 ((1)) 53A.

PCA-1996-MV-037-4 – SOUTH STATION LLC – to revise the proffers associated with the prior approval of RZ-1996-MV-037 to delete a 0.71 acre portion of the subject parcel from the application property for the Lorton Station PDH development to enable its inclusion in a separate application under RZ/FDP-2000-MV-066. Map 107-4 ((1)) 46.

RZ-2000-MV-066 – SOUTH STATION LLC – to rezone 7.09 acres from PDH-5 and R-1 to PDH-3 to permit development of ten single family detached dwellings and the expansion of the existing Fellowship Baptist Church (dba Grace Bible Church). Map 107-2 ((1)) 23, 24, 46.

FDP-2000-MV-066 – SOUTH STATION LLC – submission of the final development plan for ten single family detached dwellings, to be incorporated into the adjacent Lorton Station development, and the expansion of the existing Grace Bible Church on 7.09 acres zoned PDH-3. Map 107-2 ((1)) 23, 24, 46.

FS-V01-42 – VOICESTREAM – to co-locate six panel antennas on an existing 200-foot tower (co-utilized by Nextel, AT&T, PageNet and Sprint) with an equipment cabinet on the ground at 10112 Furnace Road. Map 113-1 ((1)) 11.

RZ-2001-MV-026 – UNITED STATES GOVERNMENT – to rezone 22.55 acres from R-C to R-1 for development of 18 single family detached dwelling units (Laurel Hill North) on wooded property formerly part of the District of Columbia Department of Corrections facility in Lorton. Map 10604 ((1)) 54.

RZ-2001-MV-025 – UNITED STATES GOVERNMENT – to rezone 260.96 acres from R-C to PDH-4 for residential development (Laurel Hill South) including a community recreation area with swimming pool, clubhouse and tennis courts and dedication of land for an elementary school site on property formerly used by the District of Columbia Department of Corrections (Lorton prison site). Map 106-4 ((1)) 54.

FDP-2001-MV-025 – UNITED STATES GOVERNMENT – submission of two development options (Concept A and Concept B) the final development plan for the residential component (242.46 acres) of the 260.96 acre Laurel Hill South development zoned PDH-4, consisting of a mix of single family attached and detached units as well as a community recreation area with swimming pool, clubhouse and tennis courts. Map 106-4 ((1)) 54.

RZ-2000-MV-021 – WYNGATE LLC – to rezone 6.34 acres from C-8, R-2, HC and CRD to R-8, HC and CRD to permit development of 49 single family attached dwelling units. Map 101-3 ((1)) 35.

SEA-95-V-072 – BRUCE M. MACHANIC – to amend the development conditions associated with the prior approval of SE-95-V-072 to add 4,620 square feet to the subject property, to permit 200 cubic yards of fill in a floodplain, and to allow construction of a one-story building addition to the existing two-story single family home located in a floodplain on a total of 0.27 acres zoned R-3 and located at 6412 Wood Haven Road. Map 83-4 ((2)) (36) 31, 32, 32A.

2232-V01-13 – FAIRFAX CO. WATER AUTHORITY – to replace 8,100 feet of 36-inch water main with 42-inch water main along an existing Verizon utility easement to minimize main breaks and provide greater reliability along an 11-mile segment of High Service Area No. 3. Maps 89-4, 98-1, 98-2.

FS-V01-44 – SPRINT – to install nine flush-mounted panel antennas and five equipment cabinets on the roof of the existing Hampton Inn located at 5821 Richmond Highway. Map 83-4 ((1)) 11A.


FDP-2001-MV-018 – D.R. HORTON – submission of the final development plan for 28 single family dwellings (to
be known as Telegraph Heights Circle) on 5.88 acres zoned PDH-5 and HC. Map 108-1 ((1)) 17, 18.

FS-V01-48 – SPRINT – to install nine panel antennas on an existing 100-foot tall electric transmission tower located in a Virginia Power easement within South Run Park property at 8101 Pohick Road. Map 98-4 ((8)) U.

S00-CW-2CP – OUT-OF-TURN PLAN AMEMENTMENT – review of the Mason Neck Overlay District Task Force Study Report and staff recommendations concerning proposed amendment to the Plan for approximately 9,000 acres known as Mason Neck by considering changes to the proposed residential development design and densities, strategies for protecting environmentally sensitive lands during development, and protecting the historic resources of the area.

SEA-79-V-073-3 – AMERICAN HORTICULTURAL SOCIETY – to amend the development conditions accepted with the prior approval of SE-79-V-073 by the addition of a greenhouse structure, relocation of the existing entrance, increasing the number of annual horticultural events and adjusting the hours of operation for the public benefit association located on 25.07 acres zoned R-2 and located at 7931 East Boulevard Drive. Map 102-2 ((1)) 20, 22.


SE-01-V-033 – F&M TRUST COMPANY – to permit construction of a single family detached home within a 100 year floodplain on 7,500 square feet zoned R-3 and located at 1208 I Street. Map 93-2 ((8)) (44) 39, 40.

FS-V01-56 – SPRINT – to install 9 panel antennas on an existing 97-foot tall electric transmission pole, with six equipment cabinets on the ground, located on a Virginia Power easement on Fairfax County Water Authority property at 9600 and 9604 Ox Road. Map 106-4 ((1)) 56.
In 2002, the Planning Commission took action on seventy-five land use applications in the Mount Vernon District. The Commission accepted withdrawal of one item and denied twelve applications. The remaining sixty-two items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Items Withdrawn**

APR-02-IV-7S - AREA PLANS REVIEW ITEM – nomination by Gregory Budnik to amend the Comprehensive Plan for 30.96 acres located on Telegraph Road and Newington Road, currently planned for residential use at 1-2 du/ac, by adding language concerning residential unit type and preservation of the Environmental Quality Corridor. Map 99-4 (1) 34A, 35-38, 39A, 39B, 40-43.

**Items Denied**

SE-01-V-039 - COSTCO WHOLESALe INC. – to permit three building-mounted signs with a total sign area of 451 square feet and a single sign larger than 200 square feet for the Costco Wholesale (Price Club) store located at 7373 Boston Boulevard on 14.8 acres zoned C-6 and NR. Map 99-1 (12) C.

APR-02-III-2P – AREA PLANS REVIEW ITEM – nomination by Lawanda Swope to amend the Comprehensive Plan for 5.0 acres located at 7421 Swope Lane from residential use at 2-3 du/ac to 5-8 du/ac. Map 89-3 (1) 39.

APR-02-IV-1LP - AREA PLANS REVIEW ITEM – nomination by Keith Martin, on behalf of Lorton Corner LLC, to amend the Comprehensive Plan for 40.90 acres located in the southwest quadrant of Lorton Road and the I-95 interchange by adding language permitting hotel, office and residential mixed uses for a portion of the property and residential use at 1-2 du/ac for the remaining portion. Map 107-4 (1) 74, 75A, 77-82 and 113-2 (1) 1.

APR-02-IV-2LP - AREA PLANS REVIEW ITEM – nomination by Todd Dudley, on behalf of the Gunston Corner Homeowners Association, to amend the Comprehensive Plan for 2.38 acres located on Plaskett Lane to reflect private recreation use and private open space use only. Map 107-4 (10) 9-15.

APR-02-IV-10LP - AREA PLANS REVIEW ITEM – nomination by Todd Dudley, on behalf of the Gunston Corner Homeowners Association, to amend the Comprehensive Plan for 2.25 acres located at 3905 River Drive to reflect private recreation use and private open space use only. Map 107-4 (1) 4A.

APR-02-IV-1MV - AREA PLANS REVIEW ITEM – nomination by Keith Martin, on behalf of Safeway Inc., to amend the Comprehensive Plan for 8.64 acres located at the northeast corner of Richmond Highway and Arlington Boulevard from office or hotel use up to .50 FAR to retail and other uses with an ancillary service station. Map 92-4 (1) 94A.

APR-02-IV-2MV - AREA PLANS REVIEW ITEM – nomination by William Hawes to amend the Comprehensive Plan for 0.95 acre located at 7929 Richmond Highway from office use to retail and other uses. Map 101-2 (1) 63.

APR-02-IV-6MV - AREA PLANS REVIEW ITEM – nomination by Stephan Chernoff to amend the Comprehensive Plan for 6.65 acres located on the southeast side of Richmond Highway south of Dogue Creek to residential use at 5-8 du/ac with an option for retail, hotel and/or mixed use up to .70 FAR. Map 109-2 (2) 10.

APR-02-IV-14MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 5.38 acres occupied by the Potomac Square office park from a Suburban Neighborhood Area of part of a Community Business Center. Map 101-3 (3) 1, 2 and (30) 8401A-8407F.

APR-02-IV-15MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 12.80 acres located on Richmond Highway by adding an option for mixed use up to .70 FAR and increasing the existing mixed use option to 1.0 FAR. Map 101-3 (1) 28, 29B, 29C, 30, 30B, 30C, 31B, 31C.

APR-02-IV-17MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 13.72 acres located on Richmond Highway and Forest Place by adding a new option for mixed use at .70 FAR and increasing the existing mixed use option to 1.0 FAR. Map 101-3 (1) C1, 1-5, 500, 501; (9) (2) B.

APR-02-IV-24MV – AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 10.81 acres located on Richmond Highway and Central Avenue by adding a mixed use option
up to .50 FAR to the existing planned residential use at 5-8 du/ac and changing the Suburban Neighborhood Area designation to part of the South County Community Business Center. Map 101-4 ((1)) 6, 6A; ((6)) 1-5, 7A, 7B, 7C, 7D.

**Items Approved**

**PCA-91-L-016-2** – FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY – to amend the proffers associated with the prior approval of RZ-91-L-016-2 by replacing three un-built multifamily buildings to contain 36 multifamily residential units with 23 single family attached units in the Old Mill II housing development located on 4.49 acres zoned PDH-20 and HD. Map 109-2 ((1)) 5A, 5B.

**FDPA-91-L-016** – FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY - to amend the previously approved final development plan for the Old Mill II housing development by replacing three un-built multifamily buildings containing 36 multifamily residential units with 23 single family attached units on 4.49 acres zoned PDH-20 and HD. Map 109-2 ((1)) 5A, 5B.

**SE-01-V-035** – LANDMARK PROPERTY DEVELOPMENT LLC – to permit construction of one single family detached dwelling in a 100 year floodplain requiring 650 cubic yards of fill on 16,395 square feet of land located at 6310 Potomac Avenue. Map 84-3 ((1)) (29) 28, 28A, 29, 30.

**FS-V01-68** – CINGULAR WIRELESS – to co-locate nine panel antennas on an existing 172-foot tall monopole (co-utilized by APC and Bell Atlantic), with one equipment cabinet on the ground at 8101 Lorton Road. Map 107-4 ((1)) 74.

**S01-JV-LP2** – OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for Land Unit 2, Subunit 2B, of the Laurel Hill Planning Sector by revising the recommendation that the number of townhouse units be limited to no more than 20% of the total units to no more than 35% of the total units in Subunit B2. Map 106-4 ((1)) 54.

**RZ-2001-MV-030** – LANDMARK PROPERTIES DEVELOPMENT LLC – to rezone 5.47 acres from R-2 to PDH-5 to permit a single family detached residential development. Map 110-1 ((1)) 2.

**FDP-2001-MV-030** – LANDMARK PROPERTIES DEVELOPMENT, LLC – submission of the final development plan for 25 single family detached dwellings located on 5.47 acres zoned PDH-5, CRD and HC. Map 110-1 ((1)) 2.

**RZ-2001-MV-039** – LORTON VALLEY EAST LC – to rezone 2.26 acres from R-1 to PDH-4 to permit development of eight single family detached dwellings and one affordable unit to be incorporated into the Village at Lorton Valley development. Map 107-3 ((1)) 15.

**FDP-2001-MV-039** – LORTON VALLEY EAST LC – submission of the final development plan for eight single family detached dwellings and one affordable dwelling unit on 2.26 acres zoned PDH-4 to be incorporated into the Village at Lorton Valley residential development. Map 107-3 ((1)) 15.

**PCA-2000-MV-057** – LORTON VALLEY LC – to amend the proffers associated with the prior approval of RZ-2000-MV-057 to correct a deficiency in the number of ADUs provided in the original rezoning by adding one affordable dwelling unit to the Village at Lorton Valley, to correct a deficiency in the number of ADUs provided in the original rezoning, located on 60.87 acres zoned PDH-4. Map 107-3 ((1)) 13, 14, 16.

**FDPA-2000-MV-057** – LORTON VALLEY LC – to amend the final development plan previously approved with RZ-2000-MV-057 by adding one affordable dwelling unit to the Village at Lorton Valley, to correct a deficiency in the number of ADUs provided in the original rezoning, located on 60.87 acres zoned PDH-4. Map 107-3 ((1)) 13, 14, 16.

**S01-IV-LP1** – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 25 acres, bounded by Richmond Highway, Pohick Church, the Lower Potomac Pollution Control Plant and the Woodside Apartments, currently planned for housing for the elderly at a density of 4-5 du/ac, by removing the age restriction for the planned residential use and changing the planned residential density to 3-4 du/ac. Map 108-1 ((1)) 27A, 27B and 108-3 ((1)) 16.

**2232-V01-36** – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – to permit the construction of a 1,700 square foot addition to be used primarily for meetings and staff training to the existing Newington Refuse Collection Facility on 9.2 acres zoned I-4 and located at 6901 Allen Park Road. Map 99-2 ((15)) 1.

**FDPA-2001-MV-025** – PULTE HOME CORPORATION – to amend the previously approved final development plan for Laurel Hill South by the submission of the development
plan for Land Bay E to consist of 150 single family attached dwelling units and 88 single family detached dwelling units on 57.73 acres zoned PDH-4. Map 106-4 ((1)) 54.

FDPA-2001-MV-025-2 – FAIRFAX COUNTY SCHOOL BOARD – submission of the final development plan for a two-story elementary school with outdoor play areas and parking areas on 18.5 acres in Land Bay B of the Laurel Hill South development zoned PDH-4. Map 106-4 ((1)) 54.

FSA-V97-57-1 – AT&T WIRELESS SERVICE – to amend the previously approved telecommunications facility by approving the existing equipment cabinet dimensions and by permitting the addition of one new equipment cabinet adjacent to the existing tower located at 10112 Furnace Road. Map 113-1 ((1)) 11.

FSA-V96-11-1 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of one new equipment cabinet to the rooftop of the Belle Haven Towers located at 6040 Richmond Highway. Map 83-3 ((1)) 90B.

2232-V02-3 – DEPT. OF PUBLIC WORKS & ENVIRONMENTAL MANAGEMENT AND ROBERT FITTON – to construct a sanitary sewer pump station on .12 acres in the 8300 block of East Boulevard Drive to provide public sewer service to six existing single family detached dwellings with failing private septic systems and to increase sewer capacity to the adjacent Collingwood Library and Museum on Americanism. Map 102-4 ((16)) A.

FSA-62-1 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by replacing an existing equipment cabinet with a new equipment cabinet adjacent to the existing Best Western Hotel located at 8751 Richmond Highway. Map 109-2 ((2)) 6A.

0869-SD-01 – WINSTEAD MANOR – submission of the subdivision plan for Winstead Manor, pursuant to the proffers associated with the prior approval of RZ-2001-MV-002 (Telegraph I, LLC), consisting of 43 single family detached units located on 23.52 acres of land zoned PDH-2. Map 99-2 ((1)) 36.

FSA-60-1 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of two new equipment cabinets on the rooftop of the building located at 6911 Richmond Highway. Map 93-1 ((18)) C, 83-95, 105, 106, 107.

SEA-86-V-072-4 – UNITED COMMUNITY MINISTRIES/BRYANT EARLY LEARNING CENTER – to amend the previously approved development conditions for the Bryant Education Center (child care center and nursery school) located at 2709 Popkins Lane on 23.78 acres zoned R-2 and HC by increasing the maximum age of children eligible to attend the child care center from six years of age to 12 years of age and by increasing the hours of operation to include Saturdays. Map 93-3 ((1)) 3.

FS-V02-10 – NEXTEL – to install up to twelve flush-mounted panel antennas to the penthouse wall and one equipment cabinet on the roof of the existing 68.8-foot tall Mantech Building located at 5904 Richmond Highway. Map 83-2 ((1)) 2B.

FS-V02-11 – OMNIPOINT (VOICESTREAM) – to install up to nine flush-mounted panel antennas on the penthouse façade of the existing four-story MGE Hotel, with up to three equipment cabinets on the ground, located at 8751 Richmond Highway. Map 109-2 ((2)) 6A.

FDPA-1996-MV-037-4 – SOUTH STATION LLC – to amend the previously approved final development plan for Land Bay B-2 of the Lorton Station development by permitting a modified design and reduced setbacks for the development of 24 multi-family units on 1.5 acres zoned PDH-5. Map 107-4 ((1)) 17A.

RZ-2002-MV-018 -- SOUTH STATION LLC – to rezone 3.25 acres from R-1 to R-1 for open space and trail purposes. Map 107-2 ((1)) pt. 27.

RZ-2002-MV-002 -- SOUTH STATION LLC – to rezone 4.38 acres from the PDC District to the PRM District to permit the development of 251 multi-family units. Map 107-2 ((1)) pt. 43.


PCA-1996-MV-037-6 -- SOUTH STATION LLC – to amend the proffers associated with the prior approval of RZ-1996-MV-037-6 by deleting 4.38 acres and modifying the design of the Lorton Town Center located on 20.83 acres zoned PDC in the Lorton Station development. Map 107-2 ((1)) 43, pt. 44, pt. 48.

FDPA-1996-MV-037-3 -- SOUTH STATION LLC – to amend the previously approved final development plan by deleting 4.38 acres and modifying the design of the Lorton Town Center located on 20.83 acres zoned PDC in the
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FSA-V97-13-1 – to amend a previously approved feature shown application by permitting the addition of one new cabinet for a total of four cabinets on the grounds of the Old Lorton Elementary School located at 8101 Lorton Road. Map 107-4 ((1)) 74.

SEA-98-V-042 – BELLE HAVEN COUNTRY CLUB, INC. – to amend the development conditions associated with the prior approval of SE-98-V-042 for the Belle Haven Country Club located at 6023 Fort Hunt Road on 156.7 acres zoned R-3 by permitting four outdoor tennis courts, expansion of the wading pool and patio area, additions to the clubhouse and athletic facility, and expansion of the parking area. Map 83-4 various parcels.

RZ-2002-MV-020 – CHRISTOPHER MANAGEMENT, TR. - to rezone 12.88 acres from the PDH-4 District to the PDH-3 District for single family detached residences and to rezone 12.24 acres from the PDH-4 District to the R-3 District to permit a 700-seat church with a private school of general education. Map 108-1 ((1)) 27A, 27B and 108-3 ((1)) 16.


SE-2002-MV-022 – TRUSTEES OF ENGLESIDE BAPTIST CHURCH – to permit a church (Engleside Baptist Church) in the R-3 District consisting of a 700-seat church with an accompanying private school of general education for grades K-12 with an enrollment of 300 students, and four townhouse units for pastoral housing on 12.24 acres. Map 108-1 ((1)) 27A and 108-3 ((1)) 16.

APR-IV-3LP – AREA PLANS REVIEW ITEM – nomination by the Federation of Lorton Communities to amend the Comprehensive Plan for 3.85 acres located at the southwest quadrant of Lorton Road and the I-95 interchange by deleting the options for residential use at 3-4, 8-12, and 12-16 du/ac and retaining only residential use at 1-2 du/ac. Map 107-3, 107-4, and 113-2.

APR-IV-11LP – AREA PLANS REVIEW ITEM – nomination by Martin Walsh, on behalf of Colchester Land Company LLC, to amend the Comprehensive Plan for 109.05 acres located north of the Occoquan River by revising the conditions to eliminate the limit on office use, expand the developable area, and to permit a service station, fast food restaurant and similar uses. Map 113-3 ((1)) 5A, 5C, 5D, 5E, 5F, 5G, 6A, 7.

APR-IV-10LP – AREA PLANS REVIEW ITEM – nomination by staff of the Department of Planning and Zoning to amend the Comprehensive Plan for 809 acres known as Meadowood Farm by changing the Plan map designation to public parks to reflect land included in the Bureau of Land Management land trade. Map 113-4 ((1)) 47V, 47Z and 114-3 ((1)) 39V, 39Z.
APR-IV-7MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 7.51 acres occupied by the Huntington Run and Huntington Walk Condominiums and the Groveton Baptist Church from residential use at 20+ du/ac to residential use at 16-20 du/ac or office use up to .50 FAR. Map 93-1 ((1)) 27, ((7)), 1, 2, 501, 502, ((40)) and ((43)).

APR-IV-8MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 9.41 acres located on Richmond Highway, Beddoo Street, and Beacon Hill Road by removing the option for residential use and increasing the intensity for office and/or retail from .35 FAR to .50 and .70 FAR. Map 93-1 ((1)) 21, 22, 24-26, 74B, 75A, 76A, 77A, 78.

APR-IV-10MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 5.80 acres occupied by the Cherry Arms Apartments by adding text for residential use at 16-20 du/ac and adding the property to the Suburban Neighborhood Area. Map 93-3 ((1)) 1.

APR-IV-18MV- AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 13.82 acres located on Richmond Highway and Towne Manor Court by changing the designation from Community Business Center to Suburban Neighborhood Area, increased the FAR for the retail/office component from .25 to .50 FAR, and increased the residential intensity from 2-3 to 5-8 du/ac. Map 101-3 ((1)) 36, 38, 63 and ((31)).

APR-IV-19MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 10.40 acres located on the west side of Richmond Highway between the Knights of Columbus and Engleside Plaza by changing the designation from Community Business Center to Suburban Neighborhood Area, increased the FAR for the retail/office component from .25 to .50 FAR, and increased the residential intensity from 2-3 to 5-8 du/ac. Map 101-3 ((1)) various parcels and 101-3 ((7)) various parcels.

APR-IV-20MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 14.71 acres located at 8559 Richmond Highway and occupied by the Washington Square Apartments by changing the designation from Community Business Center to Suburban Neighborhood Area. Map 101-3 ((1)) 35, ((9)) (2) A, C, 1A, 1B.

APR-IV-21MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 7.17 acres located at 8595, 8601, 8605, 8609, 8615, 8623, 8625 and 8629 Richmond Highway by changing the designation from Community Business Center to Suburban Neighborhood Area. Map 101-3 ((1)) 101, 102, 104, 105, 106C, 107-110.

APR-IV-22MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 9.46 acres located at 8850 and 8860 Richmond Highway from retail and other uses to office/retail/hotel and conference center up to .50 FAR. Map 109-2 ((1)) 13A, 15.

APR-IV-25MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 1.99 acres located on Richmond Highway and Maury Place by changing the designation from Suburban Neighborhood Area to part of a Community Business Center. Map 101-4 ((7)) 22A, 22B and 101-4 ((25)) various parcels.

APR-IV-26MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 12.15 acres located on Richmond Highway and Reddick Avenue by changing the designation from Suburban Neighborhood Area to part of a Community Business Center. Map 101-4 ((1)) 5A, ((7)) 1, 11, ((8)) (O) 1A, 1B.

APR-IV-28MV - AREA PLANS REVIEW ITEM – nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 10.37 acres located on Richmond Highway and Washington Avenue by changing the designation from Suburban Neighborhood Area to part of a Community Business Center. Map 101-3 ((1)) 20-25, ((8)) (C) 1-5.

APR-IV-4S - AREA PLANS REVIEW ITEM – nomination by Cynthia Smith to amend the Comprehensive Plan for 0.90 acres, located at the east corner of Backlick Road and Cinder Bed Road, from industrial at .50 FAR to public park and open space. Map 99-4 ((1)) 10C.
APR-IV-6S - AREA PLANS REVIEW ITEM – nomination by Gregory Budnik, on behalf of the Newington Civic Association, to amend the Comprehensive Plan for 49.19 acres located on Newington Road and Allen Park Road by reducing the industrial FAR from .35 to .15 and adding conditions relating to the transportation environment. Map 99-4 ((1)) 34A, 35-38, 39A, 39B, 40-43.

2232-V02-16 – PROGRESO HISPANO – to permit operation of a training center to serve the Hispanic community in the home economics building of the former Walt Whitman Intermediate School/Mt. Vernon High School on 22.61 acres zoned R-2, C-8 and HC and located at 4100 Mohawk Lane and 8333 Richmond Highway. Map 101-4 various parcels.

SEA-88-V-064-4 – PROGRESO HISPANO – to amend the development conditions associated with the prior approval of SE-88-V-064 to permit operation of a training center to serve the Hispanic community in the home economics building of the former Walt Whitman Intermediate School/Mt. Vernon High School on 22.61 acres zoned R-2, C-8 and HC and located at 4100 Mohawk Lane and 8333 Richmond Highway. Map 101-4 various parcels.

RZ-2002-MV-007 – RANDOLPH BENDER – to rezone 1.86 acres from R-1 to R-3 for construction of four single family detached dwellings at a density of 2.15 du/ac. Map 98-1 ((1)) 50.


SE-2002-MV-028 – SCOTT & PHYLLIS CRABTREE – to permit construction of a single-family detached home on 1.34 acres zoned R-2, the majority of which is located within a 100-year floodplain and Resource Protection Area at 8201A East Boulevard Drive. Map 102-2 ((1)) 35A.

2232-V02-5 – FAIRFAX COUNTY PARK AUTHORITY – to permit the establishment and construction of a public park with recreation facilities and related improvements on 17.9 acres zoned R-2 and located at 7509 Fort Hunt Road. Map 93-4 ((1)) 3.
The Planning Commission took action on 37 Mt. Vernon District land use items in 2003 all of which were approved either wholly or in part. Additional information on the items listed below is available upon request.

Items Approved


FS-V02-23 – NEXTEL COMMUNICATIONS – to install up to twelve telecommunications panel antenna on an existing 105-foot tall monopole, with an equipment cabinet on the ground near the pole, located at 7956 Twist Lane within the Fullerton Industrial Park. Map 98-2 ((9)) 3.


FS-V02-29 – FAIRFAX COUNTY PARK AUTHORITY – to permit interim uses for athletic fields and office/storage for staff at five separate locations (Occoquan Medium Security Facility) consisting of 7.7 acres, Nike Launch Site Medium Security Facility consisting of 4.4 acres, Central Maximum Security Facility consisting of 9.8 acres, Laurel Hill Middle School site consisting of 41 acres, and Facilities Management area consisting of 21.5 acres) within the Laurel Hill property (former Lorton Correction Complex) located at 8515 Silverbrook Road. Map 106-4 ((1)) 54.

RZ-2002-MV-022 – ROLLING OAKS, LLC – to rezone 7.94 acres from R-1 to PDH-3 for single family residential development. Maps 98-4 ((1)) 18 and 98-4 ((3)) part 11.


PCA-79-L-147 – KHAN INTERNATIONAL LLC – to amend the proffers associated with the prior approval of a service station and retail building to permit a second building, 1,352 square feet in size, to accommodate four service bays on 34,578 square feet of land zoned C-5 and located at 9308 Gunston Cove Road. Map 107-4 ((1)) 11A.

SEA-84-V-009-2 – KHAN INTERNATIONAL LLC – to amend the development conditions associated with the prior approval of a service station and retail building to permit the addition of a second building, 1,352 square feet in size, to accommodate four service bays on 34,578 square feet of land zoned C-5 and located at 9308 Gunston Cove Road. Map 107-4 ((1)) 11A.

PCA-85-V-151 – M & K REALTY LLC – to amend the previously approved proffers and Generalized Development Plan to permit a contractor’s office and shop with associated retail use (Del Ray Glass Company) on 1.97 acres zoned C-8. Map 93-1 ((1)) 21, 24.

2232-V01-27 - SPRINT PCS - to construct a 120-foot tall monopole with nine telecommunications panel antennas and up to five equipment cabinets on property located in the 7400 Block of Lockport Place. Map 108-1 ((1)) 1H.

RZ-2002-MV-027 – JAGDISH BERRY – to rezone 1.62 acres from R-8 without proffers to R-8 with proffers for the development of ten single family detached dwelling units. Map 98-2 ((8)) G.

2232-V03-3 - FAIRFAX COUNTY AND SPRING HILL SENIORS LLC/KSI SERVICES, INC. - to construct a sewer pump station and associated force main located at 9751 Ox Road to support the proposed Laurel Hill adaptive re-use and graduated senior campus care facility. Map 106-4 ((1)) 54.

FS-V03-5 – FAIRFAX COUNTY WATER AUTHORITY – to replace 1,410 feet of 6-inch and 12-inch water main with a 24-inch water main located within the current VDOT right-of-way along Richmond Highway from Huntington Avenue to Fort Hunt Road. Maps 83-3 and 83-4.

RZ-2002-MV-040 – SPRING HILL SENIORS LLC – to rezone 46.80 acres located within Laurel Hill (former site of the Lorton Reformatory) from R-C to PDH-12 for development of an age-restricted graduated care facility with two types of senior housing. Map 104-4 ((1)) part 54.

FDP-2002-MV-040 – SPRING HILL SENIORS LLC – submission of the final development plan for an age-restricted graduated care facility comprised of 306 dwelling units for active adult housing (149 single family detached dwellings, 32 single family attached dwellings, and 125 multifamily units) and 136 multifamily dwelling units for independent senior living on 46.80 acres zoned PDH-12 and located within Laurel Hill (former site of the Lorton Reformatory). Map 104-4 ((1)) part 54.
FS-V03-7 – FAIRFAX COUNTY PARK AUTHORITY – to construct an 18-hole public golf course with clubhouse, parking area, maintenance facility, unlighted drive range, and practice putting and chipping greens on a 250-acre portion of the Laurel Hill property (former Lorton Corrections Complex). Map 106-4 ((1)) part 54.

FS-V03-8 – FAIRFAX COUNTY PUBLIC SCHOOLS – to construct the South Hill County High School on a 74-acre portion of the Laurel Hill property (former Lorton Corrections Complex). Map 106-4 ((1)) part 54.

SE-2003-MV-002 – CROSSPOINTE E&A LLC – to permit a child care center (Minnie land Child Care Center) with a maximum enrollment of 160 students to located within 24.38 acre Village Center at Route 123 (also known as The Shoppers of Lorton Valley) shopping center on 40,865 square feet of land zoned C-6 located at 9005 Ox Road. Maps 106-2 ((1)) part 9 and 106-2 ((7)) part 4 and part 5.

RZ-2002-MV-037 – NATIONAL CAPITAL LAND & DEVELOPMENT – to rezone 5.69 acres from R-1 to PDH-5 for development of 28 single family detached dwelling units. Maps 107-2 ((1)) 11 and 108-1 ((1)) 43, 45A.

FDP-2002-MV-037 – NATIONAL CAPITAL LAND & DEVELOPMENT – submission of the final development plan for 28 single family detached dwelling units located on 5.69 acres zoned PDH-5. Maps 107-2 ((1)) 11 and 108-1 ((1)) 43, 45A.

RZ-2002-MV-046 – PULTe HOME CORP. – to rezone 4.88 acres from R-1 and C-8 to PDH-12 for construction of a residential development. Maps 107-2 ((1)) 33 and 107-4 ((1)) 3, 4A.

FDP-2002-MV-046 – PULTe HOME CORP. – submission of the final development plan for 44 single family attached dwelling units on 4.88 acres zoned PDH-12.

SEA-97-V-033 – MOUNT VERNON COUNTRY CLUB – to amend the previously approved development conditions to permit expansion of the existing clubhouse, replacement and enlargement of the golf course restroom facility, stream bank stabilization measures, and golf course modifications for the Mount Vernon Country Club located at 127.73 acres at 5111 Old Mill Road. Map 110-1 ((1)) 3, 4, 13, 13A.

SEA-82-V-012-4 – BOARD OF SUPERVISORS & DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL MANAGEMENT – to amend the previously approved special exception for a 4.57 acre portion of the 37.9 acre Mount Vernon Hospital/Government Center Complex by the addition of a 20,670 building, expansion of parking, and construction of a stormwater management facility on property zoned C-3. Map 102-1 ((1)) pt. 4.

2232-V03-5 – BOARD OF SUPERVISORS & DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL MANAGEMENT – to permit expansion of the existing Mount Vernon Mental Health Care Center from 23,810 square feet to 44,480 square feet on a 4.57 acre portion of the 37.9 acre Mount Vernon Hospital/ Government Center located at 8819 Holland Road. Map 102-1 ((1)) 4.

FS-V03-22 – SPRINT PCS – to co-locate up to nine telecommunications panel antennas among the tree pole branches of an existing 100-foot tall tree pole, and five equipment cabinets located near the base of the tree pole monopole, located at 3200 Mount Vernon Memorial Highway on grounds of the Mount Vernon Estate. Map 110-2 ((1)) 12.

S03-IV-MV1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 8.89 acres located in Land Unit B-2 of the Hybla Valley/Gum Spring Community Business Center, currently planned for office/hotel use at .50 to .70 FAR, by adding language reflecting that a drive-through bank may be appropriate if the area develops as a shopping center. Map 92-4 ((1)) 94, 94A.

S03-IV-MV3 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for Subunit B-1 of the North Gateway Community Business Center by increasing the planned intensity for hotel use from 0.50 to 0.60 FAR to support expansion of the existing Hampton Inn located at 5821 Richmond Highway. Map 83-4 ((1)) 11A.

AR-92-V-001 – BELMONT BAY FARMS LTD. – to renew the previously approved Belmont Bay Farms Statewide Agricultural and Forestal District for a second ten-year period to continue preservation of 287.65 acres zoned R-E for active agricultural and forestal uses. Map 117-2 ((1)) 2V/Z, 4V/Z and 15V/Z.
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AR-85-V-002-2 – MARTIN & VIVIAN JARVIS – to renew the previously approved Jarvis Local Agricultural and Forestal District for a third eight-year period to continue preservation of 36.40 acres zoned R-E and located at 10808 and 10814 Harley Road. Map 118-2 ((1)) 11V/Z and 118-2 ((2)) 1V/Z.

SE-2003-MV-017 – PROVIDENT BANKSHARES CORPORATION – to permit a 2,861 square foot drive-in bank with three drive-through windows on 1.05 acres zoned C-6, CRD and HC. Map 92-4 ((1)) part 94A.

SEA-99-V-018 – ALEXANDRIA HOTEL ASSOCIATES – to amend the previously approved application for a hotel (Hampton Inn) located at 5821 Richmond Highway on 5.28 acres zoned C-8, HC and CRD to permit elimination of the existing one-story restaurant and to construct a 57-room addition to the hotel and to increase the floor area ratio for the site. Map 83-4 ((1)) 11A.

SE-2003-MV-020 – FOUNDATION FOR THE PARKING, and relocation of the gazebo on the site of the Collingwood Public Library and Museum on Americanism – to permit the addition of a 7,864 square foot conference center building, construction of a permanent concrete tent pad, reconfiguration of the parking, and relocation of the gazebo on the site of the existing Collingwood Library and Museum and Americanism located at 8301 East Boulevard on 8.80 acres zoned R-2. Map 102-4 ((1)) 71, 71A.

SE-2003-MV-021 – AMERICAN LEGION POST 162 – to permit installation of a 320 square foot trailer for administrative office use by the existing public benefit association (American Legion Post 162) located at 8210 Legion Drive on 4.94 acres zoned R-1. Map 107-3 ((1)) 10, 11A.

FS-V03-31 – SPRINT PCS – to co-locate three telecommunications panel antennas inside a 20-foot tall flagpole located on the roof of the existing Best Western hotel, with five equipment cabinets on the ground, at 8751 Richmond Highway. Map 109-2 ((2)) 6A.

RZ-2003-MV-023 – CENTEX HOMES – to rezone 7.72 acres from C-8, R-2 and HC to PDH-8 and HC for development of single family attached and detached dwellings. Map 101-4 ((6)) 1-5, 7B, 7C, 7D.

FDP-2003-MV-023 – CENTEX HOMES – submission of the final development plan for residential development to consist of 16 single family attached dwellings and 31 single family detached dwellings on 7.72 acres zoned PDH-8 and HC. Map 101-4 ((6)) 1-5, 7B, 7C, 7D.
In 2004, the Planning Commission took action on 40 land use applications located in the Mt. Vernon District, four of which were denied. The remaining 36 items were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

Denied Items

A-2003-MV-049 - WILLIAM & MARY OEHRLEIN – review of the decision by the Zoning Administrator that Talbert Road does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Road for Lots 2 through 5 of the proposed Giles Glenn Subdivision located at 9000 Hoovers Road on 10.0 acres zoned R-1. Map 106-2 ((1)) 15.

FS-V04-32 – OMNIPOINT - to install three panel antennas flush-mounted to the top of a replacement light pole with three equipment cabinets placed on the ground adjacent to the pole at the baseball athletic field at Bryant Alternative High School at 2709 Popkins Lane. Map 93-3 ((1)) 3. (The application was converted to 2232-V04-8 in order to be the subject of a public hearing.)

RZ-2003-MV-060 – D. R. HORTON INC. – to rezone 12.79 acres from R-1 and HD to PDH-8 and HD for residential development. Map 108-1 ((1)) 12-16 and ((3)) 1, 2, 2A.

FDP-2003-MV-060 - D. R. HORTON INC. – submission of the final development plan reflecting 43 single family attached dwelling units and 36 single family detached dwelling units on 12.79 acres zoned PDH-8 and HD. Map 108-1 ((1)) 12-16 and ((3)) 1, 2, 2A.

Approved Items

SE-2003-MV-042 – H. BRADFORD GLASSMAN & BOARD OF SUPERVISORS – to permit the replacement and expansion of a single family detached dwelling that was damaged by flooding caused by Hurricane Isabel on 7,000 square feet of land zoned R-3. Map 93-2 ((8)) (27) 31, 32.

RZ-2003-MV-051 – VIRGINIA BUILDERS GROUP – to rezone 1.21 acres from R-1 to R-3 for development of three single family detached units. Map 98-1 ((1)) 37.

FS-V04-7 – OMNIPOINT - to install nine antennas directly mounted to the top of an existing 105-foot monopole tower with three equipment cabinets located on the ground within an eight-foot, board-on-board fenced compound located at 7956 Twist Lane. Map 98-2 ((9)) 3.

S03-IV-MV4 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 1.23 acres (located partially within Land Unit E of the Beacon/Groveton Community Business Center and partially within the Memorial Heights Neighborhood Conservation District and the Groveton Community Planning Section), currently planned for townhouse-style office and/or retail use up to a .30 FAR with a maximum height of 35 feet and residential use at 3-4 du/ac, by expanding the boundaries of Land Unit E of the Beacon/Groveton CBC to include part of Parcel 130 and all of Parcel 138, increasing the FAR up to .50, increasing the building height up to 45 feet, and adding an option for residential/mixed use development up to .80 FAR. Map 93-1 ((18)) (D0 117, 126, 138 and part of 130.

RZ-2003-MV-036 - ROUBIN ASSOCIATES, LLC & MARY ANNE PEARSON SANKO REVOCABLE TRUST – to rezone 6.39 acres from R-1 to I-6 to permit construction of a 17,500 square foot structure containing a two-story office building and a contractor’s shop with bays. Map 99-1 ((1)) 5E.

RZ-2003-MV-065 – BOARD OF SUPERVISORS’ OWN MOTION – to rezone 22,292 square feet of land from R-8, C-8 and HC to R-8, C-8, HC, and CRD for inclusion in the Richmond Highway Commercial Revitalization District. Map 101-3 ((3)) 1.

PCA-2001-MV-011 - STARR MANAGEMENT CORPORATION - to amend the proffers associated with the prior approval of RZ-2001-MV-011 (previously approved for residential development) to permit continuation of commercial off-street parking as an interim use on 3.43 acres zoned PRM. Map 83-1 ((1)) 53A.

FS-V04-35 – OMNIPOINT - to install six panel antennas flush-mounted to the existing penthouse and three panel antennas flush-mounted to a wall screening three new equipment cabinets on the rooftop of an existing apartment building, located at 5982 (5990) Richmond Highway. Map 83-3 ((1)) 53A.

FS-V04-25 – OMNIPOINT - to install nine panel antennas at the top of a Fort Worth pole located within an existing Virginia Power transmission tower and three equipment
2004 Mount Vernon District Applications

cabinets outside of the existing tower, located at 8915 Hooes Road. Map 98-3 ((14)) C.

SE-2004-MV-009 - JOHN F. KELLY & FAIRFAX COUNTY BOARD OF SUPERVISORS – to permit replacement of an existing dwelling located within a floodplain on 14,000 square feet of land zoned R-3 and located at 6423 Thirteenth Street. Map 93-2 ((8)) (27) 1.

2232-V04-8 – OMNIPOINT T-MOBILE - to install one new 93.75-foot tall light pole monopole to accommodate three new panel antennas flush-mounted to the pole with three equipment cabinets located on the ground in a fenced compound adjacent to the existing baseball field, located at Bryant Alternative High School at 2709 Popkins Lane. Map 93-3 ((1)) 3.

FDP-2003-MV-033 – LORTON ARTS FOUNDATION, INC – submission of the final development plan reflecting adaptive reuse the Occoquan Workhouse portion of the former District of Columbia Department of Corrections as an Arts Center. Map 106-4 ((1)) part of 54.

FDP-2003-MV-033 – LORTON ARTS FOUNDATION, INC – submission of the final development plan reflecting adaptive reuse the Occoquan Workhouse portion of the former District of Columbia Department of Corrections as an Arts Center primarily located in the historic structures that comprise the turn of the 20th century workhouse and other buildings added during later periods (to include artists’ studios, a prison museum and community heritage center, an art gallery, an events center, a performing arts center, a 450-seat theater, a music hall with 300 indoor seats and up to 500 outdoors lawn seats, an outdoor and indoor horticultural display area); the adaptive reuse of the other historic structures to support the Arts Center (such as office space and storage areas); retention of an existing ball field and the associated historic bleachers; new buildings to house two eating establishments (400 seats total); and forty dwelling units for visiting artists and performers in two multi-family structures on a total of 56.04 acres zoned PDC. Map 106-4 ((1)) part of 54.

RZ-2003-MV-034 – NATIONAL CAPITAL LAND & DEVELOPMENT INC. – to rezone 8.7 acres from R-1 to PDH-8 to permit residential development at a density of 5.44 du/ac. Map 107-4 ((1)) 59 and 113-2 ((1)) 3A, 3B.

FDP-2003-MV-034 – NATIONAL CAPITAL LAND & DEVELOPMENT INC. – submission of the final development plan reflecting 44 single family detached residential units on 8.7 acres zoned PDH-8. Map 107-4 ((1)) 59 and 113-2 ((1)) 3A, 3B.

FS-V04-48 – OMNIPOINT - to install six antennas on an existing Virginia Power transmission power with equipment cabinets on the ground at 8230 Southrun Road. Map 98-3 ((4)) 1A.
2004 Mount Vernon District Applications


FS-V04-47 – FAIRFAX WATER (formerly Fairfax County Water Authority) - to replace approximately 2,500 feet of 16-inch and 2,500 feet of 24-inch/20-inch water main with a single 24-inch water main along Telegraph Road from Lenore Lane to the Fairfax County/City of Alexandria line. Map 83-1.

FS-V04-64 – NEXTEL - to install twelve panel antennas on the side of an existing 170-foot monopole with one equipment shelter on the ground next to the monopole located at 8101 Lorton Road. Map 107-4 ((1)) 74.

SE-2004-MV-018 – PETROLEUM GROUP INC. – to permit installation of a canopy over four existing pump islands on 24,006 square feet of land zoned C-5, HC and CRD. Map 101-2 ((1)) 34A.

RZ-2004-MV-019 – GBI CORPORATION – to rezone 7.29 acres from R-1 to R-3 for development of 18 single family detached homes. Map 89-3 ((1)) 20, 21A.


S04-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive plan for 9.5 acres by increasing the residential density for this area from 1-2 to 5-8 du/ac. Map 113-2 ((2)) C, 1A, 1B, 2, 2A, 3-15 and 113-2 ((1)) 17.

PCA-80-L-070 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. - to amend the proffers previously approved for RZ-80-L-070 by permitting continuation of a metal finishing operation (Alexandria Metal Finishers), future industrial uses in the future, and establishment of a concrete mixing or batching plant on 6.44 acres zoned I-6. Map 107-4 ((1)) 68A.

SE-2004-MV-020 – COMMONWEALTH CONSTRUCTION MANAGEMENT, INC. – to permit establishment of a concrete mixing or batching plant (Handyman Concrete) on 2.72 acres zoned I-6. Map 107-4 ((1)) part of 68A.

1183-SP-12-2 - SPRING HILL SENIOR CAMPUS – submission of the site plan for phase one of the Spring Hill Senior Campus (depicting 149 detached units, 32 attached units, 125 multi-family units, clubhouse and pool), pursuant to the proffers associated with the prior approval of RZ-2002-MV-040, located on 46.80 acres zoned PDH-12 and located within Laurel Hill (former site of the Lorton Reformatory). Map 104-4 ((1)) part of 54.
PROVIDENCE DISTRICT ACTIONS
1995-2004

CASES BY APPLICATION TYPE
1995-2004
In 1995, the Planning Commission took action on eighty-three Providence District land use items, one of which was denied. Withdrawal of one case was accepted and the remaining items were approved, either wholly or in part. Additional information on the cases listed below may be obtained from the Planning Commission Office.

Denied Item


Withdrawn Item

94-I-3J - 1994 AREA PLANS REVIEW - to amend the Comprehensive Plan for 16.5 acres planned for office uses by adding an option for residential use up to 30 du/ac (later amended to 25 du/ac) with conditions addressing buffers, height, trees, open space and pedestrian access. Map 49-3 ((1)) pt. 141.

Approved Items

FDP-80-P-098-2 - BRUCE E. LEVINE - submission of the second final development plan for Section II (five single family detached units) of the Bailiwick subdivision on 1.07 acres zoned PDH-4. Map 39-3 ((1)) 45.

MADRILLON ESTATES II - review of the site plan and architectural plans (depicting courtyard pavers, plantings for screening, and privacy fences) for Madrillon Estates II, pursuant to the proffers approved with RZ-93-P-019, consisting of ten single family detached dwelling units on 3.10 acres zoned PDH-4.

RZ-94-P-044 - J. A. LOVELESS HOMES IV, INC. - to rezone 6.95 acres from R-1 to PDH-4 for development of 25 detached single-family dwelling units (Courthouse Commons) at a density of 3.61 du/ac. (NOTE: A revised application reduced the land area to 6.92 acres and proposed 24 single family detached units at a density of 3.46 du/ac.) Map 48-1 ((1)) 29-33, 34A.

FDP-94-P-044 - J. A. LOVELESS HOMES IV, INC. - final development plan for 24 single family detached dwelling units (Courthouse Commons) at a density of 3.46 du/ac on 6.92 acres zoned PDH-4. Map 48-1 ((1)) 29-33 & 34A.

SE-94-P-015 - ABRAHMAN J. KANG - to permit a two-bay vehicle light service establishment to be located in an abandoned service station building on 12,742 square feet of land zoned C-8 & HC. Map 48-4 ((1)) pt.1B.

SE-94-P-052 - SHELL OIL CO. - to renovate existing service station by converting three service bays to a quick service food store on 23,943 square feet of land zoned C-5 & HC. Map 50-4((1)) 25.

94-II-4FC - 1994 AREA PLANS REVIEW - to amend the Comprehensive Plan for 24 acres from medium intensity office uses up to .50 FAR (at the overlay level) to add option for residential use up to 25 du/ac with conditions. Map 56-2 ((1)) 15F, 16, 18A, 22; 46-4 ((1)) 36, 37.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the proposed installation of a telecommunications facility on the roof of the MCI Building be found a feature shown of the Comprehensive Plan. Map 29-3 (9) 12A.

94-II-1FC - 1994 AREA PLANS REVIEW - to amend the Comprehensive Plan for 13.8 acres from medium intensity office use at .50 FAR (overlay level) to add options for townhouse or multifamily development, hotel/motel, daycare and support retail uses. Map 47-3 ((1)) pt.57, 58.

94-I-2J - 1994 AREA PLANS REVIEW - to amend the Comprehensive Plan for 27.5 acres planned for office and hotel use by adding an option for mixed use development, including retail and/or residential use up to 30 du/ac. Map 49-4 ((1)) 61, 61A, 62B, 62C, 62D.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the telecommunications facility proposed on the penthouse walls and roof of the Four Flint Hill Building be found a feature shown of the Plan. Map 47-3 ((1)) 29B.

RZ-94-P-015 - TYSONS PROMENADE/ MCDONALD'S CORP. - to rezone 3.4 acres from I-5, C-7, HC & SC to C-7, HC & SC to permit a commercial center (Tysons Promenade) with a retail building; service station with quick service food store, two service bays and four multi-product dispensers; and fast food restaurant with a drive-thru window. Map 29-3 ((1)) 48A, 48B, 48C, 49.

SE-94-P-020 - TYSONS PROMENADE/MCDONALD'S CORP. - to permit a fast food restaurant with a drive-thru window, and a service station with quick service food store and two service bays on 3.40 acres zoned C-7, HC & SC. Map 29-3 ((1)) 48A, 48B, 48C, 49.
FEATURE SHOWN DETERMINATION - BELL ATLANTIC MOBILE - request that the telecommunications facility proposed on the rooftop of Tysons Park Place office building be found a feature shown of the Comprehensive Plan. Map 29-4 ((7)) 5.

S94-II-F1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 230 acres planned for residential use at .1 - .2 du/ac, .2 - .5 du/ac and private open space by adding options for: (1) residential use at .5-1 du/ac, (2) including the area in the Approved Sewer Service Area, (3) public park. Map 46-4 ((1)) 10-15, 21, 22, 23-28A; 47-3 ((1)) 2-15, 16-24, 33-41, 42-56.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that nine panel antennas, two dish antennas and two cabinets of radio equipment on the roof of Circle Towers Apartments, be found a feature shown of the Comprehensive Plan. Map 48-4 ((1)) 3.

FEATURE SHOWN DETERMINATION - NEXTEL - request that three omni-directional whip antennas and an equipment shelter, proposed to be installed on the roof of the Massey Building, be found a feature shown of the Comprehensive Plan. Map 57-4 ((1)) 14, 14A.

FEATURE SHOWN DETERMINATION - NEXTEL - request that three omni-directional whip antennas and an equipment shelter, proposed to be installed on the roof of the Massey Building, be found a feature shown of the Comprehensive Plan. Map 57-4 ((1)) 14, 14A.

8929-SD-01 - OAKTON PLANTATION - review of the subdivision, layout and grading plan for Oakton Plantation, 24 single family detached units on 8.88 acres zoned R-3, pursuant to the proffers of RZ-80-P-116. Map 48-1 ((1)) 121, 125.

RZ-94-P-030 - COLD STREAM DEVELOPMENT, LTD. - to rezone 4.08 acres from R-1 & R-2 to PDH-2 to permit residential development of six single family detached units at a density of 1.47 du/ac. Map 49-3 ((1)) 17, 18.

FDP-94-P-030 - COLD STREAM DEVELOPMENT, LTD. - submission of the final development plan for single-family residential development of six units (Wynford Estates) on 4.08 acres zoned PDH-2. Map 49-3 ((1)) 17, 18.

SE-94-P-063 - TACO BELL CORP. - to permit a fast food restaurant with drive-through window on 1.07 acres zoned C-8 & HC. Map 39-1 ((3)) 1, 5.

RZ-95-P-020 - BOZZUTO DEVELOPMENT CO. - to rezone 0.15 acres from R-1 & HC to PDC & HC to incorporate the site into the residential component (Land Bay B) of Hunters Branch. Map 48-4 ((1)) pt.1K.

FDP-95-P-020 - BOZZUTO DEVELOPMENT CO. - submission of the final development plan to incorporate 0.15 acres into Land Bay B of the Hunters Branch development. Map 48-4 ((1)) pt.1K.

PCA-80-P-039-4 - BOZZUTO DEVELOPMENT CO. - to amend the previously approved proffers by permitting changes to the site design and increasing the land area and number of units within the multifamily component (Land Bay B) of the Hunters Branch development on 31.67 acres zoned PDC & HC. Map 48-4 ((1)) 1K.

FDPA-80-P-039-4 - BOZZUTO DEVELOPMENT CO. - to amend the final development plan for Land Bay B of Hunters Branch by increasing the number of units from 350 to 352 (including 22 affordable dwellings) within seven multifamily structures, reducing the height of the structures from six stories to four stories, and changing the site design of the multifamily component on 11.26 acres zoned PDC & HC. Map 48-4 ((1)) pt.1K.

RZ-94-P-041 - J. A. LOVELESS HOMES, INC. - to rezone 0.81 acres from R-1 to R-5 for two single family detached units at a density of 2.47 du/ac with waivers of the minimum district size & open space requirements. Map 39-1 ((9)) 46A.

CDPA-B-993 & FDPA-B-993 - CIRCLE ASSOC. PARTNERSHIP - to amend the previously approved conceptual and final development plan to allow greater flexibility on the uses permitted in the non-residential portions of Circle Towers and to accurately reflect the number of existing residential apartments and townhouses and the space available for non-residential uses on 16.03 acres zoned PDH-12 & HC. Map 48-3 ((1)) 53; 48-4 ((1)) 3, 3A1, 3B, 3B1.

SE-95-P-003 - CIRCLE ASSOC. PARTNERSHIP - to permit a fast food restaurant within an existing structure on the retail plaza level of Circle Towers on 16.03 acres zoned PDH-12 & HC. Maps 48-3 ((1)) 53 and 48-4 ((1)) 3, 3A1, 3B, 3B1.

RZ-95-P-001 - MERRIFIELD COMMONS, L.C. - to rezone 5.41 acres from R-3 & HC to PDH-20 & HC to permit development with a total of 124 multiple family dwelling units at a density of 22.9 du/ac. Map 49-4((1))44D, 51A, 52.

RZ-95-P-001 - MERRIFIELD COMMONS, L.C. - to rezone 5.41 acres from R-3 & HC to PDH-20 & HC to permit development with a total of 124 multiple family dwelling units at a density of 22.9 du/ac. Map 49-4((1))44D, 51A, 52.
PCA-88-P-061-3 - HENRY D. WEBB, JR., DENNIS
ZAUNER & BAHRAM SHAHRIARI - to amend the
previously approved proffers by permitting modification of
the lot layout (parcels 43 and 44 in Ashgrove Plantation to
be developed entirely as residential lots without provision
of homeowners open space) on 1.05 acres zoned R-3. Map
39-1 ((1)) 43, 44.

SEA-87-P-022-3 - SUNRISE ASSISTED LIVING L. P. II
- to amend the previously approved development
conditions to permit a change in building type, building
location and parking lot configuration on 3.40 acres zoned

SE-95-P-014 - MAYFAIR PARTNERS, L.P. - to permit a
fast food restaurant with a drive-thru window (Boston
Market) on 26,002 square feet of land within the Fairfax
Plaza/Home Furnishing Center zoned I-5. Map 49-4 ((1))
pt.13.

SE-94-P-061 - HORIZON BANK OF VIRGINIA - to
permit addition of two drive-thru windows, a remote teller
and 165 square foot vestibule to existing bank on 0.81 acres
zoned I-5 & HC. Map 49-3 ((1)) pt.73.

SE-95-P-022 - EXXON CORP. - to permit demolition and
reconstruction of an existing service station (to construct
new service station building, new pumps and a canopy to
include a quick service food store) on 23,994 square feet of
land zoned C-8, SC & HC. Map 39-1 ((3)) 1A.

FEATURE SHOWN DETERMINATION - AMERICAN
PERSONAL COMMUNICATIONS - request that nine
panel antennas, two dish antennas and two cabinets of radio
equipment, to be installed on the penthouse walls and roof
of the Premisys Building, be found a feature shown of the
Comprehensive Plan. Map 47-2 ((1)) 54A.

RZ-95-P-004 - EDGEMOORE HOMES - to rezone 6.19
acres from R-1 & R-4 to PDH-3 to permit 18 single family
detached units at a density of 2.90 du/ac. Map 39-3 ((1)) 7,
12; ((15)) 1 & 2.

FDP-95-P-004 - EDGEMOORE HOMES - submission of
the final development plan for residential development
(Williams Mill II) of 18 single family detached dwellings
on 6.19 acres zoned PDH-3. Map 39-3 ((1)) 7, 12; ((15)) 1,
2.

PCA-81-P-116 - BOARD OF SUPERVISORS, OWN
MOTION - to amend the previously approved proffers by
deleting the requirement for seven-foot high privacy fences
as acoustic barriers for noise attenuation from I-66, for the
Sutton Green subdivision (VDOT noise wall already
constructed along I-66) on 1.65 acres zoned R-8. Map 48-1
((27)) 1-13, A.

RZ-94-P-064 - 1994 FUND III L.C. - to rezone 21.05 acres
from I-4 & HC to PDH-30 & HC to permit 624 multiple
family dwelling units at a density of 29.65 du/ac. Map 29-4
((1)) 3A.

FDP-94-P-064 - 1994 FUND III L.C. - final development
plan for multi-family residential development (Gates of
McLean) consisting of 624 units at a density of 29.65 du/ac
on 21.05 acres zoned PDH-30 & HC. Map 29-4 ((1)) 3A.

RZ-95-P-012 - LITTLE ZION, INC. - to rezone 0.41 acres
from R-1, HC & SC to C-5, HC & SC to permit a
one-story neighborhood retail/commercial use building
with a 0.26 FAR. Map 39-2 ((4)) 1.

RZ-95-P-007 - MERRIFIELD LAND CORP. - to rezone
10.05 acres from C-3 to C-6 to permit development of
Merrifield Restaurant Park, to include three eating
establishments and other commercial uses with a maximum
overall FAR of .09. Map 49-4 ((1)) 56B.

SE-95-P-008 - MERRIFIELD LAND CORP. - to permit
two fast food restaurants with drive-thru windows, a
drive-in bank, and a service station with a car wash and
quick service food store, in the Merrifield Restaurant Park,
on 10.05 acres zoned C-6. Map 49-4 ((1)) 56B.

S95-II-V1 - OUT OF TURN PLAN AMENDMENT - to
amend the Comprehensive Plan by deleting the requirement
for a secondary access to Lee Highway under the
residential development option of 4-5 du/ac. Maps 48-4
((1)) 1B, ((3)) (36)-30, 31A, 31B.

RZ-94-P-057 - LAWRENCE DOLL CO. - to rezone 6.21
acres from R-1 to PDH-3 for residential development at a
density of 2.9 du/ac. Map 39-4 ((1)) 125, 126.

FDP-94-P-057 - LAWRENCE DOLL CO. - submission of
the final development plan for residential development
(Shreve Hill) of 18 single family detached dwellings at a
density of 2.9 du/ac. Map 39-4 ((1)) 125, 126.

SE-95-P-037 - ROBERT AYOUB - to permit renovations
to existing service station and addition of a quick service
food store on 19,897 square feet of land zoned C-8 & HC.
Map 50-1 ((1)) 39A.

PCA-88-D-005-2 - WEST*PARK ASSOC., WEST*MAC
ASSOC., ASSOCIATION FOR MANUFACTURING
TECHNOLOGY, AND WASHINGTON HALL CORP. - to
amend the previously approved proffers by increasing
the office/ commercial development intensity from 0.54 to
0.59 FAR. Maps 29-4 ((7)) various parcels; 29-2 ((15)) 4B2, A4, A5; 29-1 ((14)) A.

RZ-95-P-011 - WEST*GROUP, INC. - to rezone 19.07 acres from C-7 & HC to PDH-30 & HC to permit residential development at a density of 31.12 du/ac. Map 29-4 ((7)) B.

FDP-95-P-011 - WEST*GROUP, INC. - submission of the final development plan for 624 multi-family residential units at a density of 31.12 du/ac on 19.07 acres zoned PDH-30 & HC. Map 29-4 ((7)) B.

SE-90-P-045 - RF&P LAND II - to increase the maximum allowable building-mounted sign area by allowing a 74 square foot sign identifying a tenant (Coopers & Lybrand) in an existing office building. Map 29-4 ((1)) pt. 2.

PCA-84-P-035-2 & FDPA-84-P-035-2 - JCJ, L.C. - to amend the previously approved proffers and final development plan by allowing an interim retail development with a 32 foot high retail building (for use by the Washington Golf Center), carwash with fuel pumps, and a quick service food store as Phase I (with the previously approved office option retained as Phase II) on 1.78 acres zoned PDC, HC and SC. Maps 29-4 ((2)) 14 & 15; 29-3 ((1)) 83.

SEA-84-P-129-2 - LEADER NURSING/REHAB. CTR OF VA & MANOR HEALTH CARE CORP. - to amend the previously approved development conditions by adding 60 beds to the existing 120 bed skilled nursing facility; adding a separate 56 bed facility for persons with Alzheimer's disease; and replacing the 192 unit Housing for the Elderly building with a 126 bed assisted living facility on 15.17 acres zoned R-5, HC and WSPOD. Map 45-4 ((1)) 6A.

PCPA-84-D-049 & FDPA-84-D-049 - TYSONS II LAND COMPANY - to amend the previously approved proffers and development conditions by allowing additional principal and secondary uses and increases in building heights in Sectors II, III and IV of Tysons II located on 41.09 acres zoned PDC, HC and SC. Maps 29-4 ((10)) 3A, 3B, 3C, 3D, 4A, 4B, 5A, B.

SEA-85-P-041 - MOBIL OIL CORP. - to amend the previously approved development conditions by adding a canopy, two additional fuel dispensers, a quick-service food store, and site improvements to an existing service station located on 25,545 square feet of land zoned C-6. Map 39-4 ((1)) 4.

RZ-95-P-010 - VAN METRE HOMES - to rezone 14.58 acres from R-3 & HC to R-12, C-8, I-5 & HC for mixed use development of single family attached residential units, retail commercial uses and industrial uses. Map 49-2 ((1)) 32-36.

PCA-84-P-103-2 - NORMAN POZEZ & DENNIS RATNER - to amend the previously approved proffers by replacing six office buildings and two parking structures with two office buildings, a hotel and an eating establishment (Merrifield Place) on 6.27 acres zoned C-3 & HC. Map 49-4 ((1)) 49A, 49B, 49C, 49D.

RZ-95-P-041 - NORMAN POZEZ & DENNIS RATNER - to rezone 0.15 acres of land from R-3 & HC to C-3 and HC in order to use land area as a portion of the parking lot for a proposed hotel (Homewood Suites Hotel) in the Merrifield Place development. Map 49-4 ((1)) 52A.

RZ-95-P-025 - NORMAN POZEZ & DENNIS RATNER - to rezone 1.48 acres from I-5 & HC to C-3 & HC to demolish an existing warehouse building and construct a portion of a six story office building (for new Hair Cuttery Corporate Headquarters) in the proposed Merrifield Place development. Map 49-1 ((1)) 44C.

SE-95-P-053 - NORMAN POZEZ & DENNIS RATNER - to permit a seven-story hotel (Homewood Suites Hotel) with a height of 75 feet on 2.0 acres of Merrifield Place zoned C-3 & HC. Map 49-4 ((1)) 49A, 52A, pt. 49C.
SE-95-P-035 - NORMAN POZEZ & DENNIS RATNER - to permit an eating establishment (Silver Diner) with 6,000 square feet on 1.62 acres of the proposed Merrifield Place development zoned C-3 & HC. Map 49-4 ((1)) 49C, 49D.

RZ-95-P-002 - DAVID M. BERNSTEIN, TR. - to rezone 6.31 acres from R-1 & HC to R-5 & HC to permit development of 29 single family detached dwellings. Map 48-4 ((3)) (36) 9-16, 31A, 31B.

SE-95-P-050 - CITY OF FALLS CHURCH - to permit the continued operation of an existing electrical substation, following the resubdivision of the site from the original 1,82 acre lot, on 34,344 square feet zoned R-1. Map 49-1 ((1)) pt. 2.

FEATURE SHOWN DETERMINATION - BELL ATLANTIC MOBILE - request that nine directional antennas and an equipment structure proposed on the elevator machine room walls and roof of the Tower One Building (Circle Towers Apartments) be found a feature shown of the Comprehensive Plan. Map 48-4 ((1)) 3.

SE-95-P-054 - AMOCO OIL - to permit a quick service food store, canopy and new pump islands to existing car wash and service station on 40,436 square feet of land zoned I-5. Map 49-4 ((1)) 15B.

SE-95-P-047 - RAYMOND LEE - to permit a quick service food store (specializing in prepared and prepackaged Korean foods) in an existing building on a 1.93 acre site zoned C-8 & HC. Map 39-1 ((3)) 6A, 6B.

CSPA-84-D-049 - HOMART DEVELOPMENT CO. - to amend the previously approved comprehensive sign plan for The Galleria at Tysons II by modifying the typography of the Galleria logo, adding building-mounted tenant signage and providing additional parking ramp identification banners on 23.62 acres zoned PDC, SC & HC. Map 29-4 ((10)) 1C1.

SE-95-P-028 - RIGHT WAY, INC. - to permit a vehicle sales and ancillary service establishment (Tysons Auto Center) in a previously used service station on 20,517 square feet of land zoned C-7, HC and SC. Map 29-4 ((2)) 5A.


SEA-93-P-010 - CHERNER LINCOLN MERCURY INC. - to permit a 540-foot addition to an existing vehicle sale and ancillary service establishment (Cherner Lincoln Mercury) located in the Tysons Corner Urban Center on 3.33 acres zoned C-7, HC & SC. Map 29-3 ((1)) 53.

RZ-95-P-043 - RAYMOND HUBBARD, III, TR. - to rezone 2.0 acres from R-1 & HC to R-2 & HC to permit development of four single family detached residential lots. Map 48-2 ((1)) 6.

RZ-95-P-045 - J.A. LOVELESS HOMES IV - to rezone 8.52 acres from R-1 & PDH-4 to PDH-4 for 30 single family detached dwelling units. Map 48-1 ((1)) 29-34, 34A.

FDP-95-P-045 - J.A. LOVELESS HOMES IV - submission of the final development plan for residential development (Courthouse Commons) of 30 single family detached dwelling units at a density of 3.53 du/ac. Map 48-1 ((1)) 29-34, 34A.
The Planning Commission took action on forty-six (46) Providence District land use cases in 1996. The Commission accepted withdrawal of two items, denied two cases, and approved the remaining applications, either wholly or in part. More information on the items listed below can be obtained from the Planning Commission Office.

**Withdrawn Items**

PCA-83-P-099 - CATAWBA CORPORATION - to amend the previously approved proffers to permit eating establishment on 3.86 acres zoned I-5 & HC. Map 56-2 ((1)) 19, 20.

SE-94-P-036 - CATAWBA CORPORATION - to permit an eating establishment on 3.86 acres zoned I-5 & HC. Map 56-2 ((1)) 19, 20.

**Denied Items**

SP-95-P-066 - GESHER JEWISH DAY SCHOOL OF NORTHERN VA - to construct a one-story addition to an existing structure in order to accommodate a synagogue, private school of general education and a summer camp on 4.81 acres zoned R-1. Map 58-4 ((1)) 50.

SE-95-P-056 - TEMPLETON & TEMPLETON PARTNERSHIP - to permit a 2721 square foot addition to an existing vehicle sales and ancillary service establishment (Templeton Oldsmobile) on 3.50 acres zoned C-7, HC & SC. Map 29-1 ((1)) 17B; 29-3 ((1)) 55.

**Approved Items**

SEA-86-P-104 - GE CAPITAL SPACENET SERVICES INC. - to amend the previously approved development conditions by adding a maximum of 58 satellite earth stations on a site developed with an office and a parking structure and approved as a satellite earth station facility on 4.0 acres zoned I-4 & HC. Map 29-4 ((6)) 100A.

SE-95-P-067 - THOMAS PALLOTTA - to permit a vehicle major service establishment (transmission repair) within an existing building on 0.57 acres zoned C-8 & HC. Map 49-3 ((6)) 12-14.

RZ-95-P-029 - EDGEMOORE HOMES - to rezone 2.49 acres from R-2 to PDH-4 for development of eight single family detached dwellings. Map 48-1 ((1)) 134.

FDP-95-P-029 - EDGEMOORE HOMES - submission of the final development for eight single family detached dwellings at a density of 3.2 du/ac. Map 48-1 ((1)) 134.

RZ-95-P-055 - BOARD OF SUPERVISORS OWN MOTION - to rezone 0.30 acres from R-3 and HC to C-8 and HC to correct a zoning map error on property now part of an existing plant nursery. Map 49-2 ((1)) pt.26C.

FEATURE SHOWN DETERMINATION - NEXTEL COMMUNICATIONS - request that three 15-foot omni-directional whip antennas, proposed on top of the elevator machine room located on the roof of the Tysons II Building, be found a feature shown of the Comprehensive Plan. Map 29-4 ((10)) 2D.

PCA-84-P-002-2 & PCA-85-P-136 - PENDERBROOK COMMUNITY ASSN, INC. - to amend the previously approved proffers to allow the individual community sub-associations in Penderbrook to maintain those private streets located within their respective communities in lieu of maintenance provided by the Penderbrook umbrella homeowner association for 223.67 acres zoned PDH-8. Maps 46-1, 46-3, 46-4 various parcels.

SE-95-P-069 - SHELL OIL CO. - to permit relocation of four multi-product fuel dispensers, construction of a new canopy, relocation of two existing concrete islands and renovations to the building exterior and site to satisfy ADA requirements on 0.57 acres zoned C-6. Map 30-3 ((28)) 2.

FEATURE SHOWN DETERMINATION - BELL ATLANTIC NYNEX MOBILE - request that three directional antennas and three equipment cabinets, to be constructed on the top level of a four-story parking structure at the Vienna Metro Station, be found a feature shown of the Comprehensive Plan. Map 48-1 ((1)) 103.

MERRIFIELD LAND CORP. - ARCHITECTURAL DESIGN - request that the architectural design and building materials for Merrifield area restaurant park be found in conformance with proffer 4(a) of RZ-95-P-007. Map 49-4 ((1)) 56B.

RZ-95-P-030 - EDGEMOORE HOMES, L.L.C. - to rezone 5.82 acres from R-2 to R-3 for 15 conventional single-family detached units (Edgemoore Landing) at 2.58 du/ac. Map 47-2 ((7)) 7, 7A, 8.

SE-96-P-005 - AMERICAN NATIONAL RED CROSS - to increase the sign area for a proposed building-mounted sign on the southern penthouse wall of the American National Red Cross Headquarters on 42,525 square feet of land zoned C-4. Map 49-4 ((1)) pt.62C.
FEATURE SHOWN DETERMINATION - CITY OF FALLS CHURCH PUBLIC WORKS DEPT. - request that the road salt and sand storage building, to be constructed on City owned land in Fairfax County at 7111 Gordons Road, be found a feature shown of the Comprehensive Plan. Map 40-3 ((12)) 17.

FDPA-84-D-049-2 - TYSONS II HOTEL LP/ JUSTIN L. WYNER, TR. - to amend the previously approved final development plan to permit a health club as a secondary use to the existing Ritz Carlton Hotel, expansion of the existing health club and its use by the general public on 0.91 acres zoned PDC & SC. Map 29-4 ((10)) 2B.

SE-96-P-006 - CB INSTITUTIONAL FUND V - to permit a building height increase to construct a new office building (KMPG Tower at Tysons Office Center) with a maximum height of 185 feet, including a 25-foot high penthouse, on 6.24 acres zoned C-4 & SC. Map 29-3 ((15)) 11B.

PCA-87-P-038 - ATLANTIC HOMESTEAD VILLAGE - to amend the previously approved proffers by changing the office building use to a hotel use and to allow building-mounted signs, for a 128-bed Homestead Village hotel in the Willow Oaks Corporate Center on 33.56 acres zoned C-3. Map 49-3 ((1)) 138-141, 141D, 141E.

SE-96-P-004 - ATLANTIC HOMESTEAD VILLAGE - to permit a hotel (Homestead Village Weekly Studios) on 3.15 acres zoned C-3. Map 49-3 ((1)) 141D.

VC-96-P-032, VC-96-P-033 & VC-96-P-034 - MILDRED T. MILLER PROPERTY - to amend the previously approved proffers and final development plan to permit an option for retail and eating establishment use at 0.72 FAR, with retention of the approved office use at 1.50 FAR on 2.72 acres zoned PDC, HC & SC. Map 39-2 ((1)) pt.50.

FEATURE SHOWN DETERMINATION - AT&T - request that nine panel antennas and an equipment cabinet, to be located on the roof of the 12-story Massey Building, be found a feature shown of the Comprehensive Plan. Map 57-4 ((1)) 14.

FEATURE SHOWN DETERMINATION - AT&T - request that nine panel antennas and an equipment cabinet, to be placed on top of the existing Lewinsville Water Tank owned by the City of Falls Church, be found a feature shown of the Comprehensive Plan. Map 48-4 ((1)) 35; 49-3 ((1)) 4, 5, 6B, 7; 49-3 ((6)) 2.

SEA-80-P-078-8 - INOVA HEALTH CARE SERVICES - to amend the previously approved development conditions by permitting site and building modifications to Ronald McDonald House, stormwater management ponds, parking spaces, operating room replacement building; and floor area ratio as part of the Fairfax Hospital Complex expansion on 59.10 acres zoned R-12. Map 49-3 ((1)) 136C; 59-2 ((1) pt.1A, pt.1B, pt.1C, 1D, 1E.

RZ-96-P-014 - WILLIAM B. FETSCH, TR. - to rezone 2.0 acres from R-4 & HC to R-8 & HC to permit 16 single family attached units at 8.0 du/ac. Map 50-1 ((1)) pt.50.

FEATURE SHOWN DETERMINATION - AT&T - request that nine panel antennas and an equipment cabinet, be located on the roof of the 12-story Massey Building, be found a feature shown of the Comprehensive Plan. Map 57-4 ((1)) 14.

FEATURE SHOWN DETERMINATION - AT&T - request that nine panel antennas and an equipment cabinet, to be placed on top of the existing Lewinsville Water Tank owned by the City of Falls Church, be found a feature shown of the Comprehensive Plan. Map 30-3 ((1)) 5.

RZ-95-P-061 - J.A. LOVELESS HOMES VI, INC. - to rezone 8.92 acres from R-2 to R-3 for 24 single family detached units (Hibbard-Gray subdivision) at 2.69 du/ac. Map 47-2 ((1)) 21A; 47-2 ((7)) 8A, 8B, 8C, 8D, 9, 9A.

FS-P96-6 - AT&T - request that nine panel antennas and an equipment cabinet, proposed on the roof of the existing six-story Tysons Dulles Plaza Tower 3 office building at 1410 Springhill Road, be found a feature shown of the Comprehensive Plan. Map 29-1 ((1)) 69.
FS-P96-8 - AT&T - request that nine panel antennas and an equipment cabinet, proposed on the roof of the eight-story Metro Place office building at 2650 Park Tower Drive, be found a feature shown of the Comprehensive Plan. Map 49-2 ((37)) A.

FS-P96-9 - BELL ATLANTIC NYNEX - request that nine panel antennas and an equipment cabinet, proposed on the roof of the existing eight-story Pimmit Hills office building at 1950 Old Gallows Road, be found a feature shown of the Comprehensive Plan. Map 39-2 ((14)) 1.

FS-P96-10 - AT&T - request that nine panel antennas and an equipment cabinet, proposed on the roof of the existing eight-story Metro Place office building at 2650 Park Tower Drive, be found a feature shown of the Comprehensive Plan. Map 49-2 ((37)) A.

FS-P96-24 - CELLULAR ONE - request that nine panel antennas and an equipment cabinet, proposed on the roof of the National Rifle Association office building, at 11250 Waples Mill Road, be found a feature shown of the Comprehensive Plan. Map 46-4 ((1)) 52A, 52B, 52C.

SE-96-P-030 - ENTERPRISE RENT-A-CAR - to permit a vehicle rental establishment within an existing building with outdoor storage for 25 vehicles on 2.95 acres zoned I-5 & HC. Map 29-3 ((1)) 57H.

FDPA-84-P-002-2 - PENDERBROOK COMMUNITY ASSOCIATION, INC. - to amend the previously approved final development plan by adding a 4107 square foot maintenance/storage building within a one-acre portion of the 292 acre Penderbrook development zoned PDH-8. Map 46-3 ((1)) pt.75.

CSPA-80-P-039 - VIENNA METRO JOINT VENTURE - to amend the previously approved comprehensive sign plan for the Hunters Branch development by adding 36 signs (20 traffic signs, 3 entrance and community identification signs, 11 directional/locational signs and two temporary signs) to Land Bay B, to be known as The Apartments at Regents Park (approved for development of 352 multi-family units in seven buildings), on 11.41 acres zoned PDC & HC. Map 48-4 ((1)) 1K1.

RZ-96-P-024 - STORAGE USA, INC. - to rezone 2.28 acres from R-1 & HC to I-4 & HC to permit a mini-warehouse establishment with an overall FAR of 0.50. Map 49-3 ((1)) 39.

RZ-95-P-052 - DELL ANKER AND VIRGINA CIRCLE L.P. - to rezone 1.65 acres from R-1 to R-2 to permit residential development at a density of 1.82 du/ac. Map 47-2 ((3)) B.
In 1997, the Planning Commission acted on ninety land use items in the Providence District. The Commission forwarded one item to the Board of Supervisors without a recommendation, denied ten items and accepted withdrawal of ten items. The remaining sixty-nine items were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

### No Recommendation

**FDP-1997-PR-024** - YASH P. SALUJA, ET AL. - submission of the final development plan for six single family detached units at a density of 3.8 du/ac on 1.59 acres proposed to be rezoned from R-1 to PDH-4. Map 39-2 ((1)) 74, 75B.

### Denied Items

**RZ-1997-PR-024** - YASH P. SALUJA, ET AL. - to rezone 1.59 acres from R-1 to PDH-4 for development of six single family detached units at a density of 3.8 du/ac. Map 39-2 ((1)) 74, 75B.

**RZ-96-P-011** - GLENN M. BUCCI - to rezone 1.88 acres from R-1 to R-2 to permit development of three single-family lots at a density of 1.60 du/ac. Map 48-1 ((2)) 3A, 4A.

**RZ-94-P-051** - J.A. LOVELESS HOMES, INC. - to rezone 1.15 acres from R-1 to R-5 for development of three residential lots at a density of 2.6 du/ac. Map 39-1 ((9)) 36.

**APR-97-II-2V** - AREA PLANS REVIEW ITEM - nomination by Maxine Lemaster to amend the Plan for 1.92 acres at 2149 Gallow Road from residential use at 2-3 du/ac with an option for 4-5 du/ac with full parcel consolidation to 4-5 du/ac with substantial consolidation of adjacent parcels. Map 39-4 ((1)) 75.

**APR-97-II-3V** - AREA PLANS REVIEW ITEM - nomination by Maxine Lemaster to amend the Plan for 0.73 acres at 2145 Gallow Road from residential use at 2-3 du/ac with an option for 4-5 du/ac with full parcel consolidation to residential use at 4-5 with substantial consolidation of adjacent parcels. Map 39-4 ((1)) 76.

**APR-97-II-7V** - AREA PLANS REVIEW ITEM - nomination by Maxine Lemaster to amend the Plan for 2.36 acres at 2133 and 2137 Gallow Road from residential use at 2-3 du/ac with an option for 4-5 du/ac with full parcel consolidation to residential use at 4-5 with substantial consolidation of adjacent parcels. Map 39-4 ((1)) 79, 79A.

**APR-97-II-18V** - AREA PLANS REVIEW ITEM - nomination by Ralph and Martha Sellers to amend the Plan for 1.05 acres at 8430 Electric Avenue from residential use at 2-3 du/ac to residential use at 3-4 du/ac. Map 39-3 ((1)) 52.

**APR-97-II-19V** - AREA PLANS REVIEW ITEM - nomination by Russell S. Rosenberger, Jr., on behalf of Madison Homes, Inc., to amend the Plan for 3.69 acres on Gallow Road from residential use at 2-3 du/ac with an option for 4-5 du/ac with parcel consolidation to residential use at 5-8 du/ac without requirement for parcel consolidation. Map 39-2 ((1)) 39, 40.

**RZ-96-P-009** - HUNTING RIDGE ASSOCIATES - to rezone 9.47 acres from R-1 to PDH-12 for 96 single family attached units, nine single family detached units and 15 single family attached affordable units, at 12.67 du/ac. Map 30-3 ((2)) 181-195, 210-220, 230-233, 235-247, 251-260, 272-274.

**FDP-96-P-009** - HUNTING RIDGE ASSOCIATES - submission of the final development plan for 96 single family attached units, nine single family detached units and 15 single family attached affordable units at 12.67 du/ac on 9.476 acres proposed to be zoned PDH-12. Map 30-3 ((2)) 181-195, 210-220, 230-233, 235-247, 251-260, 272-274.

### Withdrawn Items

**APR-97-II-23V** - AREA PLANS ITEM - nomination by Briarwood Citizens Association to amend the Plan for 11.19 acres from residential 4-5 du/ac to 1-2 du/ac with an option for 4-5 du/ac subject to consolidation and other conditions. Map 48-4 ((1)) 31, 32, 32A, 33, 33B; 49-3 ((2)) 7, 9; ((3)) 1, 27, 27A and ((29)) 1-5.

**APR-97-I-7J** - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 41 acres (Dorr Avenue, Merrifield Avenue, Merrilee Drive, Hilltop Road) by providing guidance for all parcels within Land Unit G via incorporating the area shown as G into the area shown as G2. Maps 49-1 ((13)) 1-16, 17A, 18A, 21A, 23A, 24A, 25-32; ((16)) 1, 1A, 1B, 6, 7, 11, 11A, 12; and ((20)) 5, 6, 28-31.
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APR-97-II-4V - AREA PLANS REVIEW ITEM - nomination by Shahman Foradi to amend the Plan from residential 4-5 du/ac to 5-8 du/ac with consolidation. Map 39-4 ((1)) 74.

APR-97-II-5V - AREA PLANS REVIEW ITEM - proposal by Shahman Foradi to amend the Plan from residential 4-5 du/ac to 5-8 du/ac with consolidation. Map 39-4 ((11)) A, 2, 3.

APR-97-II-8V - AREA PLANS REVIEW ITEM - proposal by Shahman Foradi to amend the Plan from residential 2-3 du/ac with an option for 4-5 du/ac with consolidation to 5-8 du/ac with consolidation. Map 39-4 ((1)) 79, 79A.

APR-97-II-9V - AREA PLANS REVIEW ITEM - proposal by Shahman Foradi to amend the Plan from 2-3 du/ac with an option for 4-5 du/ac with consolidation to 5-8 du/ac with consolidation. Map 39-4 ((1)) 75.

APR-97-II-10V - AREA PLANS REVIEW ITEM - proposal by Shahman Foradi to amend the Plan from 2-3 du/ac with an option for 4-5 du/ac with consolidation to 5-8 du/ac with consolidation. Map 39-4 ((1)) 76.

APR-97-II-11V - AREA PLANS REVIEW ITEM - nomination by Shahman Foradi to amend the Plan from 2-3 du/ac with an option for 4-5 du/ac with consolidation to 5-8 du/ac with consolidation. Map 39-2 ((1)) 39.

APR-97-II-12V - AREA PLANS REVIEW ITEM - nomination by Shahman Foradi to amend the Plan from 2-3 du/ac with an option for 4-5 du/ac with consolidation to 5-8 du/ac with consolidation. Map 39-4 ((1)) 76A.

APR-97-II-13V - AREA PLANS REVIEW ITEM - nomination by Shahman Foradi to amend the Comprehensive Plan from residential 2-3 du/ac with option for 4-5 du/ac with consolidation to 5-8 du/ac with consolidation. Map 39-2 ((1)) 40.

Approved Items

PCA-84-P-129-4 - PULTE HOME CORP. & JADE DEVELOPMENT CO. - to amend the previously approved proffers for the Metro Place at Dunn Loring development by reducing the overall amount of commercial floor area and the overall number of approved dwelling units (from 512 to 397 multifamily units) on 17.86 acres zoned PDC & PDH-40. Map 49-2 ((37)) A, B, C, D, E, F1, G1 & H1.

FDPA-84-P-129-3 - PULTE HOME CORP. & JADE DEVELOPMENT CO. - to amend the previously approved final development plan for the Metro Place at Dunn Loring development by permitting reduction in overall amount of commercial floor area and the overall number of approved dwelling units (from 512 to 397 multifamily units) on 17.86 acres zoned PDC & PDH-40. Map 49-2 ((37)) A, B, C, D, E, F1, G1 & H1.

FS-P96-34 - AT&T - request that nine panel antennas and an equipment cabinet, proposed for the roof of existing 11-story office building at 7799 Leesburg Pike, be found a feature shown of the Comprehensive Plan. Map 39-2 ((1)) 45D.

FS-P96-36 - AT&T - request that nine panel antennas and two equipment cabinets, proposed for the roof of existing 8-story Four Flint Hill office building at 3211 Jermantown Road, be found a feature shown of the Comprehensive Plan. Map 47-3 ((1)) 29B.

FS-P96-54 - APC - request that proposed addition of nine 9 panel antennas and five equipment cabinets, to existing APC facilities on the roof of the MCI Building at 8200 Greensboro Drive, be found a feature shown of the Comprehensive Plan. Map 29-3 ((15)) 12A.

FS-P96-56 - APC - request that the addition of nine panel antennas and three equipment cabinets, to existing APC facilities on the Circle Towers Apartment Building at 9411 Lee Highway, be found a feature shown of the Comprehensive Plan. Map 48-4 ((1)) 3.

FS-P96-58 - APC - request that addition of nine panel antennas and three equipment cabinets, to existing APC facilities on the roof of the 13-story ICF/Kaiser Building at 9302 Lee Highway, be found a feature shown of the Comprehensive Plan. Map 48-4 ((1)) 1G.

FS-P96-59 - APC - request that addition of nine panel antennas and three equipment cabinets, to existing APC facilities on the roof of the 80-foot TRW Building at 2650 Park Tower Drive, be found a feature shown of the Comprehensive Plan. Map 49-2 ((37)) 11A.
1997 Providence District Applications

RZ-1996-PR-038 - GREENSTAR II L.P. - to rezone 3.19 acres from C-4 to R-20 for 49 single family attached units at 15.36 du/ac (Land Bay C of Jefferson Park). Map 49-4 ((1)) 62B.

RZ-1996-PR-039 - GREENSTAR II L.P. - to rezone 9.38 acres from C-4 to C-4 with proffers to permit two five-story office buildings and a four-story hotel with an overall FAR of 1.31 within Land Bay B of Jefferson Park. Map 49-4 ((1)) 62B, 62D.

RZ-95-P-039 - GREENSTAR II L.P. - to rezone 9.97 acres from I-3 & C-4 to PDH-30 for 118 single family attached units and 16 multifamily units (Jefferson Park, Land Bay A) at 27.8 du/ac including bonus density for affordable units. Map 49-4 ((1)) 61, 61A, 62D.

FDP-95-P-039 - GREENSTAR II L.P. - submission of the final development plan (Land Bay A of Jefferson Park) for 118 single family attached units and 16 multifamily units (with 15 multifamily affordable units) on 9.97 acres zoned PDH-30. Map 49-4 ((1)) 61, 61A, 62D.

FDP-95-P-039 - GREENSTAR II L.P. - submission of the final development plan (Land Bay A of Jefferson Park) for 118 single family attached units and 16 multifamily units (with 15 multifamily affordable units) on 9.97 acres zoned PDH-30. Map 49-4 ((1)) 61, 61A, 62D.

SE-95-P-048 - GREENSTAR II L.P. - to permit a four-story hotel within Land Bay B of Jefferson Park on 3.33 acres zoned C-4. Map 49-4 ((1)) 62B.

SE-95-P-049 - GREENSTAR II L.P. - to permit temporary off-street parking in Land Bay A (residential component of Jefferson Park) for the commercial uses in Land Bay B on 9.97 acres zoned PDH-30. Map 49-4 ((1)) 61A, 61, 62D.

FS-P96-57 - APC - request that addition of nine panel antennas and three equipment cabinets, to existing APC facilties located on the 100-foot City of Falls Church Water Storage facility (Lewinsville Tank) at 1766 Chain Bridge Road, be found a feature shown of the Comprehensive Plan. Map 30-3 ((1)) 5.

FS-P96-77 - BELL ATLANTIC - to co-locate nine directional antennas and equipment cabinet with existing AT&T facilities, located on the upper roof of the Tysons Dulles Plaza Tower 3 office building at 1410 Spring Hill Road. Map 29-1 ((1)) 69.

FS-P96-52 - NEXTWAVE - to co-locate three panel antennas and equipment cabinet with existing (APC and AT&T) and proposed (APC) facilities on the Lewinsville Water Tower at 1766 Chain Bridge Road. Map 30-3 ((1)) 5.

SE-97-P-004 - EXXON CORP. - to upgrade/remodel an existing service station and permit a mini-mart on 22,028 square feet of land zoned C-7, HC & SC. Map 39-2 ((15)) 32.

FS-P97-10 - APC - request that proposed addition of nine panel antennas and three equipment cabinets, to existing APC telecommunication facilities on the roof of the 145-foot Marriott Hotel at 3111 Fairview Park, be found a feature shown of the Comprehensive Plan. Map 49-4 ((13)) 12A.

RZ-1997-PR-003 - WINCHESTER HOMES, INC. - to rezone 4.85 acres from R-2 to PDH-12 to permit residential development at a density of 8.1 du/ac. Map 47-2 ((1)) 76, 78, 81-84, 86 and portion of Chain Bridge right-of-way to be abandoned/vacated.

FDP-1997-PR-003 - WINCHESTER HOMES, INC. - submission of the final development plan for 39 townhouse units at 8.1 du/ac on 4.85 acres zoned PDH-12. Map 47-2 ((1)) 76, 78, 81-84, 86.

RZ-95-P-026 - CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP - to rezone 12.46 acres from R-1, R-2 & HC to R-8 & HC for development of 104 single family attached residences, including 13 affordable units and four bonus units, at a density of 8.35 du/ac. Map 49-3 ((1)) 4, 5, 6B, 7, 49-3 ((6)) 2.

SE-94-P-020 - CITIBANK FSB & MCDONALD'S CORP. - to permit a drive-in bank and a fast food restaurant at 8512 and 8516 Leesburg Pike on 1.81 acres zoned C-7, HC & SC. Map 29-3 ((1)) 48C, 49.

FS-P97-20 - APC - to add nine panel antennas and three equipment cabinets to existing APC facilities on the roof of the 12-story Massey Building at 4100 Chain Bridge Road. Map 57-4 ((1)) 14.
TRANSPORTATION DEMAND MANAGEMENT PROGRAM - PUBLIC SAFETY CENTER - pursuant to the proffers associated with approval of RZ-91-W-023, submission of the Transportation Demand Management program for the Public Safety Center at the Massey Complex to reduce the number of vehicle trips and parking demand prior to the Jennings Judicial Center expansion. Map 7-4 ((1)) 14 and 14A.

PCA-95-P-012 - RONALD MERVIS - to amend the previously approved proffers by increasing the gross floor area from 4000 to 5118 square feet for proposed two-story building on 18,234 square feet of land zoned C-5, HC & SC. Map 39-2 ((4)) 1.

SE-97-P-034 - RONALD MERVIS - to permit an office building with a gross floor area in excess of 30% of allowable floor area as permitted by right in the C-5 District on 18,234 square feet of land zoned C-5, HC and SC. Map 39-2 ((4)) 1.

FS-P97-46 - APC - request that installation of 12 panel antennas and up to eight equipment cabinets, on the roof of a 10-story Tysons Corner office building at 2000 Corporate Ridge Drive, be found a feature shown of the Comprehensive Plan. Map 39-2 ((4)) 62B.


SE-97-P-029 - AMERICAN BEVERAGE SYSTEMS, INC. dba BREW AMERICA - to permit a warehouse with associated retail sales establishment in an existing structure on 3.41 acres zoned I-4 and I-5. Map 49-2 ((1)) 19.

APR-97-CW-1ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan by editorial revisions and updates for Tysons Corner.

APR-97-CW-9ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan by editorial revisions and updates for text and figures for the Fairfax Planning District.

APR-97-CW-12ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan by editorial revisions and updates for text and figures for the Jefferson Planning

APR-97-II-9F - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 4.74 acres located on Chain Bridge Road in the Flint Hill Suburban Center from mixed use for hotel or office uses up to .4 FAR with options for residential use at 12-16 du/ac or restaurant use up to 17,500 square feet to mixed use with an option for restaurant use up to 17,500 square feet. Map 47-4 (91) 16.

APR-97-I-4J - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 1.4 acres on Lee Highway and Goodwin Court by clarifying which parcels are planned retail or office. Map 50-2 ((2)) 1A, 1B, A, B.

APR-97-I-5J- AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 27 acres located on Holly Manor Drive, Holly Bush Way and Hillsman Street by removing the recommendation for residential 1-2 du/ac since the property has been built out and the recommendation is no longer needed. Map 49-2 ((41)) (2) A, B1, B2, B3, C, D, E; 49-2 ((41)) (2) 1-12, 13A, 13B, 14-64.

APR-97-I-6J - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 8.6 acres on Lee Highway, Falfax Drive and Hollywood Road to clearly identify the subject properties referenced with the recommendation for retail and other uses at .25 FAR and industrial uses at .30 FAR. Map 49-2 ((1)) 97; 50-1 ((1)) 26, 28; 49-2 ((9)) 1A, 1B, 2A, 2-6.

APR-97-I-8J - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 13.3 acres on Hartland Road and Gallows Road by removing the option for multifamily use since the townhouse option was exercised. Map 49-2 ((1)) 32A, 34A.

APR-97-II-4M - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 21 acres at 7673 Old Springhouse Road by removing the option for single family attached use at 8-12 du/ac. Map 29-4 ((1)) 3A.

APR-97-II-15V - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 60.5 acres on Lee Highway and Nutley Street, in the Vienna Transit Station Area, by modifying the Plan map to reflect Plan text which calls for mixed use development, public facilities and the preservation of the Environmental Quality Corridor. Map 48-4 ((1)) 1B, 1E, 1G, 1L, 1K1, 1M; 48-2 ((4)) 4, 4A.
1997 Providence District Applications

APR-97-II-16V - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 38.8 acres located on Nutley Street and Lee Highway to clearly identify the subject properties referenced with the recommendation for retail and other uses, public park and residential use at 16-20 du/ac.

APR-97-II-17V - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 4.0 acres located on Kidwell Town Court, Kidwell Hill Court, and Kidwell Court by removing the option for multifamily residential use at 20-30 du/ac.

SEA-96-P-006 - COMMONWEALTH ATLANTIC LAND IV, INC. - to amend the previously approved development conditions by reducing the land area from 6.24 to 4.37 acres, due to re-subdivision of the original application property, and modifying the site design for the proposed office building on property zoned C-4 and SC. Map 29-3 ((15)) pt. 11B-1.

8929-SD-02 - SUBDIVISION PLAN - submission of the subdivision plan, pursuant to the proffers associated with approval of RZ-95-P-061, for residential subdivision (Oakton Knolls Estates) consisting of 23 single family detached units, at a density of 2.58 du/ac, on 8.92 acres zoned R-3. Map 47-2 ((7)) 8A-8D, 9A, 9B, 121A.

PCA-91-W-023 - BOARD OF SUPERVISOR’S OWN MOTION - to amend the previously approved proffers for the Fairfax County Public Safety Center, located on 47.8 acres zoned PDC, by increasing the permitted floor area ratio to accommodate expansion of the Judicial Center (Jennings Building) and two new parking structures. Map 57-4 ((1)) 14, 14A.

FDP-91-W-023-3 - BOARD OF SUPERVISOR’S OWN MOTION - submission of the third final development plan for the Fairfax County Public Safety Center depicting expansion of the Judicial Center (Jennings Building) and two new parking structures on a 21.67 acre portion of the 47.8 acre site zoned PDC. Map 57-4 ((1)) pt. 14 and pt. 14A.

FDPA-91-W-023-1-1 - BOARD OF SUPERVISOR’S OWN MOTION - to amend the previously approved first final development plan amendment for the Adult Detention Center, located on 4.33 acres within the 47.8 acre Fairfax County Public Safety Center complex, to accommodate one of the parking structures proposed in conjunction with the expansion of the Judicial Center (Jennings Building). Map 57-4 ((1)) pt. 14.

APR-97-II-5F - AREA PLANS REVIEW ITEM - nomination by Nancy Baker to amend the Plan for 6.51 acres located on William Drive and Pennell Street by increasing the townhouse office use from 0.25 FAR to 0.35 FAR and modifying existing conditions regarding buffering and consolidation. Map 49-3 ((1)) 1B, 2, 2A, 3-6, 6A and 49-3 ((10)) 6.

APR-97-II-6F - AREA PLANS REVIEW ITEM - proposal by Jean Zupan to amend the Plan for 4.4 acres at 3120 Spring Street from public facility use to residential use at 16-20 du/ac. Map 48-3 ((1)) 25.

APR-97-II-12F - AREA PLANS REVIEW ITEM - proposal by Fran Wallingford, for the Mantua Citizens Association, to amend the Plan for the Mantua Community Planning Sector by changing "should" to "shall" in the recommendation that infill development should be at no more than 1 du/ac. Maps 48-4, 49-3, 58-2, 58-4, 59-1 and 59-3.

APR-97-II-13F - AREA PLANS REVIEW ITEM - nomination by Fran Wallingford, for the Mantua Citizens Association, to amend the Plan for 30 acres on Pickett Road by adding text concerning historic and archaeological resources, preservation of natural site features, and adjusting the property boundary with the City of Fairfax. Map 58-2 ((1)) 14.

APR-97-II-5M - AREA PLANS REVIEW ITEM - nomination by David S. Houston, on behalf of B.F. Saul Real Estate Trust, to amend the Plan for 4.21 acres at 1960 Chain Bridge Road by increasing the hotel use from 1.0 to 1.65 FAR. Map 29-4 ((1)) 1, 1A.

RZ-1997-PR-007 - HOMESTEAD VILLAGE & THE POMEROY COMPANIES, INC. - to rezone 3.99 acres from C-2 to C-3 for office and hotel uses at 0.58 FAR. Map 39-1 ((9)) 30B1, 39-2 ((11)) 31B1, 31B3.

SE-97-P-007 - HOMESTEAD VILLAGE & THE POMEROY COMPANIES, INC. - to permit a hotel and waiver of sign regulations on 1.99 acres zoned C03 at located at 8201 Old Courthouse Road. Map 39-2 ((11)) 31B1 and 31B3.

1997 Providence District Applications

FS-P97-60 - NEXTEL - to install twelve panel antennas and one equipment cabinet on the roof of the 159-foot Tysons Corner Marriott hotel located at 8028 Leesburg Pike. Map 39-2 ((4)) A.

RZ-1997-PR-032 - WILLIAM NICHOLSON III & VINOD CHABRA - to rezone 0.93 acre from R-2 to R-4 for residential development at 3.22 du/ac. Map 48-1 ((1)) 135.

RZ-1997-PR-035 - MADISON HOMES, INC. - to rezone 4.51 acres from R-1 to R-4 for residential development at 3.33 du/ac. Map 39-2 ((1)) 50, 51, 51A, 63, 64.

SEA-93-P-010-2 - ANDREW CHERNER - to amend the previously approved development conditions to permit building addition, site modifications, increase in land area and waiver of sign regulations on 3.64 acres zoned C-7, HC & SC. Map 29-3 ((1)) 53, 53A.

CSP-78-P-137 - LOCKHEED MARTIN CORP. - submission of a comprehensive sign plan for Lockheed Martin building located in the Flint Hill Office Park at 3201 Jermantown Road on 7.03 acres zoned PDC. Map 47-2 ((1)) 46D.

PCA/FDPA-95-P-020 - BOZZUTO DEVELOPMENT CO. - to amend the previously approved proffers to incorporate 0.10 acres zoned PDC & HC, into Land Bay B of the Hunters Branch development. Map 48-4 ((1)) 1K1.

FDPA-95-P-039-5 - BOZZUTO DEVELOPMENT CO. - to amend the previously approved development plan by replacing four previously proffered office buildings with either residential development of single family and multifamily units (Option B) or residential development with one office building with parking garage (Option A) on 38.06 acres zoned PDC & HC. Map 48-4 ((1)) 1K1, 1L, 1M.

PCA-80-P-039-5 - BOZZUTO DEVELOPMENT CO. - to amend the previously approved proffers on 51.96 acres zoned PDC & HC to allow up to four land bays instead of two land bays and to introduce two development options in an area previously approved for office use. Map 48-4 ((1)) 1E, 1G, 1K1, 1L, 1M.
1998 Providence District Applications

In 1998, the Planning Commission took action on seventy-three land use applications in the Providence District. The Commission accepted withdrawal of three applications and denied five applications. The Commission approved the remaining sixty-five items, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Withdrawn

APR-97-II-6V – 1997 AREA PLANS REVIEW ITEM – nomination by S. Maxine Lemaster to amend the Comprehensive Plan for 1.0 acre located at 2212 Gallows Road by requiring substantial consolidation in lieu of full consolidation under the option for residential use at 4-5 du/ac and changing the specific parcels to be consolidated. Map 39-4 ((1)) 79, 79A.

APR-98-II-7F – 1998 AREA PLANS REVIEW ITEM – nomination by Tracy Steele for Young Lu to amend the Comprehensive Plan for 2.1 acres located at 10414 Miller Road by increased the planned residential density from .5-1 du/ac to 4-5 du/ac. Map 47-2 ((1)) 1, 2, 5.

APR-97-II-2F – 1997 AREA PLANS REVIEW ITEM – nomination by J. Roger Lindsey to amend the Comprehensive Plan for 52.78 acres located on Waples Mill Road, Valley Road, and Michelle Court by increasing the planned residential density to 3-4 du/ac (baseline), 8-12 du/ac (intermediate), and 16-20 du/ac (overlay). Maps 46-4 various parcels.

Items Denied

SE-97-P-027 – HOMESTEAD VILLAGE, INC. – to permit waiver of sign regulations for the Willow Oaks Corporate Center located on 33.56 acres zoned C-3. Map 49-3 ((1)) 138, 139, 140, 141, 141D, 141E.

SE-97-P-052 – MCDONALD’S CORPORATION – to replace an existing Roy Rogers fast food restaurant with a new McDonald’s fast food restaurant with a drive-through window on 21,818 square feet of land zoned C-8 and HC and located at 71-1 Leesburg Pike. Map 40-3 ((1)) 108A.

APR-98-II-5PF - 1998 AREA PLANS REVIEW ITEM - nomination by the Fairfax County Public Library Board to amend the Comprehensive Plan by adding text concerning the need for a 10,000 square foot expansion of the Fairfax City Regional Library located at 3915 Chain Bridge Road. Map 57-2 ((2)) 166.

SEA-94-P-020 – CITIBANK & MCDONALD’S CORPORATION – to amend the previously approved development conditions by permitting a freestanding sign (100 square feet in area and 30 feet in height) for the approved but as yet unbuilt drive-through fast food restaurant and drive-through bank to be located at 8512 and 8516 Leesburg Pike on 1.81 acres zoned C-7, HC and SC. Map 29-3 ((1)) 48C, 49.

Items Approved

APR-97-I-1J – 1997 AREA PLANS REVIEW ITEM – nomination by Tracy Steele on behalf of Vivian Johnson to amend the Comprehensive Plan for 0.49 acre located at 2767 Annandale Road, currently planned for residential use at 8-12 du/ac, by adding an option for office use at .25 FAR. Map 50-2 ((1)) 29.

RZ-1997-PR-039 – BRADFORD S. KLINE, TR. – to rezone 8.06 acres from R-1 and HC and R-2 and HC to permit residential development at a density of 1.77 du/ac. Map 46-4 ((1)) 42.

RZ-1997-PR-040 – GRAY STREET LLC – to rezone 2.27 acres from R-2 to R-3 for residential development at a density of 2.21 du/ac. Map 47-2 ((7)) 12.

SE-97-P-064 – WEST*GROUP PROPERTIES LLC – to permit an increase in building height to 150 feet for the Shenandoah Building located at 7916 Westpark Drive on 5.0 acres zoned C-3. Map 29-4 ((7)) 4.

FS-P98-4 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS – to construct a sanitary sewer pump station and 1,164 feet of 4-inch force main for the Germantown Road sanitary sewer extension and improvement project. Map 47-3 ((1)) 50.

RZ-1997-PR-024 – YASH P. SALUJA ET AL – to rezone 1.29 acres from R-1 to PDH-4 for residential development of five single family detached units. Map 39-2 ((11)) 74, 75B.

FDP-1997-PR-024 – YASH P. SALUJA ET AL – submission of the final development plan for five single family detached residences on 1.29 acres zoned PDH-4. Map 39-2 ((11)) 74, 75B.
1998 Providence District Applications

FS-P98-3 – FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to add five antennas to the existing 689-foot tower owned by the Central Virginia Education TV Corporation, with an equipment cabinet on the ground, at 8108A Lee Highway. Map 49-4 ((1)) 54A.


SEA-87-P-022-4 – SUNRISE DEVELOPMENT, INC. – to amend the previously approved development conditions pertaining to the existing Sunrise elderly housing facility consisting of 75 units by permitting payment in lieu of units for a portion of the requirement for affordable dwelling units. Map 47-2 ((1)) 107.

PCA-84-D-049-2 – TYSONS II LAND COMPANY LLC – to amend the previously approved proffers for a portion of Sector 1 of Tysons II to allow redistribution of the gross floor area and to allow additional principal and secondary uses on 16.35 acres zoned PDC, HC and SC. Map 29-4 ((10)) 2A1, 2A2, 2C, 2D.

FDPA-84-D-049-2 – TYSONS II LAND COMPANY LLC - to amend the previously approved final development plan for a portion of Sector 1 of Tysons II to allow redistribution of the gross floor area and to allow additional principal and secondary uses on 16.35 acres zoned PDC, HC and SC. Map 29-4 ((10)) 2A1, 2A2, 2C, 2D.

S97-II-F1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 5.0 acres bordered by Pennell Street, the Elks Lodge and the Pine Ridge subdivision by considering changes to the requirements for parcel consolidation and a 150-foot buffer requirement for the planned townhouse office use at .25 FAR. Map 49-3 ((9)) 1B, 2, 2A, 3-6, 6A and ((10)) 6.

SE-97-P-077 – WEST*GROUP PROPERTIES LLC – to permit a height increase from 90 feet to 125 feet for the Hanover Building to be located on 7.93 acres zoned C-3 within the West Park development. Map 29-4 ((7)) pt. A2.

SE-97-P-078 – WEST*GROUP PROPERTIES LLC – to permit a height increase from 90 feet to 150 feet form the Bedford Building to be located on 10.87 acres zoned C-3 within the West Park development. Map 29-4 ((7)) pt. A2.

SE-97-P-074 – ENTERPRISE RENT-A-CAR – to permit a vehicle rental establishment within the existing Pan Am Shopping Center located at 3055 Nutley Street on 25.24 acres zoned C-3, C-6 and HC. Map 48-4 ((1)) 12F.

RZ-95-P-022 – CEDAR LANE ASSOCIATES LC – to rezone 4.01 acres from R-1 and R-5 to R-5 for a single family attached residential subdivision consisting of a maximum of 20 units. Map 39-3 ((1)) 85A, 86, 87 and 39-4 ((1)) 20.

SE-97-P-040 – PROSPERITY PROFESSIONAL CENTER LLC – to permit a three-story hotel with 113 rooms on 2.16 acres of the Prosperity Professional Center zoned C-3 and located at 8501 Arlington Boulevard. Map 49-3 ((1)) 101.

PCA-74-7-057-2 – PROSPERITY PROFESSIONAL CENTER LLC – to amend the previously approved proffers substituting an extended stay hotel for one of the three office buildings previously approved for the 9.35 acre Prosperity Professional Center zoned C-3. Map 49-3 ((1)) 101.

APR-97-II-1V – 1997 AREA PLANS REVIEW ITEM – nomination by Francis McDermott to amend the Comprehensive Plan for 10.39 acres located at 9450 and 9460 Virginia Center Boulevard by increasing the planned mixed use intensity from a maximum of 650,000 square feet to a maximum of 850,000 square feet. Map 48-2 ((1)) 1A.

APR-97-I-3J – 1997 AREA PLANS REVIEW ITEM – nomination by Michael Kutzleb to amend the Comprehensive Plan for 10.7 acres located on Idylwood Road and Sarah Lane by deleting the option for residential use at 4-5 du/ac. Map 40-3 ((1)) 15-18, 39-4 ((1)) 198, 199.

APR-97-II-2M – 1997 AREA PLANS REVIEW ITEM – nomination by Martin D. Walsh on behalf of Advent Realty II LP to amend the Comprehensive Plan for 15.78 acres located on Spring Hill Road by increasing the FAR from up to .70 to mixed use at up to 1.0 FAR. Map 29-1 ((1)) 67A, 68, 69.

RZ-1997-PR-056 – WINCHESTER HOMES INC – to rezone 16.79 acres formerly known as the Cody tract from R-1 to R-2 for development of a maximum of 31 single family detached residences. Map 48-1 ((1)) 26, 27 and 47-2 ((1)) 114 and 114A.

PCA-1996-PR-039 – MARRIOTT INTERNATIONAL INC. – to amend the previously approved proffers to permit a change in building footprint for the hotel to be located on 3.07 acres zoned C-4 in Land Bay B of Jefferson Park. Map 49-4 ((1)) pt. 62B.

SEA-96-P-048 – MARRIOTT INTERNATIONAL INC. – to amend the previously approved development conditions by permitting a reduction in land area from 3.39 to 3.07
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acres and revising the building footprint for the hotel to include an outdoor courtyard area with swimming pool within Land Bay B of Jefferson Park. Map 49-4 ((1)) pt. 62B.

CSP-84-P-035 – JCL LC - submission of the comprehensive signage plan for the commercial development on 1.78 acres zoned PDC, HC and SC and located at 8218 Leesburg Pike. Map 29-4 ((2 )) 14A.

SEA-94-P-045 – SCHMITZ SERVICE INC. – to amend the previously approved development conditions by demolishing the existing service station building and increasing the land area to accommodate a new service station with six pump islands, canopy, quick service food store, vehicle light service establishment, and a carwash on 1.97 acres zoned C-8, HC and SC and located at 8526 Leesburg Pike. Map 29-3 ((1)) 51, 52.

FS-P98-1 – FAIRFAX COUNTY RADIO & ENGINEERING SERVICES BRANCH – to add four antennas (to support the County’s new public safety voice and data radio network) to the WPIK AM radio broadcasting tower, co-utilized by Bell Atlantic, Cellular One, AT&T and Nextel, located at 3900 San Leandro Drive. Map 101-2 ((1)) 10E.

RZ-1998-PR-004 – FRANK & BETTY JONES AND ROBERT BARNETT – to rezone 4.27 acres from R-1 to PDH-4 to permit single family detached residential development. Map 49-3 ((1)) 36, 38.

SEA-78-D-075 – KLINE TYSONS IMPORTS, INC. – to revise the previously approved proffers by expanding the car wash building and revising the configuration of the exit from the existing car wash facility on 1.78 acres zoned PDC, HC and SC. Map 29-4 ((2)) 14A.

PCA-84-P-035-3 – JCL LC – to amend the previously approved proffers by expanding the car wash building and revising the configuration of the exit from the existing car wash facility on 1.78 acres zoned PDC, HC and SC. Map 29-4 ((2)) 14A.

FDPA-84-P-035-3 – JCL LC – to revise the previously approved final development plan by permitting external activities as an interim use until commencement of the freestanding car wash located under the first floor of the existing office building on 1.78 acres zoned PDC, HC and SC. Map 29-4 ((2)) 14A.

S95-II-F1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 19 acres located in the northwest quadrant of the Chain Bridge Road/Hunter Mill Road intersection by considering retention of the planned residential use at .5-1 du/ac and private open space, modification of the option for residential use at 4-5 du/ac, retention of the option for office use up to .25 FAR, and deletion of the option for retail and office use. Map 47-2 ((1)) 19-22, 24, 25, pt. 27E.


7989-SP-03 – WEST&GATE – submission of the site plan for the Harrison Building, in accordance with the proffers associated with approval of RZ-92-P-001, located within the West*Gate Office Park. Map 29-4.

FS-P98-17 – SPRINT – to install six panel antennas and five equipment cabinets on the roof of the existing 14-story Encore of McLean condominium complex located at 1808 Old Meadow Road. Map 39-2 ((34)).

APR-98-I-1J – 1998 AREA PLANS REVIEW ITEM – nomination by staff of the Office of Comprehensive Planning to amend the Comprehensive Plan for 41 acres located in Merrifield by incorporating the area in Land Unit G into the area shown as Land Unit G2. Map 49-1 various parcels.
APR-98-II-1ED - 1998 AREA PLANS REVIEW ITEM - nomination by staff of the Office of Comprehensive Planning to amend pages 329, 331 and 342 of Volume II of the Comprehensive Plan by changing the name of the Vienna Metro Station to the Vienna-Fairfax Metro Station.

APR-98-II-2ED - 1998 AREA PLANS REVIEW ITEM - nomination by staff of the Office of Comprehensive Planning to amend page 22 of Volume II of the Comprehensive Plan by changing the name of the Vienna Station to the Vienna-Fairfax Metro Station.

APR-98-II-3ED - 1998 AREA PLANS REVIEW ITEM - nomination by staff of the Office of Comprehensive Planning to amend pages 138, 139, 140 and 145 of Volume II of the Comprehensive Plan by changing the name of the West Falls Church Metro Station to the West Falls Church-VT/UVA Metro Station.

APR-98-II-3PF - 1998 AREA PLANS REVIEW ITEM – nomination by the Fairfax County Public Library Board to amend the Comprehensive Plan by adding text regarding the need for a community library in the Oakton/Providence Community.

APR-98-II-3V - 1998 AREA PLANS REVIEW ITEM – nomination by the Chinese Christian Church of Virginia to amend the Comprehensive Plan for 3.6 acres located on Hilltop Road by increasing the planned intensity of the residential use from 4-5 du/ac to 5-8 du/ac. Map 49-1 ((1)) 20, 21, 22.

FDPA-78-P-130 – FAIRVIEW PROPERTY INVESTMENTS LLC – to amend the previously approved final development plan for the 6.26 acre Fairview Park office complex zoned PDC by permitting continued interim use of the marketing center and expansion of the structure from 6,264 to 15,378 square foot. Map 49-4 ((1)) 72.

SE-98-P-026 – CHEVY CHASE BANK – to permit a bank with two drive-through windows on a vacant parcel of land in the Tysons Corner Urban Center on 28,968 square feet of land zoned C-7, SC and HC. Map 29-4 ((1)) pt. 35B.

FS-P98-18 – WINSTAR – to co-locate 60 mast-mounted disc antennas on the roof of the 12-story Leasco Office Park building located at 8201 Greensboro Drive. Map 29-4 ((1)) 1B, 1C.

APR-98-II-5V - 1998 AREA PLANS REVIEW ITEM – nomination by Eva Klivington on behalf of the Briarwood Citizens Association to amend the Comprehensive Plan for 13.3 acres located on Lee Highway, Maple Lane, Loreleigh Way, Cedarest Road, and Cedar Lane by adding the requirement that the planned residential intensity of 4-5 du/ac be subject to consolidation of five contiguous acres and absent consolidation the residential intensity be 1-2 du/ac. Map 49-4 ((1)) various parcels.

FS-P98-19 – WINSTAR – to co-locate 20 frame-mounted dish antennas on the roof of the 168-foot 11-story office building located at 7799 Ramade Road. Map 39-2 ((1)) 45D.

RZ-1997-PR-036 – MADISON HOMES, INC. – to rezone 3.06 acres from R-1 to R-4 to permit residential development of nine single family detached homes. Map 39-4 ((1)) 121, 122.

RZ-1998-PR-028 – PAUL & TERESA KLAASSEN – to rezone 6.85 acres from R-1 to R-2 to increase the allowable on-site FAR to accommodate enlargement of the existing Talent House child care center and private school of general education located at 9211 Arlington Boulevard. Map 48-4 ((1)) 49.

SEA-86-P-101-5 – PAUL & TERESA KLAASSEN – to amend the previously approved development conditions by permitting expansion of the existing Talent House child care center and private school, to accommodate an increase in students from 330 to 450 and an increase in the number of employees from 31 to 50, and by permitting a change in the hours of operation for the facility located at 9211 Arlington Boulevard on 6.85 acres zoned R-2. Map 48-4 ((1)) 49.

APR-98-II-6V - 1998 AREA PLANS REVIEW ITEM – nomination by Nickolas Vlannes on behalf of the Briarwood Citizens Association to amend the Comprehensive Plan for 13.3 acres located on Lee Highway, Maple Lane, Loreleigh Way, Cedarest Road, and Cedar Lane by adding the requirement that the planned residential intensity of 4-5 du/ac be subject to consolidation of five contiguous acres and absent consolidation the residential intensity be 1-2 du/ac. Map 49-4 ((1)) various parcels.

PCA-81-D-045-2 – GREENSBORO CENTER LP – to amend the previously approved proffers by substituting a landscaped plaza for a covered pavilion and modifying the parking plan for the Greensboro Corporate center located on 7.55 acres zoned C-4 and HC. Map 29-3 ((1)) 62E, 63.

SEA-82-D-038-2 – GREENSBORO CENTER LP – to amend the previously approved development conditions by substituting a landscaped plaza for a covered pavilion and modifying the parking plan for the Greensboro Corporate center located on 7.55 acres zoned C-4 and HC. Map 29-3 ((1)) 62E, 63.
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APR-97-II-14V - 1997 AREA PLANS REVIEW ITEM – nomination by J. Roger Lindsey to amend the Comprehensive Plan for 6.29 acres located on Horse Shoe Drive and Horse Shoe Court from 2-3 du/ac to 8-12 du/ac. Map 39-1 ((3)) various parcels.

APR-98-II-4V - 1998 AREA PLANS REVIEW ITEM – nomination by Mark and Lavonne Rolincik to amend the Comprehensive Plan for their property at 8427 Horse Shoe Court from residential use at 2-3 du/ac to residential use at 5-8 du/ac. Map 39-1 ((3)) 12.

FDPA-80-P-073-3-3 – 2941 FAIRVIEW LLC – to amend the previously approved final development plan by reallocating the previously approved gross floor area between Building C and Building F and increasing the maximum building height of Building F from 13 to 15 stories on a 33.96 acre portion (known as Fairview Park North) of the 155-acre Fairview Park development. Map 49-4 ((1)) 74.

PCA-84-P-129-5 – JADE DUNN LORING METRO LLC – to revise the previously approved proffers to permit a change in the type of residential units to 31 rear-entry townhouses, 24 front-entry townhouses, and 180 multifamily units in a total of five buildings for the Metro Place at Dunn Loring development located on 6.84 acres zoned PDC and PDH-40. Map 49-2 ((37)) C1, D2, E, F1.

FDPA-84-P-129-4 – JADE DUNN LORING METRO LLC – to revise the previously approved final development plan to permit a change in the type of residential units to 31 rear-entry townhouses, 24 front-entry townhouses, and 180 multifamily units in a total of five buildings for the Metro Place at Dunn Loring development located on 6.84 acres zoned PDC and PDH-40. Map 49-2 ((37)) C1, D2, E, F1.

SE-98-P-052 – BILL PAGE TOYOTA, INC. – to permit a 2,200 square foot addition to the existing building located at 2923 Annandale Road on 2.25 acres zoned C-8 by enclosing the existing canopy at the front of the Bill Page Toyota building. Map 50-4 ((12)) 1, 1A, 2, 3.

9698-SP-03 – WEST*GROUP – submission of the architectural renderings for the Hanover Building, in accordance with the proffers associated with approval of RZ-92-P-001, to be located within the West*Gate Office Park. Map 29-4.

7771-SP-02 – submission of the architectural renderings, pursuant to the proffers associated with the prior approval of FDP-85-P-038, for the office building to be located at 1861 International Drive. Map 39-2 ((1)) 1A.
In 1999 the Planning Commission took action on seventy-three land use applications in the Providence District. The Commission denied three applications and the remaining seventy items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Denied Items**

APR-97-II-18F - AREA PLANS REVIEW ITEM - to amend the Plan for 28.14 acres on Arlington Boulevard and Barkley Drive from public facilities, government and institutional uses as well as residential use at 1-2 du/ac to residential use at 5-8 du/ac. Map 48-4 ((1)) 42A; 48-4 ((5)) 12.

APR-98-II-1F - AREA PLANS REVIEW ITEM - to amend the Plan for 26.9 acres on Arlington Boulevard from public facilities, governmental and institutional uses to residential use at .5-1 du/ac. Map 48-4 ((1)) 42A.

VC-99-P-067 - THOMAS L. & JEFFREY L. MARCEY - to permit construction of dwellings less than 200 feet from a principal arterial highway (I-66) on 2.86 acres of land zoned R-2 at 9019 Dellwood Drive. Map 48-2 ((7)) (44) F1.

**Approved Items**

RZ-1998-PR-058 - TYCON TOWER I INVESTMENT, TYCON TOWER II INVESTMENT, TYCON TOWER III INVESTMENT CORP. - to rezone 18.05 acres from C-4, SC and HC to C-4, SC and HC to consolidate property of three previous zoning applications under a single zoning, to revise the layout of the Tower Crescent development (previously known as Tycon Towers) in Tysons Corner from three to six buildings, and to include eating establishments. Map 39-2 ((29)) 1A1, 1B1, 1C1, B.

SEA-83-P-045-3 - TYCON TOWER I INVESTMENT, TYCON TOWER II INVESTMENT, TYCON TOWER III INVESTMENT CORP. - to amend the previously approved development conditions by revising the layout and changing the 204 foot height limitation for three buildings to recognize the existing 17-story 204 foot building (Building A), as well as allowing a second building 200 feet in height with 14 stories (Building F) and a third building 140 feet in height with nine stories (Building B) for the Tower Crescent (previously Tycon Towers) development on 18.05 acres zoned C-4, SC, HC. Map 39-2 ((29)) 1A1, 1B1, 1C1, B.

SE-98-P-040 - SUN COMPANY INC. - to permit renovation of an existing service station and site modifications on 0.63 acres zoned C-6 at 2210 Gallows Road. Map 39-4 ((1)) 3A.

RZ-1998-PR-046 - MANORCARE HEALTH SERVICES, INC. - to rezone 3.62 acres from R-1 to R-2 for development of a medical care facility (Arden Courts) with 60 units to provide assisted living services for individuals in the middle stages of Alzheimer's disease and related disorders. Map 48-1 ((1)) 55, 57, 58, 59, 59A.

SE-98-P-045 - MANORCARE HEALTH SERVICES, INC. - to permit a 60-unit medical care facility (Arden Courts), to provide assisted living services for individuals in the middle stages of Alzheimer's disease and related disorders, on 3.62 acres zoned R-2. Map 48-1 ((1)) 55, 57, 58, 59, 59A.


RZ-1997-PR-016 - AMERICAN LAND DEVELOPERS, INC. - to rezone 7.13 acres from R-1 to PDH-5 to permit 34 single family detached homes at a density of 4.7 du/ac. Map 39-4 ((11)) A, 2, 3; 39-4 ((11)) 73, 74, 75, 76A.

FDP-1997-PR-016 - AMERICAN LAND DEVELOPERS, INC. - submission of the final development plan for 34 single family detached homes on 7.13 acres zoned PDH-5. Map 39-4 ((11)) A, 2, 3; 39-4 ((11)) 73, 74, 75, 76A.

FS-P98-25 - CELLULAR ONE - to install nine panel antennas and equipment building on the existing 12-story Honeywell/Space Center office building roof, at 7900 Westpark Drive. Map 29-4 ((7)) 6A.

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#017372 - PUBLIC STREET FRONTAGE WAIVER -
request by Benjamin G. Mason that the public street
frontage requirement be waived for the proposed
subdivision of a 1.3 acre parcel at 7604 Rudyard Street into
two lots 0.79 acres (Parcel A) and 0.48 acres (Parcel B),
with proposed Parcel B being served by the existing
privately owned and maintained street (Dunford Drive).
Map 40-3 ((1)) 28.

8122-SP-02 - submission of the site plan for a four-level
parking structure, as an accessory use to the existing six-
story office building at 8008 West Park Drive, to determine
conformance with the proffers associated with approval of

CSPA-84-D-049-2 - GGP/HOMART, INC. - to amend the
previously approved comprehensive sign plan for the
Galleria at Tysons II development on 23.62 acres zoned
PDC, SC & HC by adding additional sign zones for
building-mounted signage. Map 29-4 ((10)) 1-C1.

2232-P98-15 - MEDIA GENERAL CABLE - to enlarge
existing hub building and add an equipment shelter to
house additional telecommunication switching equipment
at 2917 Eskridge Road on 1.43 acres. Map 49-3 ((1)) 86.

RZ-1997-PR-055 - COSCAN WASHINGTON, INC. - to rezone 11.84 acres from R-1 & HC to PDH-3 & HC to
permit residential development at 2.36 du/ac and approval of
the conceptual development plan. Map 40-3 ((1)) 75.

FDP-1997-PR-055 - COSCAN WASHINGTON, INC. - submission of the final development plan for Highland
View development for 28 single family detached units at
2.36 du/ac on 11.84 acres zoned PDH-3 & HC. Map 40-3
((1)) 75.

SE-98-P-030 - APPLETREE OF FAIRFAX, INC. - to permit a private school of general education and child care
center with a maximum daily enrollment greater than 100
students on 1.53 acres zoned R-2. Map 48-3 ((19)) 2, 3.

RZ-1998-PR-051 - J. A. LOVELESS HOMES, INC. - to rezone 3.77 acres from R-1 to PDH-4 to permit residential
development of fourteen single family detached units at a
density of 3.73 du/ac. Map 39-1 ((9)) 36, 37, 38.

FDP-1998-PR-051 - J. A. LOVELESS HOMES, INC. - submission of the final development plan for residential
development (Madrillon Farms) of fourteen single family
detached residential units at a density of 3.73 du/ac on 3.77

RZ-1998-PR-052 - WEST*GROUP PROPERTIES L.L.C.
- to rezone 1.44 acres from I-4 & HC to C-3 & HC to
permit future commercial development within abandoned
portions of Old Springhouse Road. Map 29-4 ((5)).

SE-98-P-051 - WEST*GROUP PROPERTIES L.L.C. - to permit an increase in building height from 90 feet to 150
feet for four proposed buildings (Washington, Adams,
Madison and Jefferson) within a 29.21 acre portion (Land
Bay A) of the 126.66 acre West*Gate development, zoned
C-3 and HC, and to extend the implementation time period
from 30 months to ten years. Map 29-4 ((5)) 1, 2, 2A, 2B,

SE-98-P-050 - WEST*GROUP PROPERTIES L.L.C. - to permit an increase in building height from 90 feet to a
maximum of 105 feet for three buildings (McKinley, Pierce
and Taylor) within a 19.87 portion (Land Bay B-2) of the
126.66 acre West*Gate office development, zoned C-3 and
HC, and to extend the implementation time period from 30
months to ten years. Map 30-3 ((28)) B.

PCA-92-P-001 - WEST*GROUP PROPERTIES L.L.C. - to amend the previously approved proffers for the 126.66
acre C-3 West*Gate development to decrease the overall
FAR from 0.6232 to 0.60, increase the height of three
buildings in Land Bay B-2 to 105 feet and four buildings in
Land Bay A to 150 feet, dedicate Land Bay B-5 for public
use (proposed bus transfer station), dedicate land within
Land Bay A for future Beltway widening and future
Metrorail extension, to create a new transportation demand
management program in the Tysons Corner Urban Center,
dedicate $250,000 to the Park Authority in lieu of four
parcels of land totaling one acre in size; permit a proposed
parking structure to encroach into the Scott's Run
environmental quality corridor, and provide stormwater
management and best management practices that meet
current Public Facility Manual standards. Map 29-4
and 30-3.

PCA-88-D-005-3 - WEST*GROUP PROPERTIES L.L.C. - to amend the previously approved proffers for the 193.54 acre
West*Park office development zoned C-3 by increasing the
overall density from a floor area ratio of 0.599 to 0.6096
and to amend the transportation proffers for a 108.44 acre
portion (Land Bay A) of the West*Park office development
to create a new transportation demand management
program within the Tysons Corner Urban Center. Map
29-4 ((7)) 1, 1A1, 1A2, 2-7A1, 7B, 8, 9, 10, 11A, A2, A5,
C1, C2; 29-2 ((15)) A6.
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9773-SP-01 - GANNETT/USA TODAY HEADQUARTERS - submission of the site plan, landscape plan and architectural plans, including building heights, building materials, helistop design, communication facilities and setback requirements for the Gannett/USA Today Headquarters to assess conformance with the development conditions approved under SE-94-P-040 and the proffers approved under PCA-88-D-005-2. Map 29-2 ((15)) A7.

9698-SP-02 - BEDFORD BUILDING - submission of the site plan, pursuant to the proffers accepted with PCA-88-D-005-2, for the Bedford office building. Map 29-4 ((7)) 2A.

FS-P99-2 - NEXTEL - to install 12 panel antennas and one equipment cabinet on the roof and facade of an existing 97-foot office building at 3211 Jermantown Road, within the Flint Hill Office Complex. Map 47-3 ((1)) 29B.

RZ-1998-PR-023 - NATIONAL CAPITAL LAND AND DEVELOPMENT COMPANY - to rezone 4.2 acres from R-1 to PDH-4 to permit 13 single family detached units at a density of 3.10 du/ac, later amended to 12 single family detached units at a density of 2.86 du/ac. Map 39-4 ((1)) 127.

FDP-1998-PR-023 - NATIONAL CAPITAL LAND AND DEVELOPMENT COMPANY - submission of the final development plan for 13 single family detached units at a density of 3.10 du/ac, later amended to 12 single family detached units at a density of 2.86 du/ac, on 4.2 acres zoned PDH-4. Map 39-4 ((1)) 127.

PCA-85-P-038-2 - TYSONS CORNER PROPERTY, LLC - to amend the previously proffered conditions for office development to permit the addition of ground floor retail and restaurant uses on 2.44 acres zoned PDC, HC and SC. Map 39-2 ((1)) 1A.

FDPA-85-P-038-2 - TYSONS CORNER PROPERTY, LLC - submission of the second amended final development plan for office development reflecting the addition of ground floor retail and restaurant uses on 2.44 acres zoned PDC, HC and SC. Map 39-2 ((1)) 1A.

SE-99-P-008 - WESTERRA MERRIFIELD, L.L.C. - to permit the Gatehouse Plaza restaurant park to utilize up to 75 existing parking spaces on the adjacent Luther Jackson School public property for overflow parking on 19.42 acres zoned R-1 and located within the Merrifield Commercial Revitalization Area. Map 49-4 ((1)) 14.

FS-P99-11 - NEXTEL - to install up to twelve panel antennas and one equipment shelter on the roof of the 12-story, 154.5 foot WANG office building at 7900 Westpark Drive. Map 29-4 ((7)) 6A.

FS-P99-3 - CAI WIRELESS SYSTEMS - to modify the rooftop location of the previous approval to place eight panel antennas and one parabolic grid antenna on the existing 16-story First Union office building at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

PCA-88-D-005-4 - WEST*GROUP PROPERTIES LLC & WEST*MAC ASSOCIATES L.P. - to amend the previously approved proffers for West*Park by creating a new land bay and to modify the boundaries and site area for Land Bays A-1 and D-2 on 148.94 acres zoned C-3, HC and SC. Map 29-2 ((15)) A6, 4B2; 29-4 ((7)) 1-4, 6, 7A1, 7B, 8-10, 11A, A2, A3, A5, 1A1, 1A2, C1, C2.

CSPA-80-P-039-2 - VIENNA METRO JOINT VENTURE - to amend the previously approved Comprehensive Sign Plan for the Hunters Branch mixed use development, on 29.96 acres zoned PDC and HC, to reflect the changed uses for Land Bays C and D. Map 48-4 ((1)) 56-59.

SE-97-P-062 - QUARLES PETRO, INC. - to permit addition of a canopy over the fuel pumps of an existing service station and a 140 square foot building addition on 36,150 square feet of land zoned C-3. Map 49-1 ((1)) 42A.

PCA-87-P-038-2 - PRENTISS PROPERTIES ACQUISITION PARTNERS - to amend the previously approved proffers for a 4.05 acre portion, zoned C-3 and CR, of the 34-acre Willow Oaks Corporate Center by modifying the building design and associated parking structure for Building A. Map 49-3 ((1)) 140.

RZ-1998-PR-027 - HEARTSTONE VANGUARD JOINT VENTURE - to rezone 18.93 acres from C-2 and R-1 to R-5 for development of a conventional subdivision (Heartstone Greens) consisting of 83 single family detached units and 12 single family attached affordable dwelling units at a density of 4.18 du/ac. Map 47-2 ((1)) 19-22, 24, 25, pt. 27E.
FDPA-88-P-101 - VIRGINIA CENTER LP - to amend the previously approved final development plan for 10.39 acres zoned PDC by permitting one office structure with three building wings in lieu of two separate office structures. Map 48-2 ((1)) 1A.


SE-99-P-021 - SLC/PAUL SWEENY TESTAMENTARY TRUST - to permit construction of a temporary 650-space asphalt commercial off-street parking lot, to accommodate vehicles displaced from an existing park-and-ride lot at the Vienna Metro Station during the construction of a parking structure, on 15.86 acres zoned R-1. Map 48-1 ((1)) 91, 91A.

RZ-1999-PR-016 - CHADSWORTH HOMES, INC. - to rezone 3.21 acres from R-1 to R-2 for development of six single family detached dwellings at a density of 1.87 du/ac. Map 37-4 ((1)) 22.

SE-98-P-064 - CLIFTON PAUL CRAVEN & NANCY CRAVEN - to permit a plant nursery on 3.72 acres zoned R-1. Map 48-4 ((1)) 44.

RZ-1998-PR-028 - PAUL & TERESA KLAASSEN - to rezone 6.85 acres from R-1 to R-2 to permit enlargement of the existing private school and childcare center (Talent House). Map 48-4 ((1)) 49.

SEA-86-P-101-5 - PAUL & TERESA KLAASSEN - to amend the previously revised development conditions for the Talent House private school and child care center, by permitting expansion of the facility, increase in number of students and employees, and expansion of the operating hours, located on 6.85 acres zoned R-2. Map 48-4 ((1)) 49.

SEA-82-P-032-3 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY & BOARD OF SUPERVISORS - to amend the previously approved development conditions by permitting addition of a six-story parking structure, to accommodate 2300 parking spaces, at the Vienna Metro Station located on 44.26 acres zoned R-1, R-8 and PDH-20. Map 48-1 ((1)) 90, 91B, 96, 97, 100A, 101B, 103; ((6)) 7A, 8B; 48-2 ((1)) 1, 2, 3, 4A; ((24)) 38A; ((4)) 28.

2232-P99-5 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY & BOARD OF SUPERVISORS - to permit construction of a six-level parking structure, accommodating up to 2300 vehicles, at 2900 Nutley Street to serve the Vienna Metro Station. Map 48-1 ((1)) 90, 91B, 96, 97, 100A, 101B, 103; ((6)) 7A, 8B; 48-2 ((1)) 1, 2, 3, 4A; ((24)) 38A; ((4)) 28.

FS-P99-20 - AT&T WIRELESS - to place two equipment cabinets on the ground and nine panel antennas on the existing 103-foot tall Virginia Power transmission pole at 3351 Gallows Road. Map 59-2 ((6)) 9.

FS-P99-26 - AT&T WIRELESS - to co-locate nine panel antennas on the rooftop and one equipment cabinet inside the penthouse of the existing 125-foot Chevy Chase office building, also used by Bell Atlantic, at 7926 Jones Branch Drive. Map 29-4 ((7)) 5.

FS-P99-27 - AT&T WIRELESS - to install nine panel antennas and two equipment cabinets on the penthouse roof of the existing 88.5-foot tall GRC office building at 1900 Gallows Road. Map 39-1 ((6)) 81A.

FS-P99-28 - AT&T WIRELESS - to co-locate up to nine panel antennas and one equipment cabinet on the roof of the existing 138-foot tall QSI Franklin office building, also used by Bell Atlantic and WinStar, at 8201 Greensboro Drive. Map 29-4 ((1)) 1B.

PCA-87-P-038-3 - INOVA HEALTH CARE SERVICES - to amend the previously approved proffers by permitting a medical care facility providing assisted living, for up to 186 elderly residents, to be constructed in lieu of an office building and parking structure on a 5.2 acre portion of the 38.2 acre Willow Oaks Corporate Center zoned C-3. Map 49-3 ((1)) 1.

SE-99-P-023 - INOVA HEALTH CARE SERVICES - to permit an assisted-living medical care facility for up to 186 elderly residents on a 5.2 acre portion of the 38.2 acre Willow Oaks Corporate Center zoned C-3. Map 49-3 ((1)) pt. 1.

5412-SP-03 - MITRE AT WESTGATE - submission of the site plan, pursuant to the proffers associated with the prior approval of RZ-92-P-001(West*Gate Limited Partnership) depicting a six-story office building and five-level parking structure on 8.2 acres zoned C-3. Map 30-3 ((28)) B, 3.
SEA-80-P-078-9 - INOVA HEALTH CARE SERVICES -
to amend the previously approved development conditions
for Fairfax Hospital to accommodate site modifications and
building additions, to include construction of two new
parking garages on 59.1 acres zoned R-12. Map 49-3 ((1))
136, 136C1; 59-2 ((1)) 1A, 1B, 1C, 1D, 1E.

RZ-1999-PR-017 - CENTEX HOMES - to rezone a total of
16.48 acres from R-1 and R-8 to R-8 for development of
145 single family attached residential uses, including
provision of 17 affordable dwellings. Map 48-4 ((1)) 35
and 49-3 ((33)) A, 1-101.

PCA-80-P-039-6 - VIENNA METRO JOINT VENTURE
AND VIENNA CONDOS PARTNERS L.P. - to amend the
previously approved proffers associated with the prior
approval of the residential portion of the Hunters Branch
mixed-use development by permitting reallocation of
unused square footage from Land Bay B to Land Bay C to
accommodate addition of sixteen multifamily dwelling
units to the Vienna Metro Apartments, located on 28.17
acres of the 52.07 acres PDC development. Map 48-4 ((1))
1K1, 56, 57, 59.

FDPA-80-P-039-6 - VIENNA METRO JOINT VENTURE
AND VIENNA CONDOS PARTNERS L.P. - to amend the
previously approved final development plan associated
with the prior approval of the Hunters Branch mixed-use development by permitting reallocation of unused square footage from Land Bay B to Land Bay C to accommodate addition of sixteen multifamily dwelling units to the Vienna Metro Apartments, located on 28.17 acres of the 52.07 acres PDC development. Map 48-4 ((1)) 1K1, 56, 57, 59.

PCA-95-P-020-2 - VIENNA METRO JOINT VENTURE
- to amend the previously approved proffers (associated with
prior approval of RZ-95-P-020 to rezone 0.10 acres from
R-1 to PDC for incorporation into the Hunters Branch
mixed-use development) by permitting reallocation of
unused square footage from Land Bay B to Land Bay C to
accommodate addition of sixteen multifamily dwelling
units to the Vienna Metro Apartments. Map 48-4 ((1)) pt.
1K1.

FDPA-95-P-020-2 - VIENNA METRO JOINT VENTURE
- to amend the previously approved final development plan (submitted in conjunction with RZ-95-P-020 to rezone 0.10 acres from R-1 to PDC for incorporation into the Hunters Branch mixed-use development) by permitting reallocation of unused square footage from Land Bay B to Land Bay C to accommodate addition of sixteen multifamily dwelling units to the Vienna Metro Apartments. Map 48-4 ((1)) 1K1.

SE-99-P-035 - SUN COMPANY, INC. - to permit
placement of a copy over the pump area of an existing
Sunoco service station located on 22,420 square feet zoned
C-8 and HC. Map 50-3 ((15)) A1.

FDPA-78-P-130-6 - MITRETEK SYSTEMS, INC.
- submission of the sixth revised final development plan
associated with a 110 acre portion (Fairview Park South
office park) of the 197 acres rezoned to PDC under RZ-78-
P-130, requesting approval of a revised layout reflecting
one 8-story office building, with an employees child care
center, and one 3-level parking structure in lieu of the two
previously approved office buildings (Building E at 8
stories and Building F at 6 stories). Map 59-2 ((1)) 59.

PCA-85-P-140-2 - KING OF KINGS LUTHERAN
CHURCH - to amend the previously approved proffers
associated with the prior approval of RZ-85-P-140 by
permitted building additions to the existing King of Kings
Lutheran Church and to permit development of a nursery
school with a maximum enrollment of 100 students on 4.89
acres zoned PDH-3 and HC. Map 45-2 ((1)) 32B.

FDPA-85-P-140-2 - KING OF KINGS LUTHERAN
CHURCH - to amend the previously approved final
development plan (submitted in conjunction with RZ-85-P-140 to reflect the addition of building to the existing King of Kings Lutheran Church and a nursery school with a maximum enrollment of 100 students on 4.89 acres zoned PDH-3 and HC. Map 45-2 ((1)) 32B.

RZ-1999-PR-031 - WALLACE & LOUISE BOWMAN -
to rezone 2.52 acres from R-1 to R-4 to permit residential
development (Cedar Woods) consisting of six single family
detached lots and retention of the existing dwelling at a
In 2000, the Planning Commission took action on seventy-five land use applications in the Providence District. Six items were denied and the Commission approved the remaining sixty-nine items, either wholly or in part. Detailed information on the applications listed below may be obtained from the Planning Commission Office.

**Items Denied**

RZ-1999-PR-045 - VIVIAN JOHNSON - to rezone 0.54 acres from R-4 to C-2 to permit office uses. Map 50-2 ((1)) 29.

VC-00-P-009 - THOMAS & JEFFERY MARCEY - to permit construction of residential dwellings within 200 feet of an interstate highway on 2.86 acres zoned R-2 and located at 9019 Dellwood Drive. Map 48-2 ((7)) (44) F1.

SE-99-P-042 - DALE SYKES - to permit a plant nursery on 2.48 acres zoned R-1 and located at 9615 Sainstbury Drive. Map 48-1 ((1)) 95.

RZ-1999-PR-029 - COSCAN WASHINGTON, INC. - to rezone 10.14 acres from R-3 to PDH-8 to permit residential development at a density of 6.5 du/ac with waiver of the 200 foot setback requirement from a major thoroughfare. Map 49-2 ((1)) 11, 11A; ((3)) 5-8, 10-19.

FDP-1999-PR-029 - COSCAN WASHINGTON, INC. - submission of the final development plan for residential development at a density of 6.5 du/ac on 10.14 acres proposed to be rezoned to PDH-8 and waiver of the 200 foot setback requirement from a major thoroughfare. Map 49-2 ((1)) 11, 11A; ((3)) 5-8, 10-19.

RZ-2000-PR-010 - WINCHESTER HOMES, INC. - to rezone 6.34 acres from R-2 to R-12 to permit residential development at a density of 8.2 du/ac and waiver of the setback requirement from a major thoroughfare. Map 48-3 ((18)) 8, 8A, 9, 10, 11, 22, 23, 24.

**Items Approved**

4187-SP-04 - WEST*PARK - submission of the site plan for the Rappahannock Building and parking structure, pursuant to the proffers associated with the prior approval of PCA-88-D-005-2, located at 1550 West Branch Drive. Map 29-4 ((7)) A1B.

FS-P99-31 - NEXTEL - to install 12 panel antennas and one equipment cabinet on the roof of the existing 8-story Tyco Plaza office building located at 8245 Boone Boulevard. Map 39-1 ((6)) B1.


SE-99-P-034 - TYSONS PARK PLACE ASSOCIATES - to increase the height of a proposed new office building from 120 to 150 feet and to include the existing Park Place II building in the application on 8.06 acres zoned C-4 and SC and located at 7926 Jones Branch Drive. Map 29-4 ((7)) 5.

RZ-1999-PR-039 - SARAH LANE LLC & CENTEX HOMES - to rezone 11.3 acres from R-1 to PDH-4 to permit development of 42 single family detached dwellings. Map 39-4 ((1)) 191, 198, 198a, 199 and 40-3 ((1)) 15-18.

FDP-1999-PR-039 - SARAH LANE LLC & CENTEX HOMES - submission of the final development plan for residential development (Brittany Park at Tysons) of 42 single family detached dwellings on 11.3 acres zoned PDH-4. Map 39-4 ((1)) 191, 198, 198a, 199 and 40-3 ((1)) 15-18.

FS-P99-35 - NEXTEL - to install 12 panel antennas and one equipment cabinet on the roof of an existing three-story commercial office building at 7115 Leesburg Pike. Map 40-3 ((1)) 107.

FSA-77-1 - AT&T - to amend a previously approved feature shown application by replacing the existing equipment cabinet at the Lewinsville Water Tank with a larger structure at 1766 Chain Bridge Road. Map 30-3 ((1)) 5.
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FS-P00-2 - METRICOM - to co-locate 16 panel antennas and one equipment cabinet on the roof of the existing Four Flint Hill office building (co-utilized by APC, AT&T and Nextel) located at 3211 Jermantown Road. Map 47-3 ((1)) 29B.

FS-P00-10 - METRICOM - to co-locate up to 16 panel antennas and one equipment cabinet on the roof of the existing Fairview Marriott Hotel (co-utilized by APC) located at 3111 Fairview Park Drive. Map 49-4 ((13)) 12A.

FS-P00-17 - METRICOM - to co-locate up to 16 antennas and one equipment cabinet on the roof of the existing Circle Towers apartment building (co-utilized by APC and Bell Atlantic) at 9335 Lee Highway. Map 48-4 ((1)) 3.


FS-P00-20 – METRICOM - to install up to 16 antennas and one equipment cabinet on the roof of the existing Merrifield Center office building located at 8550 Lee Highway. Map 49-3 ((5)) 1A.

RZ-1999-PR-021 - ALD GROUP, INC. - to rezone 0.86 acres from R-2 to PDH-8 for construction of six single family attached homes. Map 47-2 ((1)) 125.

FDP-1999-PR-021 - ALD GROUP, INC. - submission of the final development plan for development of six single family attached units on 0.86 acres zoned PDH-8. Map 47-2 ((1)) 125.

SEA-97-P-077 - WEST*GROUP MANAGEMENT, LLC - to amend the development conditions associated with the prior approval of SE-97-P-077 to permit a total of 400 square feet of building-mounted signage for the 9-story Hanover Building located on Jones Branch Drive on 7.93 acres zoned C-3. Map 29-4 ((7)) A2.

SEA-97-P-064 - WEST*GROUP MANAGEMENT, LLC - to amend the development conditions associated with the prior approval of SE-97-P-064 by permitting a total of 400 square feet of building-mounted signage for the 9-story Shenandoah office building located at 7916 Westpark Drive on 5.0 acres zoned C-3. Map 29-4 ((7)) 4.

SE-00-P-002 - WEST*GROUP MANAGEMENT, LLC - to permit a total of 400 square foot of building-mounted signage for the six-story Rappahannock office building located at 1550 Westbranch Drive on 5.39 acres zoned C-3. Map 29-4 ((7)) 1A1.

RZ-1999-PR-033 - M1 SCHOTTENSTEIN HOMES - to rezone 5.80 acres from R-1 to R-4 to permit a cluster residential development at a density of 3.10 du/ac. Map 39-4 ((1)) 52.

RZ-1998-PR-027 - HEARTHSTONE/VANGUARD - to rezone 18.93 acres from C-2 and R-1 to PDH-4 for 61 single family detached dwelling units with 3.0 acres dedicated for a future library site. Map 47-2 ((1)) 19-22, 24, 25, 27E.


SE-99-P-046 - FLINT HILL SCHOOL - to permit the development of a separate addition for high school students to the existing Flint Hill School on 29.05 acres zoned R-1. Map 47-3 ((1)) 16, 20-22, 22A, 23, 24, 34.

SEA-86-P-104-2 - SPACENET, INC. - to amend the development conditions associated with the prior approval of SE-86-P-104 to permit reconfiguration of 58 approved satellite earth stations and a size increase for one satellite to 9 meters on 4.0 acres zoned I-4 and HC and located at 1750 Old Meadow Road. Map 29-4 ((6)) 100A.

2232-P00-5 - AT&T - to approve the existing placement of nine panel antennas on a 120-foot monopole, with an equipment cabinet on the ground, in VDOT right-of-way at the Rt. 50/I-495 interchange. Map 54-4.

FSA-P96-34-1 - AT&T - to amend the previously approved feature shown application by replacing the existing equipment cabinet at 7799 Leesburg Pike with a larger structure. Map 39-2 ((11)) 45D.

FS-P00-49 - NEXTEL - to co-locate up to 12 panel antennas on the existing 97-foot Lewinsville Water Storage Tank (co-utilized by APC, AT&T and NextWave) with an equipment cabinet on the ground at 1755 Chain Bridge Road. Map 30-3 ((1)) 5.
FS-P00-58 - NEXTEL - to install eight panel antennas and one equipment cabinet on the roof of the existing Ramada hotel located at 7801 Leesburg Pike. Map 39-2 ((1)) 4SC.

FSA-P96-10-1 - AT&T - to amend the previously approved feature shown application by enlarging the existing equipment cabinet on the 12-story Hunters Branch II office building located at 9302 Lee Highway. Map 48-4 ((1)) 1G.

FS-P00-61 - OMNIPOINT COMMUNICATIONS - to install six panel antennas and one equipment cabinet on the roof of the eight-story SAIC office building located at 1951 Kidwell Drive. Map 39-2 ((1)) 12.

RZ-1999-PR-060 - RIVER TOWERS BUILDING 3 JOINT VENTURE - to rezone 3.95 acres from C-3, C-5, HC and SC to PDC, HC and SC for development of a mixed use project for office and retail uses with eating establishment and drive-in bank at 8027 Leesburg Pike. Map 39-2 ((1)) 7; ((15)) 9, 11, 30.

FDP-1999-PR-060 - RIVER TOWERS BUILDING 3 JOINT VENTURE - submission of the final development plan for office and retail development, with an eating establishment and relocated drive-in bank, at 8027 Leesburg Pike on 3.95 acres zoned PDC, HC and SC. Map 39-2 ((1)) 7; ((15)) 9, 11, 30.

9773-SP-02 - WEST*PARK - submission of the site plan for the recreations facilities proposed for the Gannett/USA Today site at 7950 Jones Branch Drive, pursuant to the proffers associated with the prior approval of PCA-88-D-005-2. Map 29-2 ((15)) A7.

2232-P00-16 - CELLULAR ONE, AT&T AND BELL ATLANTIC - to approve the existing placement of panel antennas (nine each by Cellular One and AT&T) and the proposed installation of nine additional antennas by Bell Atlantic/Verizon on a 126-foot monopole jointly owned by Cellular One and VDOT at the Nutley Street/I-66 interchange. Map 48-2.

FS-P00-69 - NEXTEL - to install 12 panel antennas and an equipment cabinet on the roof of the existing six-story office building located at 2751 Prosperity Drive. Map 49-1 ((10) C).

RZ-1999-PR-026 - ALD GROUP, INC. - to rezone 4.83 acres from R-1 and R-2 to PDH-3 for the development of 13 single family detached homes at a density of 2.70 du/ac. Map 39-4 ((1)) 92, 95-98.


SEA-84-P-105-2 - FLINT HILL SCHOOL - to amend the development conditions associated with the prior approval of SE-84-P-105 to permit site modifications, building additions and an increase in enrollment on 15.17 acres zoned R-1. Map 47-2 ((1)) 36A, 37, 38, 52A.

FS-P00-43 - METRICOM - to install up to 16 flush-mounted antennas and one equipment cabinet on the roof of the existing 204-foot Tycon Tower office building located at 8000 Tower Crescent Drive. Map 39-2 ((29)) 1A1.

RZ-1999-PR-027 - ALD GROUP, INC. - to rezone 2.79 acres from R-1 to PDH-3 for development of six single family detached dwellings. Map 39-4 ((1)) 87, 88, 89, 182A.


PCA-82-P-084-1 - A&R GENERAL PARTNERSHIP - to amend the proffers associated with the prior approval of RZ-82-P-084 to permit an addition to the existing medical office building, expansion of the proffered uses, and deletion of one loading space on 0.64 acres zoned I-4. Map 29-4 ((6)) 94B.

FS-P00-80 - WINSTAR - to co-locate up to 36 flush-mounted dish antennas on the penthouse façade, with an equipment cabinet inside the building, on the existing six-story office building (co-utilized by Nextel) located at 2751 Prosperity Drive. Map 49-1 ((19)) C.

SE-00-P-020 - TYSONS TELECOM CENTER L.P. - to permit construction of a telecommunications center to provide voice, image and date internet connectivity for the Tyson's Corner area, facility with a maximum FAR of 0.70 at 1555 Springhill Road on 1.58 acres zoned I-5 and HC. Map 29-3 ((1)) 48A, 48B.

SE-00-P-014 - CITY OF FALLS CHURCH - to permit demolition of existing water storage facility with construction of a new elevated water storage facility with a capacity of 2.2 million gallons and a maximum height of 97 feet on 0.33 acres. Map 29-3 ((1)) 78B.
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2232-P00-2 - GANNETT FLEMING FOR CITY OF FALLS CHURCH - to replace the existing 1.57 million gallon capacity Tyson's Corner Water Storage Tank with a new 97-foot tall tank with a bowl diameter of 108 feet and a capacity of 2.2 million gallons. Map 29-3.

PCA-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY - to amend the proffers associated with the previous approval of RZ-80-P-039 to increase the floor area of the proposed office building in Land Bay D of the Hunters Branch development from 250,000 to 305,500 square feet on 9.99 acres zoned PDH and HC. Map 48-4 ((1)) 58.

FDP-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY - to amend the final development plan associated with the previous approval of RZ-80-P-039 by increasing the floor area of the proposed office building in Land Bay D of the Hunters Branch development from 250,000 to 305,500 square feet on 9.99 acres zoned PDH and HC. Map 48-4 ((1)) 58.

PCA-92-P-001-2 - WEST*GROUP PROPERTIES LLC - to amend the proffers associated with the prior approval of RZ-92-P-001 by increasing the overall allowable intensity from 0.60 to 0.65 for the West*Gate office development located on 126.66 acres zoned C-3 and HC. Map 29-4 ((5)) and ((6)); 30-3 ((1)) and ((28)).

PCA-1998-PR-052 - WEST*GROUP PROPERTIES LLC - to amend the proffers associated with the prior approval of RZ-1998-PR-052 to increase the overall allowable intensity from 0.60 to 0.65 FAR on 1.44 acres zoned C-3 and HC. Map 29-4 ((5)).

SEA-98-P-051 - WEST*GROUP PROPERTIES LLC - to amend the development conditions associated with the prior approval of SE-98-P-051 to permit an additional increase in building height from 150 to 225 feet for the proposed Adams building located in the West*Gate office park development on Old Springhouse Road on 29.21 acres zoned C-3 and HC. Map 29-4 ((5)).

RZ-1999-PR-060 - RIVER TOWERS BUILDING 3 JOINT VENTURE - (rehearing) to rezone 3.95 acres from C-3, C-5, HC and SC to permit development of a mixed use project for office and retail uses with an eating establishment and relocated drive-in bank at 8027 Leesburg Pike on 3.95 acres zoned PDC, HC and SC. Map 39-2 ((1)) 7; ((15)) 9, 11, 30.

SE-00-P-030 - ENTERPRISE LEASING CO. dba ENTERPRISE RENT-A-CAR - to permit a vehicle rental establishment on 4.0 acres zoned C-4, HC and SC located on Greensboro Drive. Map 29-3 ((15)) 2.

PCA-84-P-125-2 - CAPITAL HOSPITALITY GROUP - to amend the proffers associated with the prior approval of RZ-84-P-125 to change the use from office to hotel on 0.83 acres zoned C-4, HC and SC. Map 39-1 ((6)) 18.

SE-00-P-026 - CAPITAL HOSPITALITY GROUP - to permit construction of an eight or nine story hotel (Tyson's Suites Hotel) limited to 83 feet in height on 0.83 acres zoned C-4, HC and SC. Map 39-1 ((6)) 18.

RZ-2000-PR-018 - CONCORDIA-IDYLWOOD LLC - to rezone 2.96 acres from R-1 to R-3 to permit development of seven single family detached dwellings. Map 39-4 ((1)) 191A.

RZ-2000-PR-006 - FRANCISCO CORTES & LEANNE SPIES - to rezone 1.19 acres from R-2 to R-3 to permit residential development at a density of 2.52 du/ac. Map 48-1 ((1)) 127, 128.

SEA-80-P-078-10 - INOVA HEALTH CARE SERVICES - to amend the development conditions associated with the prior approval of SE-80-P-078 to permit building additions and site modifications to Fairfax Hospital located on 59.10 acres zoned R-12. Map 49-3 ((1)) 136C; 59-2 ((1)) 1A, 1B, 1C, 1D, 1E.

FS-P00-85 - XM SATELLITE RADIO - to co-locate one panel antenna one dish antenna and an equipment cabinet on the existing First Union office building (co-utilized by CAI Wireless) located at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

2232-P00-22 - AT&T - to replace the existing 60-foot light pole with a new 100-foot monopole to service an as athletic field light standard and telecommunications facility for nine panel antennas (with the capacity to accommodate two future additional carriers), with an equipment cabinet on the ground, on the grounds of the Westgate Elementary School at 7500 Magarity Road. Map 30-3 ((1)) 7B.

S00-II-VI - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 10.39 acres located in the Vienna Transit Station Area by adding an option for multifamily residential for the site. Map 48-2 ((1)) 1A.
RZ-2000-PR-007 - JCE INC. - to rezone 9.54 acres from R-3 to PDH-3 for development of 23 single family detached dwellings. Map 39-4 ((7)) 2-6, 6A, 8, 10, 11, 18A, 19.


SEA-98-P-040 - SUN COMPANY, INC. - to amend the development conditions associated with the prior approval of SE-98-P-040 by converting the three existing service bays into a quick service food store use on 0.63 acres zoned C-6. Map 39-4 ((1)) 3A.

SEA-93-P-044 - STARBUCKS COFFEE COMPANY - to amend the development conditions associated with the prior approval of SE-93-P-044 to permit a second lettering style and color to the existing sign on 2.95 acres zoned C-7, HC and SC. Map 29-3 ((1)) 50.

FS-P00-81 – AT&T WIRELESS - to co-locate nine panel antennas and an equipment cabinet on the roof of the NRA building (co-utilized by Cellular One) at 11250 Waples Mill Road. Map 46-4 ((1)) 52A, B, C.
In 2001, the Planning Commission took action on seventy-eight land use applications located in the Providence District. The Commission accepted withdrawal of one item and denied five applications. The remaining seventy-two cases were approved, either wholly or in part. Additional information on the cases listed below is available from the Planning Commission Office.

**Item Withdrawn**

FS-P01-19 – VERIZON - to permit 15 panel antennas (nine existing and six new) on the roof of Idylwood Tower, with equipment cabinet inside the building, located at 2311 Pimmit Drive. Map 40-3 ((27)) 1.

**Items Denied**

RZ-1999-PR-062 - SHAHMAN FORADI OF ALD GROUP, INC. - to rezone 2.02 acres from R-1 and HC to PDH-3 and HC to permit residential development at a density of 1.49 du/ac. Map 39-1 ((1)) 1A.

FDP 1999-PR-062 - SHAHMAN FORADI OF ALD GROUP, INC. - submission of the final development plan for proposed development of three single-family detached homes on 2.02 acres. Map 39-1((1)) 1A.

2232-P00-13 – BELL ATLANTIC – to approve the existing placement of nine panel antennas on a 100-foot monopole co-utilized by VDOT, with an equipment cabinet on the ground in VDOT right-of-way at I-66 near Grovemore Lane. Map 49-1.

RZ-1999-PR-029 - COSCAN WASHINGTON, INC. - to rezone 10.14 acres from PDC to PDH-30 to permit multifamily residential development at a density of 26.9 du/ac. Map 48-2 ((1)) 1A.

FDP-2000-PR-029 - COSCAN WASHINGTON, INC. - submission of the final development plan for 515 multifamily residential units with three five-story buildings on 10.39 acres zoned PDH-30. Map 48-2 ((1)) 1A.

FDP-2000-PR-041 - VIRGINIA CENTER L.P. - to rezone 10.39 acres from PDC to PDH-30 to permit multifamily residential development at a density of 26.9 du/ac. Map 48-2 ((1)) 1A.

CSPA-80-P-039-3 - THE ORR COMPANY - to amend the previously approved comprehensive signage plan for a 10-acre portion of the Hunter Branch mixed use development to permit changes and additions to the signage for Land Bay D (Vienna Metro Center) zoned PDC and HC. Map 48-4 ((1)) 58.

RZ-2000-PR-027 - CHRISTOPHER MANAGEMENT, INC. - to rezone 2.08 acres from R-1 to PDH-4 to permit residential development of eight single family detached dwellings at a density of 3.85 du/ac. Map 49-1 ((1)) 20.

FDP 2000-PR-027 - CHRISTOPHER MANAGEMENT, INC. - submission of the final development plan for eight single-family detached dwellings (Morada Ridge) on 2.08 acres zoned PDH-4. Map 49-1 ((1)) 20.

FS-P00-126 – FUZION - to install 12 panel antennas on a parapet wall of the penthouse roof of the 20-story Pinnacle Towers Building, with equipment located inside the building, at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

SPA-83-P-057-4 – KOREAN PRESBYTERIAN CHURCH – to amend the previously approved special permit by allowing an increase in seating and site modifications to the facility located on 12.38 acres zoned R-1 and R-4 at 8526 Amanda Place. Map 49-1 ((1)) 35A, 37, 38, 38A.

**Items Approved**

FS-P00-83 – AT&T - to co-locate nine panel antennas and an equipment cabinet on the roof of the 12-story Circle Towers I apartment building (co-utilized by Nextel, Cellular One and Sprint) at 9335 Lee Highway. Map 48-4 ((1)) 3A.

PCA-C-597-2 - WASHINGTON REAL ESTATE INVESTMENT TRUST - to amend proffers associated with the prior approval of C-579 by adding land to the originally approved application for a total of 8.88 acres to accommodate construction of a either a new office building or a telecommunications center (referred to as a technology hotel), both proposed to be 90 feet in height and 107,115 square feet in gross floor area on zoned C-3, HC and SC. Map 39-1 ((6)) B1, 69A, 71, 73, 75, 77, 79.

RZ-2000-PR-041 - VIRGINIA CENTER L.P. - to rezone 10.39 acres from PDC to PDH-30 to permit multifamily residential development at a density of 26.9 du/ac. Map 48-2 ((1)) 1A.
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FSA-P99-27-1 – AT&T - to amend the previously approved feature shown item FS-P99-27 by increasing the size of the equipment cabinet on the roof of the GRC office building at 1900 Gallows Road. Map 39-1 (61) 81A.

FS-P01-6 – NEXTTEL - to install 12 flush-mounted panel antennas on the roof of an existing 68-foot tall office building, with an equipment cabinet inside the building, located at 1430 Spring Hill road; Map29-1 (1) 67A.

PCA-85-P-111 - YWCA/NATIONAL CAPITAL AREA - to amend the proffers associated with the prior approval of RZ-85-P-111 by increasing the number of children permitted at the child care center affiliated with the YWCA facility located at the intersection of Gallows Road and Wolftrap Road on 3.74 acres zoned PDH-3. Map 39-4 (35) A.

FDPA-85-P-111 - YWCA/NATIONAL CAPITAL AREA - to amend the previously approved final development plan by permitting an increase in the number of children for the child care center on 3.74 acres zoned PDH-3. Map 39-4 (35) A.

FS-P00-87 – SPRINT – to install six panel antennas on the top of the existing 97-foot tall Falls Church water tank, with an equipment cabinet on the ground located behind Tower Road. Map 50-1 (2) 94A.

FSA-P99-20-1 – AT&T – to amend the previously approved feature shown item by replacing the ground-based equipment cabinet with a larger structure at 3351 Gallows Road. Map 59-2 (6) 9.

PCA-92-P-001-3 - WEST*GROUP PROPERTIES LLC - to amend the proffers associated with the prior approval of RZ-92-P-001 by increasing 167,111 square feet of gross floor area from the unassigned density bank to the Colshire Drive Land Bay (Land Bay B) of the West*Gate office park located on 57.19 acres zoned C-3 & HC. Map 30-3 (1) 6A, 6B, 6C, 6D; 30-3 (28) A, B2, B3, 3A, 4A.

SE-01-P-011 - WEST*GROUP PROPERTIES LLC - to permit an increase in building height from 90 to 105 feet for the proposed Johnson III Building to be located within the Colshire Drive Land Bay (Land Bay B) of the West*Gate Office Park on 3.56 acres zoned C-3 & HC. Map 30-3 (28) 4A.

2232A-P98-15-1 – COX COMMUNICATIONS – to amend the previously approved public facility application by reducing the gross FAR, increasing the size of the equipment cabinet, and revising the type of tree cover at 2917 Eskridge Road. Map 49-3 (1) 86.

FSA-P00-80-1 – WINSTAR COMMUNICATIONS – to amend the previously approved feature shown item by relocating the antennas and equipment cabinet at 2751 Prosperity Drive. Map 49-1 (10) C.

2232-P01-5 – FAIRFAX COUNTY WATER AUTHORITY – to extend 770 feet of 24-inch water main along Iliff Drive as part of the Interim Service Plan during reconstruction of Tysons Fifth High water storage tank. Map 39-4.

RZ-2000-PR-056 - FAIRFAX RIDGE L.P. - to rezone 23.98 acres from C-3 and HC to PDH-20 and HC to permit a multifamily residential complex with a maximum of 420 units. Map 46-4 (1) 36, 37; 56-2 (1) 15F, 16, 18A, 22.


PCA-90-P-040 - FAIRFAX RIDGE L.P. - to amend the proffers associated with the prior approval of RZ-90-P-040 by deleting 23.98 acres from the original application area of 30.19 acres approved for C-3 zoning (to enable rezoning to PDH-20 under new application RZ-2000-PR-056). Map 46-4 (1) 36, 37; 56-2 (1) 15F, 16, 18A, 22.

PC-A90-P-040 - FAIRFAX RIDGE L.P. - to permit commercial parking in an R-District by allowing continuation of an existing parking area serving office buildings (abutting the proposed Fairfax Ridge multifamily residential complex) on 3.18 acres zoned PDH-20 and HC. Map 56-2 (1) 18A.

S98-CW-2CP – OUT-OF-TURN PLAN AMENDMENT (MERRIFIELD STUDY) – review of a proposed amendment to the Comprehensive Plan for 1360 acres, comprised of the Merrifield Suburban Center and additional surrounding property, that would focus development in the two core areas of (1) Town Center Area and (2) Transit Station Area; would recommend the highest intensity in the core areas; would provide guidance for a pedestrian and open space system, streetscape design, building/site design and building. Heights; and would provide guidance for parcel consolidation, interparcel access, the provision of affordable housing and for better internal circulation.

RZ-2000-PR-035 - OAK STREET DEVELOPMENT CORPORATION - to rezone 2.19 acres from R-2 to R-4 to permit residential development at a density of 2.3 du/ac. Map 40-3 (20) 1-4.
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FS-P01-8 – SPRINT - to install nine panel antennas and six equipment cabinets on the roof of the existing 77-foot NRA office building located at 11250 Waples Mill Road. Map 46-4 (1) 52 A, B, C.

FS-P01-13 – AT&T - to install 12 flush-mounted antennas and an equipment cabinet on the roof of the existing 108-foot tall Renaissance Apartment building located at 2230 George C. Marshall Drive. Map 39-4 (1) 178A.

RZ-2001-PR-005 - CESC TYSONS DULLES PLAZA LLC - to rezone 14.67 acres from C-1 and I-4 to C-4 to permit construction of a fourth office building to be 68 feet in height (Option A) or 75-feet in height (Option B) in the Tysons Dulles Plaza office complex. Map 29-1 (1) 67A, 67C, 68, 69.

FS-P00-123 – XO COMMUNICATIONS - to install six panel antennas on the roof with one equipment cabinet inside the 87-foot existing office building at 8100 Boone Blvd. Map 39-2 (2) 47A.

FS-P01-29 – NEXTEL - to install 12 panel antennas on a 115-foot monopole, with equipment cabinet on the ground at 7707 Shreve Road. Map 49-2 (12) 1A.

FS-P01-33 – NEXTEL - to install 12 flush-mounted panel antennas and one equipment cabinet on the roof of the existing seven-story Homewood Suites Hotel located at 8130 Port Road. Map 49-3 (12) 49F.

FS-P01-34 – NEXTEL – to install six flush-mounted antennas to the building façade of the four level Vienna Metro Station garage. Map 48 1 (1) 4A.

FS-P01-36 – NEXTEL - to install 12 flush-mounted antennas to the penthouse façade of the existing three-story office building at 8100 Oak Street. Map 39-4 (1) 4A.

FS-P01-37 – NEXTEL – to install six flush-mounted antennas to the building façade of the four level Vienna Metro Station garage. Map 48 1 (1) 103.

FSA-P96-9-1 – VERIZON – to amend the previously approved public facility application by replacing the nine antennas with nine 1900 MHz antennas on top of the existing Boulevard Medical Building at 8301 Arlington Blvd. Map 49-3 (1) 128.

CDPA-87-P-108 - DAVID N. TALTON - to amend the previously approved conceptual development plan by permitting construction of a new residence on lot 27 to replace the demolished original residence, reducing setbacks and building separation requirements between existing and proposed residences, modifying the proposed residential building elevations, reducing parking requirements, and modifying the trail width requirement for the partially completed Williamsburg Commons residential development located on 8.96 acres zoned PDH-4. Map 48-1 (37) A, 1-24; 25A, 26A, 27-29; 31-38.

FDPA-87-P-108 - DAVID N. TALTON – to amend the previously approved final development plan by permitting construction of a new residence on lot 27 to replace the demolished original residence, reducing setbacks and building separation requirements between existing and proposed residences, modifying the proposed residential building elevations, reducing parking requirements, and modifying the trail width requirement for the partially completed Williamsburg Commons residential project located on 8.96 acres zoned PDH-4. Map 48-1 (37) A, 1-24; 25A, 26A, 27-29; 31-38.
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SE-01-P-016 - CITY OF FALLS CHURCH - to permit an underground pumping station and equipment, including an electrical enclosure and transformer, on 1.14 acres zoned R-1 and developed with an existing elevated water storage tank at 2314 Gallows Road. Map 39-4 ((1)) 25.

2232-P01-7 – CITY OF FALLS CHURCH - to permit construction of the underground Dunn Loring Pumping Station, to accommodate water needs of the Tysons 5th pressure zone, on 1.14 acres developed with an existing elevated water storage tank at 2314 Gallows Road. Map 39-4 ((1)) 25.

SEA-80-P-078-11 - INOVA HEALTH CARE SERVICES - to amend the development conditions associated with the prior approval of SEA-80-P-078 and its subsequent amendment applications by permitting site modifications, including relocation of the helipad, construction of a new Administrative Support Services building, addition of a Heart Catheterization Lab adjacent to the Heart Institute, addition of a canopy over the entrance of the parking garage serving the Heart Institute, addition of one below-grade parking level for the Phase II parking garage, and the addition of a parking attendant shed to serve the INOVA Fairfax Hospital facility located at 3300 Gallows Road on 59.10 acres zoned R-12. Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A, 1B, 1C, 1D and 1E.

RZ-2001-PR-004 - LARRY AND CAROL BOEHLY - to rezone 1.0 acre from R-1 to R-3 to permit three single family detached residences at a density of 3.0 du/ac. Map 39-4 ((1)) 109.

FS-P01-41 – AIRBAND COMMUNICATIONS – to install four flush-mounted panel antennas on the penthouse of the existing office building located at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

FSA-P96-77-1 – VERIZON – to amend the previously approved feature shown application by permitting the addition of nine panel antennas to the existing nine antennas on the roof of the existing Tysons Dulles Plaza office building at 1410 Springhill Road. Map 39-1 ((1)) 69.

RZ-1999-PR-034 – COURTYARD MANAGEMENT CORP. – to rezone 3.86 acres from R-1, I-4 and I-5 to the PRM District to permit development of a mixed use development for multifamily residential use with a hotel, restaurant and meeting facilities. Map 49-2 ((1)) 15, 16, 17, 17A.

FDP-1999-PR-034 – COURTYARD MANAGEMENT CORP. – submission of the development plan for a mixed use development (Merrifield Metro Center) consisting of up to 257 multifamily residential units in a building varying in height from 12 to 14 stories and a ten-story hotel (Courtyard by Marriott) with an indoor pool, full service restaurant and meeting space on 3.86 acres zoned PRM. Map 49-2 ((1)) 15, 16, 17, 17A.

RZ-2001-PR-064 – S & R DEVELOPERS – to rezone 1.98 acres from R-1 to PDH-2 to permit development of three single family detached dwellings. Map 48-1 ((1)) 70.


RZ-2000-PR-052 – DECOROUS INCORPORATED – to rezone 1.0 acres from R-1 to R-3 to permit construction of two single family detached units. Map 39-1 ((1)) 37.

SE-01-P-021 – CATHOLIC DIOCESE OF ARLINGTON – to permit site modifications to an existing church (Our Lady of Good Counsel), including the addition of a 275 seat chapel, construction of a multi-purpose hall and a new gymnasium, added parking, additional landscaping, and an increase in capacity for the existing school to a maximum daily enrollment of 550 students on 24.25 acres zoned R-1 and located at 8601 Wolftrap Road. Map 39-1 ((1)) 3, 5.

SEA-86-P-104-3 – SPACENET REAL ESTATE HOLDINGS LLC – to amend the development conditions associated with the prior approval of SE-86-P-104 by permitting reconfiguration of 58 satellite earth stations with enlargement of three satellite earth stations on 4.0 acres zoned I-4 and HC and located within the West*Gate office park at 1750 Old Meadow Road. Map 29-4 ((6)) 100A.

FS-P01-51 – XM SATELLITE – to permit the co-location of two antennas on the roof of the Massey Building located at 4100 Chain Bridge Road. Map 57-4 ((1)) 14.

FS-P01-49 – VERIZON – to permit the installation of fifteen panel antennas on the roof of the existing Metro Place II office building located at 2600 Park Tower Drive. Map 49-2 ((37)) B.

SE-01-P-043 – WMATA – to permit limited term use of an existing parking lot in an R-1 district on 15.86 acres located at 9601 Saintsbury Drive to temporarily accommodate the parking close to the Vienna Metro Station for those commuters requiring an alternative method of commuting due to the events of 9/11/01. Map 48-1 ((1)) 91, 91A.

2232-P01-26 – WMATA – to permit limited term use of an existing parking lot in an R-1 district on 15.86 acres located at 9601 Saintsbury Drive to temporarily...
accommodate the parking close to the Vienna Metro Station for those commuters requiring an alternative method of commuting due to the events of 9/11/01. Map 48-1 ((1)) 91, 91A.

PCA-80-P-042 – COXCOM, INC. – to amend the proffers associated with the prior approval of RZ-80-P-042 by permitting a telecommunications central office (hub site) to house fiber electronic equipment on a 1.33 acre portion of the 5.1 acre townhouse style office development known as Tysons South. Map 39-2 ((8)) 3.

2232-P01-8 – COXCOM, INC. - to permit a telecommunications central office (hub site) to house fiber electronic equipment on a 1.33 acre portion of the 5.1 acre townhouse style office development known as Tysons South. Map 39-2 ((8)) 3.

RZ-2001-PR-040 – ALLEN & ROCKS INC. – to rezone 1.65 acres from C-5 and SC to C-2 and SC to bring the FAR of the existing office use into conformance with the C-2 District which permit a maximum FAR of 0.50. Map 39-2 ((11)) 57A, 57B.

SE-01-P-034 – ALLEN & ROCKS INC. – to permit a drive-through bank for a temporary period on 1.65 acres zoned C-2 and SC and located at 1960 Gallows Road. Map 39-2 ((11)) 57A, 58A.

SE-01-P-030 – ENTERPRISE LEASING COMPANY dba ENTERPRISE RENT-A-CAR – to permit a vehicle rental establishment on 19,476 square feet zoned C-3 and HC and located at 6526 Arlington Boulevard. Map 50-4 ((9)) 38, 39.

SE-01-P-019 – CLIFTON PAUL CRAVEN & NANCY CRAVEN – to permit a plant nursery on 3.72 acres zoned R-1 and located at 9023 Arlington Boulevard. Map 48-4 ((1)) 44.

PCA-92-P-001-4 – WEST*GROUP PROPERTIES, LLC – to amend the proffers associated with the prior approval of RZ-92-P-001 by reallocating the density between the land bays within the West*Gate Office Park, with no change in overall density on 76.08 acres zoned C-3 and HC. Map 29-4 and 30-3.


RZ-2001-PR-020 – ROSETTA BROOKS – to rezone 0.65 acres from R-1 to R-5 to permit a two lot subdivision for development of one new single family home with one existing single family home to remain on site. Map 49-1 ((1)) 40B.

FS-P01-60 – CINGULAR WIRELESS – to permit installation of twelve panel antennas on the water storage tower located at 3300 Gallows Road. Map 59-2 ((1)) 1A.

FSA-P01-37-1 – NEXTEL – to amend the previously approved feature shown application by increasing the overall size of the equipment shelter located in the Vienna Metro Station Parking Garage. Map 48-1 ((1)) 103.

FS-P01-65 – CINGULAR WIRELESS – to permit the installation of nine panel antennas on the roof of the existing building located at 1950 Old Gallows Road. Map 39-2 ((14)) 1.
In 2002, the Planning Commission took action on seventy-three land use applications in the Providence District. The Commission denied thirteen applications and approved the remaining sixty items, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Denied

**APR-01-II-2F** - AREA PLANS REVIEW ITEM – nomination by Fran Wallingford and Steve Delbianco to amend the Comprehensive Plan for 8.63 acres located south of Mantua Elementary School on Skyview Lane by adding language concerning park use of the site to the Land Use Recommendations of the Mantua Community Planning Sector. Map 58-4 ((1)) 54.

**APR-01-II-4F** - AREA PLANS REVIEW ITEM – nomination by Tom Christiansen, on behalf of the Pine Ridge Civic Association, to amend the Plan for 2.56 acres located at 3900 Prosperity Avenue, not currently the subject of specific Comprehensive Plan text but shown on the Plan Map for residential use at 1-2 du/ac, by including the property in Recommendation #3 of the Mantua Planning Sector which limits infill residential development to no more than 1 du/ac. Map 49-3 ((1)) 19.

**APR-01-II-10F** - AREA PLANS REVIEW ITEM – nomination by Jennifer Pradas to amend the Comprehensive Plan for 33.08 acres located at 3033 Chain Bridge Road, currently planned for mixed use up to .4 FAR, by adding options for public use and public park. Map 47-2 ((1)) 58.

**APR-01-II-4V** - AREA PLANS REVIEW ITEM – nomination by Timothy Sampson, on behalf of CRC Acquisitions LLC and Nicholas Vidnovic, to amend the Comprehensive Plan for 36.4 acres located on Fairlee Drive, Maple Drive and Lee Highway in Land Units C and I of the Vienna Transit Station Area, currently planned for residential use at 4-5 du/ac and 1-2 du/ac, respectively, each with options for more intense residential development, by providing for residential/mixed use development of both Land Units up to 30 du/ac or 1.1 FAR. Maps 48-1, 48-2 and 48-3.

**APR-01-II-6V** - AREA PLANS REVIEW ITEM – nomination by William Sours to amend the Comprehensive Plan for 1.0 acre located at 2839 Cedar Lane from residential use at 1-2 du/ac to residential use at 4-5 du/ac. Map 49-3 ((1)) 61A, 61B.

**APR-01-II-8V** - AREA PLANS REVIEW ITEM – nomination by Kamran Ohi to amend the Comprehensive Plan for 0.68 acre located at 2847 Cedar Lane from residential use at 1-2 du/ac to residential use at 4-5 du/ac. Map 49-3 ((1)) 61, ((4)) 4A.

**APR-01-II-9V** - AREA PLANS REVIEW ITEM – nomination by William Janssen to amend the Comprehensive Plan for 16.0 acres located on Suteki Drive, Beau Lane, Hermosa Drive, Hideaway Road and Nutley Street in the Briarwood neighborhood, by revising the residential intensity from 1-2 du/ac to 8-20 du/ac. Map 48-2 ((7)) (36) various parcels and 48-4 ((3)) (32) various parcels.

**APR-01-II-10V** - AREA PLANS REVIEW ITEM – nomination by William Janssen to amend the Comprehensive Plan for 22.50 acres located on Suteki Drive, Beau Lane, Hermosa Drive, Hideaway Road, Swanee Lane and Nutley Street in the Briarwood neighborhood, by revising the residential intensity from 1-2 du/ac to 8-20 du/ac. Map 48-2 ((7)) (32), (33) and (36) various parcels and 48-4 ((3)) (32) various parcels.

**APR-01-II-11V** - AREA PLANS REVIEW ITEM – nomination by Sandra Corbin to amend the Comprehensive Plan for 12.6 acres located on Westchester Drive, Gallows Road, Idylwood Road, and Greenbrier Way from residential use at 1-2 and 3-4 du/ac to residential use at 4-5 du/ac. Maps 39-4 ((1)) and ((3)) various parcels.

**APR-01-II-14V** - AREA PLANS REVIEW ITEM – nomination by Stephen Fox to amend the Comprehensive Plan for 1.95 acres located on Marywood Drive by deleting the consolidation condition pertaining to the option for residential use at 5-8 du/ac. Map 48-1 ((1)) 82, 83, 84.

**APR-01-II-15V** - AREA PLANS REVIEW ITEM – nomination by Young Kim to amend the Comprehensive Plan for 2.75 acres located on Chain Bridge Road from residential use at 3-4 du/ac to office/commercial townhouse use. Map 48-1 ((1)) 45, 45A, 38, 50.

**APR-01-II-20V** - AREA PLANS REVIEW ITEM – nomination by Martin Walsh, on behalf of Charles E. Smith Commercial Realty LLC, to amend the Comprehensive Plan for 10.38 acres located in the Tysons Corner Urban Center by placing the property, currently split between Sub-Units F4 and F5, solely in Sub-Unit F4, adding language stipulating that mixed use development may consist of office, restaurants, hotel, theater and commercial off-street parking uses, and increasing the permitted height...
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on the southern portion from 60 to 105 feet. Map 39-2 (2(2)) 106.

Items Approved

FDPA-87-P-108-2 – DAVID N. TALTON – to amend the previously approved final development plan for the Williamsburg Commons subdivision by permitting development of one single family detached residence on lot 27, resulting in a total of 38 dwelling units at an overall density of 4.0 du/ac. Map 48-1 (37)) 27.

SEA-80-P-135-3 – PUBLIC STORAGE INC. & McDoNALD’S CORPORATION – to amend the development conditions associated with the prior approval of SE-80-P-135 by permitting redevelopment of the 2.87 acre site, located on Gallows Road, with a two-story mini-warehouse facility (Public Storage) and a one-story fast food restaurant (McDonald’s) with a drive-through window. Map 49-4 (1(1)) 17, 20, 21, 22.

PCA-81-P-069-2 – SMII FAIRFAX LLC – to amend the proffers associated with the prior approval of RZ-81-P-069 by permitting the addition of a two-story office building to the existing Redwood Plaza office campus on 12.2 acres zoned PDC. Map 47-4 (1(1)) 5B.

FDPA-81-P-069 – SMII FAIRFAX LLC - to amend the previously approved final development plan by adding a two-story office building to the existing Redwood Plaza office campus located on 12.2 acres zoned PDC at 10600 Arrowhead Drive. Map 47-4 (1(1)) 5B.

RZ-2001-PR-032 – STANLEY MARTIN HOMEBUILDING LLC – to rezone 3.16 acres from R-1 to PDH-4 for residential development of single family detached dwellings. Map 48-1 (1(1)) 113A, 113B.

FDP-2001-PR-032 – STANLEY MARTIN HOMEBUILDING LLC – submission of the final development plan for residential development (Oakton Park) of eleven single family detached dwelling units on 3.16 acres zoned PDH-4. Map 48-1 (1(1)) 113A, 113B.

APR-01-I-1J – AREA PLANS REVIEW ITEM – nomination by Carolyn Smith, on behalf of the James Lee Civic Association, to amend the Plan by adding an option for low intensity office use on 0.49 acres located at 2767 Annandale Road. Map 50-2 (1(1)) 29.

APR-01-II-1F – AREA PLANS REVIEW ITEM – nomination by Fran Wallingford, John Nicholas and Steve DelBianco to amend the Plan for 8.05 acres located at 8809 Arlington Boulevard by adding text permitting residential use at 1-2 du/ac if access is provided from Route 50 and limiting development to 1 du/ac if access is provided from Barbara Lane. Map 48-1 (1(1)) 41.

APR-01-II-3F – AREA PLANS REVIEW ITEM – nomination by Fran Wallingford and Steve DelBianco to amend the Plan for 15 acres, bounded by Pickett Road, Mantua Hill subdivision and Stockbridge subdivision, currently planned for residential use at 1-2 du/ac with an option for 2-3 du/ac, by designating the property a neighborhood park for passive recreation use only, specifying the name of Krasnow Park, and adding text regarding the provision of public utilities. Map 58-2 (1(1)) 14.

APR-01-II-5F - AREA PLANS REVIEW ITEM – nomination by Tom Christiansen, on behalf of the Pine Ridge Civic Association, to amend the Plan for 2.0 acres located at 8600 Chandler Street, not currently the subject of specific Comprehensive Plan text but shown on the Plan Map for residential use at 1-2 du/ac, by including the property to Recommendation #3 of the Mantua Planning Sector which limits infill residential development to no more than 1 du/ac. Map 59-1 (1(1)) 25.

APR-01-II-6F - AREA PLANS REVIEW ITEM – nomination by Tom Christiansen, on behalf of the Pine Ridge Civic Association, to amend the Plan for 14.0 acres located at 3739 Morningside Drive, not currently the subject of specific Comprehensive Plan text but shown on the Plan Map for residential use at 1-2 du/ac, by including the property in Recommendation #3 of the Mantua Planning Sector which limits infill residential development to no more than 1 du/ac. Map 59-3 (1(1)) 4 and 5.

APR-01-II-7F - AREA PLANS REVIEW ITEM – nomination by Tom Christiansen, on behalf of the Pine Ridge Civic Association, to amend the Plan for 4.0 acres located on Black Forest Circle, not currently the subject of specific Comprehensive Plan text but shown on the Plan Map for residential use at 1-2 du/ac, by including the property in Recommendation #3 of the Mantua Planning Sector which limits infill residential development to no more than 1 du/ac. Map 59-1 (26(26)) A, B, 1A, 2A, 3A, 4 and 5.

APR-01-II-8F - AREA PLANS REVIEW ITEM – nomination by Tom Christiansen, on behalf of the Pine Ridge Civic Association, to amend the Plan for 10.93 acres located on Woodburn Road, not currently the subject of specific Comprehensive Plan text but shown on the Plan Map for residential use at 1-2 du/ac, by including the property in Recommendation #3 of the Mantua Planning Sector which limits infill residential development to no more than 1 du/ac. Map 59-3 (5(5)) A-M and 1-15.
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APR-01-II-9F – AREA PLANS REVIEW ITEM – nomination by Lucy Collins to amend the Plan for 18.93 acres located on Hunter Mill Road by reducing the intensity of the planned optional residential use from 2-4 and 4-5 du/ac to 1-2 and 2-3 du/ac, with retention of the current baseline proposal of .5-1 du/ac and consideration of park and library uses on the property. Map 47-2 ((1)) 19-22, 24, 25A and 25G.

APR-01-II-11F, APR-01-II-13V, APR-01-III-27UP & APR-01-III-28UP – AREA PLANS REVIEW ITEMS – nominations by Linda Byrne, Robert Adams, Jeannette Twomey and Patricia Icke, all on behalf of the Hunter Mill Defense League, to amend the Plan by adding text to the Fox Lake Community Planning Sector, Hickory Planning Sector, Reston Planning Sector and the Piney Branch Planning Sector addressing historic landmarks (including Native American occupation, pre-Revolutionary War and Civil War activities) along the 7.2 mile length of the Hunter Mill Corridor from Chain Bridge Road to Baron Cameron Avenue and establishment of a Hunter Mill Road Historic District. (NOTE: These nominations involve the Providence, Sully, Hunter Mill and Dranesville Districts however action was jointly taken by the Providence Commissioner.)

APR-01-II-12F – AREA PLANS REVIEW ITEM – nomination by Fran Wallingford to amend the Plan for the Mantua Community Planning Sector by adding clarifying language to specifically refer to the uses designated on the Plan Map and described under the Land Use Recommendations for the sector.

APR-01-II-19M – AREA PLANS REVIEW ITEM – nomination by Greg Riegle, on behalf of New Boston Glenborough LLC, to amend the Comprehensive Plan for 8.3 acres located at 2004 Corporate Ridge by increasing the planned FAR from .85 to .9 FAR on the northern portion of Land Unit Q of the Tysons Corner Urban Center to allow for a 72,000 square foot expansion of the existing office building. Map 39-2 ((1)) 62B.

APR-01-II-19V – AREA PLANS REVIEW ITEM – nomination by Megan Micozzi, on behalf of Christopher Management, Inc., to amend the Comprehensive Plan for 0.61 acres located at 8328 Hilltop Avenue from residential use at 2-3 du/ac to residential use at 3-4 du/ac. Map 39-3 ((1)) 18.

APR-01-II-16V – AREA PLANS REVIEW ITEM – nomination by Mike Cavin, on behalf of the Board of Directors of the Dunn Loring Gardens Civic Association, to amend the Comprehensive Plan for 7.69 acres located at 2346 Gallows Road from residential use at a density of 3-4 du/ac to 1-2 du/ac. Map 39-4 ((1)) 26.

APR-01-II-19V – AREA PLANS REVIEW ITEM – nomination by Greg Riegle, on behalf of New Boston Orion LP, to amend the Comprehensive Plan for 16.47 acres located on Gallows Road and Leesburg Pike in the Tysons Corner Urban Center by adding an option for consolidation of property in Sub-Units F4 and F5 to provide for mixed use to .14 FAR including a 100,000 square foot hotel. Map 39-2 ((2)) D1, D2, 106, 114, 114A.

PCA-91-W-023-2 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to amend the proffers associated with the prior approval of RZ-91-W-023 to permit revision of the building layout for the previously approved expansion of the Judicial Center located within the Fairfax County Public Safety Center on 26.91 acres of the total 47.8 acre site. Map 57-4 ((1)) 14, 14A.

FDPA-91-W-023-3 – FAIRFAX COUNTY BOARD OF SUPERVISORS - to amend the previously approved final development plan by revising the building layout for the previously approved expansion of the Judicial Center located within the Fairfax County Public Safety Center on 26.91 acres of the total 47.8 acre site. Map 57-4 ((1)) 14, 14A.

SEA-90-P-050 – FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY – to amend the development conditions associated with the prior approval of SE-90-P-050 by permitting use of the existing community center by public benefit associations including non-profit organizations; by adding a 23,000 square foot addition to the existing community center and increased parking areas; by relocating the outdoor recreational facilities; and by increasing the area of the special exception from 11.41 acres to 13.17 acres zoned R-4 and located at 2855 Annandale Road. Maps 50-4 ((1)) 47, 50, 51; 50-4 ((6)) 11, 12; 50-4 ((10)) 1; and 50-4 ((11)) 1.

2232-P02-2 – FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY – to permit a 23,000 square foot addition to an existing 34,000 square foot community center located at 2855 Annandale Road. Maps 50-4 ((1)) 47, 50, 51; 50-4 ((6)) 11, 12; 50-4 ((10)) 1; and 50-4 ((11)) 1.
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2232A-P00-5-1 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet and a 4" extension of the equipment platform to the existing monopole site located at the Route 50/Arlington Boulevard interchange of I-495 in Merrifield. Map 49-4 VDOT right-of-way.

FSA-P01-13-1 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet on the rooftop of the building located at 2230 George Marshall Drive. Map 39-4 (11) 178A.

FDPA-84-D-049-7 – TYSONS II LAND COMPANY – to amend the previously approved final development plan by revising the layout for Building F by moving the building closer to the adjacent roadways, creating plazas between the building and parking garage and in front of the building, and anticipating pedestrian connections that will cross the site, which is located within Sector I of Tysons II on 2.23 acres of the total 3.06 acre application property. Map 29-4 (11) 2A2.

FSA-P96-55-1 – SPRINT PCS – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet on the rooftop of the building located at 2311 Pimmit Drive. Map 40-3 (27) (1) 101.

6796-SP-07-2 – WEST GROUP PROPERTIES LLC AND WEST MAC ASSOCIATES LLP – submission of a site plan to permit construction of an overhead pedestrian bridge linking three West Mac buildings at Tysons Corner in accordance with Proffer #1 approved under PCA-88-D-005-4.

2232-P02-11 – PUBLIC WORKS AND ENVIRONMENTAL SERVICES – to permit the Facilities Management Division of the Fairfax County Department of Public Works and Environmental Services to lease approximately 35,972 square feet of the 2.58 acre fire station property located at 1560 Springhill Road for the purposes of establishing either a parking site, an 11,300 square foot building for use as a new car make-ready facility or for a 10,000 square foot mini-storage facility. Map 29-3 (11) 57B.

PCA-1998-PR-058 – TYCON TOWER I INVESTMENT L.P. AND TYCON TOWER III INVESTMENT CORPORATION -- to amend the proffers associated with the prior approval of RZ-1998-PR-058 by permitting a 65-foot high spire on the roof of Building F and limiting the lighting on Building F located on the north side of Towers Crescent Drive located northwest of the intersection of Leesburg Pike and the Capital Beltway on 18.05 acres zoned C-4, HC, and SC. Map 39-2 (29) 1A1, 1D1, B.

SEA-83-P-045-4 – TYCON TOWER I INVESTMENT L.P. AND TYCON TOWER III INVESTMENT CORPORATION – to amend the development conditions associated with the prior approval of SE-83-P-045-4 by permitting an additional increase in building height for Buildings B and F located at 8000 Towers Crescent Drive on 18.05 acres zoned C-4, HC, and SC. Map 39-2 (29) 1A1, 1D1, B.

RZ-2001-PR-050 – STANLEY-MARTIN HOMEBUILDING, LLC – to rezone 4.46 acres from R-1 and HC to PDH-12 and HC to permit development of 43 single family attached dwellings. Maps 48-4 (1) 15 and 16.

FDP-2001-PR-050 – STANLEY-MARTIN HOMEBUILDING LLC - submission of the final development plan for residential development of 43 single family attached dwellings on 4.46 acres zoned PDH-12 and HC. Maps 48-4 (1) 15 and 16.

FSA-P96-8-1 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet on the rooftop of the existing building located at 2650 Park Tower Drive. Map 49-2 (37) A.

FSA-P99-27-2 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of two equipment cabinets on a new equipment platform adjacent to the existing platform located on the roof of the existing building located at 1900 Gallows Road. Map 39-1 (6) 81A.

FSA-P99-8-1 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet on the rooftop of the building located at 2311 Pimmit Drive. Map 40-3 (27) A.

FSD-2002-PR-054 – D.R. HORTON INC. – to rezone 3.49 acres from R-2 to PDH-4 to permit the development of a maximum of 11 single family detached dwelling units. Map 48-1 (1) 55A.

FDP-2002-PR-054 – D.R. HORTON INC. – submission of the final development plan for residential development of a
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maximum of 11 single family detached dwelling units on 3.49 acres zoned PDH-4. Map 48-1 ((1)) 55A.

SE-2002-PR-010 – KRISTIAN & SANDRA MOTZ – to permit construction of a single family detached home on 1.84 acres zoned R-1 and located within a 100 year floodplain and Resource Protection Area at 2121 Woodford Court. Map 39-1 ((7)) 11.


FSA-76-1 – AT&T – to amend the previously approved telecommunications facility by permitting the addition of one equipment cabinet on the roof of the existing 181-foot tall Massey Building located at 4100 Chain Bridge Road. Map 57-4 ((1)) 14.

RZ-2002-PR-013 – TRUSTEES FOR OAKTON UNITED METHODIST CHURCH – to rezone 1.82 acres from C-5 and R-2 to C-6 and R-2 to allow for an increase in the permitted FAR for a place of worship with a child care center (Oakton United Methodist Church). Map 47-2 ((1)) 91.


RZ-2002-PR-008 – CHRISTOPHER MANAGEMENT, INC. – to rezone 23.43 acres in the Briarwood subdivision from R-1 and HC to PDH-3, PDH-5 and HC to permit residential development (Briarwood Trace) of 86 single family detached dwellings. Map 48-2 ((7)) various parcels.

FDP-2002-PR-008 – CHRISTOPHER MANAGEMENT, INC. – submission of the final development plan for Briarwood Trace residential development of 86 single family detached dwellings (62 units in Land Bay A and 24 units in Land Bay B) on 23.43 acres zoned PDH-3, PDH-5 and HC. Map 48-4 ((7)) various parcels.

PCA-81-D-045-3 – GREENSBORO CENTER LP – to amend the proffers associated with the prior approval of RZ-81-D-045 by increasing the gross floor area (to be utilized as an exercise facility for tenants, a delicatessen, building owner office, and a child care center) within an existing office building in the Greensboro Corporate Center at 8401 and 8405 Greensboro on 7.41 acres zoned C-4 and HC. Map 29-3 ((1)) 63C. (Formerly Dranesville)

SEA-82-D-038-3 – GREENSBORO CENTER LP – to amend the development conditions associated with the prior approval of SE-82-D-038 by permitting an increase in the gross floor area (to be utilized as an exercise facility for tenants, a delicatessen, building owner office, and a child care center) within an existing office building in the Greensboro Corporate Center at 8401 and 8405 Greensboro on 7.41 acres zoned C-4 and HC. Map 29-3 ((1)) 63C. (Formerly Dranesville)

SE-2002-PR-017 – CAPITAL ONE BANK – to permit waiver of certain sign regulations for building-mounted, freestanding and directional signs for the Capital One Building Campus portion of the West*Gate office park located on 26.781 acres zoned C-3 and HC. Map 29-4 ((5)) A2.

SE-2002-PR-016 – SAINTSBURY LLC – to permit housing for the elderly (for seniors age 55 and over who have an independent and active lifestyle) comprised of 112 dwelling units, 17 of which are to be affordable units, on 4.75 acres zoned R-1 and located at 9605, 9609 and 9615 Sainsbury Drive. Map 48-1 ((1)) 92, 93, 95, 145 and 48-3 ((3)) 54A.


2232-P01-29 – VERIZON VIRGINIA, INC. – to permit expansion of an existing telecommunications switching station facility, located at 2935 Gallows Road, by expanding the existing one-story building to a three-story building in two phases. Map 49-4 ((1)) 32.

PCA-88-D-005-5 – WEST*GROUP PROPERTIES, LLC ET AL – to amend the previously approved proffers for the 189.49 acre West*Park Office Park development by deleting 13.55 acres from the site in order to seek rezoning to the PRM district. Maps 29-2 and 29-4 various parcels.
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RZ-2002-PR-016 – WEST*GROUP PROPERTIES, LLC – to rezone 13.55 acres from C-3, HC and SC to PRM to permit a high rise multifamily residential development of up to 1296 units, up to 58 single-family attached units, and support retail uses. Map 29-4 ((7)) A3.

FDP-2002-PR-016 – WEST*GROUP PROPERTIES, LLC – submission of the final development plan for residential mixed use development consisting of up to 1296 multifamily residential units, up to 58 single-family attached units, and support retail uses on 13.55 acres zoned PRM. Maps 294 ((7)) A3.

SE-2002-PR-029 – THE FOUNTAINS OF McLEAN, LLC – to permit conversion of the Fountains of McLean rental apartment complex, built in 1987 and comprised of 13 three-story garden style apartment buildings and two three-story buildings on 14.96 acres with 1.5 parking spaces per dwelling unit, into a condominium with nonconforming parking on 14.96 acres zoned R-30. Map 29-3 ((22)) 1A.

SE-2002-PR-031 – THE MITRE CORPORATION – to permit waiver of certain sign regulations by allowing two 22-square foot freestanding directory signs for the Mitre campus, consisting of three office buildings, two parking structures and two surface parking lots, located in Land Bay B of West*Gate, located on 19.68 acres zoned C-3 and HC. Map 30-3 ((28)) 3A, 4A2.
The Planning Commission took action on 40 Providence District land use items in 2003. The Commission recommended denial of two applications and the remaining items were approved either wholly or in part. Additional information on the items listed below is available upon request.

**Items Denied**

PCA-84-D-049-5 – TYSONS LAND CO. – to amend the previously approved proffers for a 57.44 acre portion of the Tysons II development zoned PDC, HC and SC by adding 1.9 million square feet of development (residential, office and retail uses) based on the additional increment of development recommended in the Comprehensive Plan with the extension of Metrorail to Tysons Corner. Map 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C, 6.

FDPA-84-D-049-6 – TYSONS LAND CO. - to amend the previously approved final development plan for a 57.44 acre portion of the Tysons II development zoned PDC, HC and SC by adding 1.9 million square feet of residential, office and retail use development based on the additional increment of development recommended in the Comprehensive Plan with the extension of Metrorail to Tysons Corner. Map 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C, 6.

**Items Approved**

SEA-83-P-011-2 – LOYAL ORDER OF VIENNA MOOSE LODGE NO. 1896 INC. – to permit demolition of a portion of the existing lodge building and construction of a building addition to the front of the facility located at 9616 Courthouse Road on 4.72 acres zoned R-1. Map 48-1 ((1)) 62.

SE-2002-PR-040 – FAIRFAX PLAZA COMPANY L.P. – to permit an increase in sign area for the Fairfax Plaza development, located at 2960-2988 Gallows Road on 4.13 acres zoned I-5, to allow an increase in signage for eight of the fourteen existing retail stores. Map 49-4 ((1)) part 13.

2232-P02-20 – FAIRFAX COUNTY PARK AUTHORITY – to expand the size and use of Towers Park located at 9350 Arlington Boulevard by adding 11.72 acres to the existing 15.88 acre park, expanding the size of the existing baseball field, constructing two new covered dugouts in the infield, adding eight parking spaces, installing a new irrigation system, and adding ball field light poles. Map 48-4 ((1)) 3E, 3F.

PCA-1999-PR-034 – LCOR/JV ACQUISITION LLC - to amend the previously approved proffers to add two additional units to the multifamily building for a total of 259 units and to clarify that the maximum gross floor area of the multifamily building will remain at 259,276 square feet on the 2.18 acre residential portion of the mixed use development approved under RZ-1999-PR-034. Map 49-2 ((1)) part 15A, 17, 17A.

FDPA-1999-PR-034 - LCOR/JV ACQUISITION LLC - to amend the previously approved final development plan to reflect a total of 259 residential units for the multifamily building and to clarify that the maximum gross floor area of the multifamily building will remain at 259,276 square feet on the 2.18 acre residential portion of the mixed use development approved under RZ-1999-PR-034. Map 49-2 ((1)) part 15A, 17, 17A.

2002-PR-042 – FEDERAL REALTY INVESTMENT TRUST – to replace an existing freestanding pole-mounted sign with a freestanding monument sign, with dimensions (417 square feet) in excess of that allowed by right, on the site of the Pan Am Shopping Center located on 25.25 acres zoned C-6 and HC. Map 48-4 ((1)) 12F.

S02-II-V1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan to reflect that future development of two parcels (3.09 acres) in the Nutley Community Planning Sector of the Vienna Planning District, planned for residential use at 3-4 du/ac, should not provide vehicular access from Chain Bridge Road to Whitecedar Court by way of Flint Hill Road. Map 38-3 ((1)) 28, 32.
PCA-84-P-002-3 – PENDERBROOK COMMUNITY ASSOCIATION, INC. – to amend the proffers associated with the prior approval of the existing Penderbrook residential development to permit expansion of the community recreation facility to include an additional 7,060 square foot activity building, a 590 square foot pool equipment building and spa shelter, and a 900 square foot pavilion on an 8.75 acre portion of the PDH-8 development. Map 46-3 ((1)) part 75, 77.

FDPA-84-P-002-3 - PENDERBROOK COMMUNITY ASSOCIATION, INC. – to amend the previously approved final development plan for the existing Penderbrook residential development to reflect expansion of the community recreation facility to include an additional 7,060 square foot activity building, a 590 square foot pool equipment building and spa shelter, and a 900 square foot pavilion on an 8.75 acre portion of the PDH-8 development. Map 46-3 ((1)) part 75, 77.


FDP-2002-PR-025 – DSF/LONG METRO LLC – submission of the final development plan for the Patriot Village at Dunn Loring Metro development consisting of two multi-family structures with 445 dwelling units, retail and secondary uses, interior courtyards, pool, clubhouse, fitness center, a six-level parking garage, and a seven-level parking garage on 6.11 acres zoned PRM. Map 49-1 ((16)) 8A, 9, 9A, 10, 10A, A1, A.

S03-II-F1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for Sub-units L2, L3 and L4 of the Merrifield Suburban Center by transferring planned intensity from the area south of Pennell Street to the area north of Pennell Street to (1) encourage lower intensity adjacent to the Pine Ridge residential community and (2) to accommodate the proposed Life with Cancer Program south of Pennell Street. Maps 49-3 ((11)) 101A, 101B, 135 and 49-3 ((9)) 1B, 2, 2A, 3-6, 6A, 7A, 11A.

SE-2003-PR-005 – RIGGS BANK – to permit the establishment of a financial institution with two drive-through windows on 1.16 acres zoned C-5 and located at 2964 Chain Bridge Road. Map 47-2 ((1)) 31.

FS-P03-12 – FAIRFAX COUNTY DEPT. OF INFORMATION TECHNOLOGY – to co-locate seven telecommunications whip antennas on the roof of the existing TRC Pinnacle Towers office building, located at 1970 Chain Bridge Road (also known as 1751 Pinnacle Drive) on 6.68 acres, in order to enhance public safety and local government communications. Map 29-4 ((1)) 2.

RZ-2003-PR-014 – BRIARWOOD TRACE ASSOCIATES LLC – to rezone 10,197 square feet from R-1 and HC to PDH-5 and HC for the development of one single family detached dwelling and to incorporate the dwelling into the Briarwood Trace development approved under RZ-2002-PR-008. Map 48-2 ((7)) (34) 7.

FDP-2003-PR-014 – BRIARWOOD TRACE ASSOCIATES LLC – submission of the final development plan for one single family detached dwelling on 10,197 square feet zoned PDH-5 and HC, to be incorporated into the adjoining Briarwood Trace development as lot 87. Map 48-2 ((7)) (34) 7.

PCA-2002-PR-008 - BRIARWOOD TRACE ASSOCIATES LLC – to amend the previously approved proffers for the Briarwood Trace residential development by the addition of one single family detached dwelling unit on 10,197 square feet into Land Bay A zoned PDH-5 and HC for a total of 63 single family detached dwelling units. Map 48-3 ((7)) various parcels.

FDP-2002-PR-008 - BRIARWOOD TRACE ASSOCIATES LLC – to amend the previously approved final development plan for Land Bay A of the Briarwood Trace residential development by the addition of 10,197 square feet of land for one additional single family detached unit for a total of 13.83 acres zoned PDH-5 and HC and a total of 63 single family detached dwelling units. Map 48-3 ((7)) various parcels.

CSP-1999-PR-060 – ROCKS TYSONS LLC – submission of the comprehensive signage plan, depicting location, size and materials for building-mounted signs, freestanding signs, tenant signs and directional signs for the Tysons Rocks mixed use commercial project located at 8027 Leesburg Pike on 3.95 acres zoned PDC, HC, SC. Maps 39-1 ((1)) 7 and 39-2 ((15)) 9, 11, 30.

FSA-P01-65-1 – CINGULAR WIRELESS – to amend the previously approved application for placement of nine panel antennas and one equipment cabinet on an existing eight-story office building located at 1950 Old Gallows
Road by permitting two additional equipment cabinets on the roof. Map 39-2 ((14)) 1.

RZ-2003-PR-016 – ERNEST & EILEEN DeMARCO – to rezone 41.861 square feet of land from R-1 to R-3 to permit subdivision of the property into two lots, with the existing dwelling to remain on one lot. Map 59-1 ((1)) 17.

PCA-79-C-148 – KEYSTONE LLC – to amend the proffers associated with the prior approval of the Oak Marr Courts development by permitting four single family detached homes in lieu of six townhouse offices on a 1.75 acre portion of the 32.21 acre development zoned PDH-4. Map 47-2 ((28)) M1.

FDPA-79-C-148 – KEYSTONE LLC - to amend the previously approved final development plan by permitting four single family detached homes in lieu of six townhouse offices on a 1.75 acre portion of the 32.21 acre Oak Marr Courts development zoned PDH-4. Map 47-2 ((28)) M1.

RZ-2002-PR-036 – RALPH & NANCY SHIRLEY – to rezone 32,215 square feet of land from R-1 to R-3 to permit the subdivision of the property into two lots. Map 59-1 ((1)) 7.


PCA-84-P-035-4 – JCJ L.C. – to amend the proffers associated with the prior approval of an office building (Phase II), with approved Phase I interim uses of the property for a car wash, service station and retail building (Golfdom), by discontinuing the service station and removing the canopy and pumps, adding a vehicle light service establishment (oil lube facility), and adding a detailing facility next to the existing Champion Car Wash on the 1.78 acre site zoned PDC, HC and SC. Map 29-4 ((2)) 14A.

FDPA-84-P-035-4 – JCJ L.C. - to amend the previously approved final development plan for an office building (Phase II), with approved Phase I interim uses of the property for a car wash, service station and retail building (Golfdom), by reflecting discontinuation of the service station and removal of the canopy and pumps, the addition of a vehicle light service establishment (oil lube facility), and the addition of a detailing facility next to the existing Champion Car Wash on the 1.78 acre site zoned PDC, HC and SC. Map 29-4 ((2)) 14A.

CSPA-84-P-035 – JCJ L.C. – to amend the previously approved comprehensive signage plan to reflect freestanding signs, directional signs, and building mounted signs for the new uses and building proposed under PCA-84-P-035-4 on 1.78 acres zoned PDC, HC and SC. Map 29-4 ((2)) 14A.

RZ-2002-PR-047 – WL HOMES LLC – to rezone 5.68 acres from R-1 to PDH-5 for construction of single family detached homes. Maps 48-4 ((1)) 31, 33, 33A, 3B; 49-3 ((2)) 7, 9, 10.

FDP-2002-PR-047 – WL HOMES, LLC – submission of the final development plan for development of 23 new single-family detached dwelling units with retention of one existing dwelling. Maps 48-4 ((1)) 31, 33, 33A, 3B; 49-3 ((2)) 7, 9, 10.

RZ-2003-PR-032 – DEWBERRY VI LLC – to rezone 9.20 acres from R-1 and C-3 to C-3 for development of a seven-level parking garage and two new office buildings, one of which will house the Life with Cancer affiliate of Inova Health Care System, and retention of two existing office buildings. Map 49-3 ((1)) 135, 49-3 ((9)) 7A, 11A, and 49-3 ((9)) 1B, 2, 2A, 3.

RZ-2003-PR-002 – CHRISTOPHER MANAGEMENT INC. – to rezone 1.68 acres from R-1 to PDH-20 for residential development. Map 30-3 ((1)) 261-269.

FDP-2003-PR-002 – CHRISTOPHER MANAGEMENT – submission of the final development plan for the Morgan at McLean development consisting of 32 multifamily units with underground parking and one single family detached dwelling unit on 1.68 acres zoned PDH-20.

FS-P03-26 – SPRINT PCS - to co-locate nine telecommunications panel antennas on an existing 183.5-foot tall Fairfax County Water Authority tank with five equipment cabinets on the ground at 3300 Gallows Road. Map 59-2 ((1)) 1A.

FDPA-80-P-073-3-4 – 2941 FAIRVIEW LLC – to amend the previously approved final development plan to reflect site modifications, including the addition of a driveway for restaurant patron drop-off and surface valet parking lot, to serve the 15-story office building with first floor restaurant on a portion of the Fairview Park development located at 2941 Fairview Park Drive. Map 49-4 ((1)) 74A.
FS-P03-33 – OMNIPOINT COMMUNICATIONS – to locate nine flush-mounted telecommunications panel antennas on the penthouse and façade, with an equipment cabinet on the roof, of the existing Comfort Inn hotel located at 8130 Porter Road. Map 49-4 ((1)) 49F.
In 2004, the Planning Commission took action on 54 land use applications located in the Providence District, two of which were denied. The remaining 52 items were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Items Denied**

RZ-2002-PR-031 – ERNESTO & NILA CASTRO – to rezone 2.53 acres from R-1 to PDH-2 for four single family detached dwelling units. Map 48-4 ((1)) 40.

FDP-2002-PR-031 – ERNESTO & NILA CASTRO – submission of the final development plan for a maximum of four single family detached homes on 2.53 acres proposed to be zoned PDH-2. Map 48-4 ((1)) 40.

**Items Approved**

RZ 2003-PR-038 - GEORGE SIEMERING & VICKIE Y. WATSON - to rezone 2.64 acres from C-3 to C-6 for a commercial development. Map 49-3 ((1)) 102.

RZ-2002-PR-038 – CLOVER TYSONS L.P. - to rezone 4.63 acres from the C-4 district to the C-4 district with proffers for an office development. Map 29-3 ((1)) 63B and part of 66B.

PCA-81-D-045-4 – GREENSBORO CENTER L.P. - to amend the proffers associated with the prior approval of RZ-81-D-045 (approved for an office development) to permit a trail connection to parcel 63B (proposed for an office development under RZ-2002-PR-038) on 14, 111 square feet of land zoned C-4, HC and SC. Map 29-3 ((1)) part of 63C.

SEA-82-D-038-4 – GREENSBORO CENTER L.P. – to amend the development conditions associated with the prior approval of SE-82-D-038 (previously approved for an increase in FAR and an increase in building height) to permit construction of a trail connection to parcel 63B (proposed for an office development under RZ-2002-PR-038) on 14, 111 square feet of land zoned C-4, HC and SC. Map 29-3 ((1)) part of 63C.

RZ-2003-PR-009 - UNIWEST GROUP LLC - to rezone 7.48 acres from 1-5 and HC to PRM and HC to permit mixed use development at 1.35 FAR with bonus density for the provision of affordable dwelling units. Map 49-4 ((1)) 4, 8, 9, 9A, 10, 11, 11A.

SE-2003-PR-032 – WHITE PEARL INVESTMENT COMPANY – to permit an increase in building height from 90 to 102 feet for an existing office building located at 7918 Jones Branch Drive on 5.03 acres zoned C-7, HC and SC, to accommodate the request by T-Mobile to co-locate antennas on the roof. Map 29-4 ((7)) 7C.

FS-P03-18 – CINGULAR - to replace two six-foot omni-directional antennas with three four-foot panel antennas and to replace the existing equipment cabinet on the roof of the building located at 8200 Greensboro Drive. Map 29-3 ((15)) 12A.


FDP-2003-PR-008 – LINCOLN PROPERTY COMPANY SOUTHWEST – submission of the final development plan for The Reserve at Tyson’s Corner residential development to consist of 80 single family attached units and 560 multi-family residential units in three buildings with structured parking. Map 39-2 ((1)) part of 13.

PCA-75-7-004-2 – LINCOLN PROPERTY COMPANY SOUTHWEST INC. – to amend the previously proffers for RZ-75-7-004-2 to delete 19.04 acres from the 33.74 acre site zoned I-3 and HC (currently developed with the SAIC office complex) for rezoning to PDH-30 under RZ-2003-PR-008. Map 39-2 ((1)) 13.

FS-P04-3 – OMNIPOINT - to install three antennas flush-mounted on a replacement stadium light pole with one equipment building located on the ground under the bleachers near the pole at the stadium at Oakton High School located at 2900 Sutton Road. Map 48-1 ((1)) 111.

FS-P03-6 – OMNIPOINT - to install two flush-mounted antennas on the existing penthouse and a new stealth wall with cabinets on the roof of the building at 7918 Jones Branch Drive. Map 29-4 ((7)) 7.

RZ-2003-PR-037 – JAMES AUDIA & MANUEL SERRA, TRUSTEES – to rezone 4.43 acres from I-5 and R-20 to PDH-20 for residential development. Map 48-3 ((1)) 25 and 48-3 ((25)) A.

FDP-2003-PR-037 - JAMES AUDIA & MANUEL SERRA, TRUSTEES – submission of the final development plan for the Beech Grove residential development consisting of 73 single family attached dwelling units on 4.43 acres zoned PDH-20. Map 48-3 ((1)) 25 and 48-3 ((25)) A.
SEA-2002-PR-040 – FAIRFAX PLAZA COMPANY – to amend the development conditions associated with the prior approval of SE-2002-PR-040 to permit eating establishments, fast food restaurants and quick service food stores within a portion of the Fairfax Plaza Shopping Center located at 2960-2982 Gallows Road on 4.13 acres zoned I-5. Map 49-4 ((1)) part of 13.

SE-2003-PR-026 – SAFEWAY INC. – to permit the construction of a service station mini-mart, with eight multi-pump dispensers and a 429 square foot kiosk containing the cashier and sales area on a 1.26 acre portion of the existing Pan Am Shopping Center zoned C-6 and HC. Map 48-4 ((1)) part of 12F.

SE-2003-PR-038 – ROBERT ETRIS & CITY OF FALLS CHURCH DEPT. OF ENVIRONMENTAL SERVICES – to permit improvements to the Scotts Run Pumping Station by replacing the existing facility with a larger below-grade facility on 2,228 square feet of land zoned R-1 and HC. Map 29-4 ((1)) 34A.

2232-P04-1 - ROBERT ETRIS & CITY OF FALLS CHURCH DEPARTMENT OF ENVIRONMENTAL SERVICES – to permit improvements to the Scotts Run Pumping Station by replacing the existing facility with a larger below-grade facility on 2,228 square feet of land zoned R-1 and HC. Map 29-4 ((1)) 34A.

FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. – resubmission of the final development plan for The Reserve at Tyson’s Corner residential development to consist of 80 single family attached units and 560 multi-family residential units located within three buildings with structured parking. Map 39-2 ((1)) part of 13.


FS-P04-05 – OMNIPOINT - to install nine flush-mounted antennas to the top of an existing penthouse with three equipment cabinets in the penthouse on the rooftop of an existing office building located at 8401 Arlington Boulevard. Map 49-3 ((9)) 11A.

FS-P04-33 – OMNIPOINT - to install six panel antennas flush-mounted to the existing penthouse and three panel antennas pole-mounted behind a wall screening three new equipment cabinets on the roof of an existing apartment building located at 8500 Leesburg Pike. Map 29-3 ((1)) 46A.

FS-P04-39 – OMNIPOINT - to install nine panel antennas flush-mounted to three screening walls and three equipment cabinets behind a screening wall on the roof of an office building located at 11250 Waples Mill Road. Map 46-4 ((1)) 52.

FSA-P04-15-1 – OMNIPOINT - to amend the previously approved feature shown application to permit all nine antennas to be flush-mounted to building façade and to relocate three equipment cabinets from the east edge of the rooftop to the south edge behind a screen wall and placed under an existing steel canopy on the rooftop of a building located at 7389 Lee Highway. Map 50-1 ((1)) 41D.

FS-P04-44 – SPRINT - to install nine panel antennas mounted to the walls of the existing penthouse and five equipment cabinets on a steel frame on the roof of a commercial building located at 2600 Park Tower Drive. Map 49-2 ((37)) B.
SE-2004-PR-016 – PRENTISS PROPERTIES ACQUISITION INC. – to permit 29,000 square feet within an existing 183,858 square foot office building, located within the Willow Oaks Corporate Center on 4.05 acres zoned C-3, to be used by the University of Phoenix as a university. Map 49-3 ((1)) 140.

PCA-80-P-039-8 – BEAZER HOMES CORP. – to amend the proffers associated with the prior approval of RZ-80-P-039 Land Bay D of the Hunters Branch development (previously approved for office development) to permit conversion of the office gross floor area to a multifamily residential development consisting of 259 dwelling units on 10.0 acres zoned PDC and HC. Map 48-4 ((1)) 58.

FDPA-80-P-039-8 – BEAZER HOMES – to amend the previously approval final development plan to reflect a multifamily residential development consisting of 259 dwelling units in lieu of office uses in Land Bay D of the Hunters Branch development on 10.0 acres zoned PDH and HC. Map 48-4 ((1)) 58.

PCA-2002-PR-016 – WEST*GROUP PROPERTIES LLC – to amend the proffers associated with the prior approval of RZ-2002-PR-016 by replacing the proposed 58 single-family attached units with a five-story building with 138 loft units and grocery store in the cellar space and modifying the site layout for the four 150-foot tall high-rise multifamily buildings 13.55 acres zoned PRM, HC and SC. Map 29-4 ((7)) A3.

FDPA-2002-PR-016 - WEST*GROUP PROPERTIES LLC – to amend the previously approved final development plan to reflect a five-story building with 138 loft units and a grocery store in the cellar space in lieu of 58 single-family attached units as well as modifications to the site layout for the four 150-foot tall high-rise multifamily buildings 13.55 acres zoned PRM, HC and SC. Map 29-4 ((7)) A3.

RZ-2004-PR-007 - ERIC & JOYCE WYANT & DAVID YOUNG - to rezone 39,805 square feet of land from R-1 to R-3 to permit residential development at a density of 2.19 du/ac. Map 39-1 ((1)) 46, 49.

PCA-84-P-002-4 – FAIR OAKS PENDERBROOK APARTMENTS LC – to amend the proffers associated with the prior approval of RZ-84-P-002 to permit conversion of 424 multifamily rental apartments (located on 19.38 acres within the 293 acre Penderbrook development zoned PDH-8 and HC), to be converted to condominium units. Map 46-3 ((1)) 71.

SE-2004-PR-014 – FAIR OAKS PENDERBROOK APARTMENTS LC – to permit a condominium conversion on 19.38 acres zoned PDH-8 and HC and located at 3905 Penderview Drive. Map 46-3 ((1)) 71.

SEA-80-P-135-04 - MCDONALD’S CORPORATION – to amend the development conditions associated with the prior approval of SE-80-P-135 to permit site modifications to the existing fast food restaurant with drive-thru located at 3009 Gallows Road on 42,222 square feet of land zoned I-5. Map 49-4 ((1)) 17A.

SEA-80-P-078-13 – INOVA HEALTH CARE SERVICES INC. – to amend the previously approved development conditions for Fairfax Hospital, located at 3300 Gallows Road on 58.9 acres zoned R-12, to permit building additions, additional signage and site modifications to include a new Health Education Center, demolition of an existing warehouse and construction of a new warehouse, demolition of the existing Grounds Building, expansion of the Food Service/Conference Building, deletion of the not yet constructed Administrative/Support Services Building, signage for the Heart Institute, and conversion of two temporary construction trailers to permanent structures. Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1D, 1E, and parts of 1A, 1B and 1C.

S02-II-V2 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 73.5 acres located south of the Vienna Metro station and north of Route 29 (currently planned for residential use at 1-2 du/ac, 4-5 du/ac, and public facilities, governmental and institutional use with options for residential use at 5-8 du/ac, 12-16 du/ac and 16-20 du/ac depending on the amount of land consolidation) by modifying the baseline recommendation to allow 4-5 and 5-8 du/ac; a residential option for 12-16 and 16-20 du/ac; and an option for transit-oriented mixed use development for office, retail and residential use up to a maximum FAR of 1.8 with modifications to the boundaries and land unit designations shown in Figure 7 for the Vienna Transit Station Area. Maps 48-1, 48-2 and 48-4, various parcels.

PCA-C-597-3 – MERCANTILE POTOMAC BANK – to amend the proffers associated with the prior approval of C-597 to allow permit a drive-in bank at an existing financial institution located in the Tysons Technology Center in the existing eight-story office building located at 8229 Boone Boulevard on 2.54 acres zoned C-3, HC, SC. Map 39-1 ((6)) part of 69A.

SEA-80-P-078-13 – MERCANTILE POTOMAC BANK - to permit a drive-in bank at an existing financial institution located in the Tysons Technology Center in the existing eight-story office building located at 8229 Boone Boulevard on 2.54 acres zoned C-3, HC, SC. Map 39-1 ((6)) part of 69A.

FDP-2004-PR-006 – WHitestone INvestments INC. - submission of the final development plan for 12 single family attached dwelling units on 1.31 acres zoned PDh-12 and HC. Map 39-2 ((1)) 56.

RZ-2004-PR-010 - yuOh & Alice Ku - to rezone 26,397 square feet of land from R-1 to R-4 to permit residential development at a density of 3.33 du/AC. Map 39-3 ((10)) 18.

RZ-2004-PR-018 – Landmark Property Development LLC – to rezone 1.93 acres from R-1 to R-5 to permit nine single family attached dwelling units (proposed to be incorporated into the existing Marywood residential development. Map 48-1 ((1)) 80.

SE-2004-PR-017 – Ati Career Institute INC. – to permit operation of a university (Stratford University) to operate within an existing office building located at 7777 Leesburg Pike on 4.0 acres zoned C-3 and HC. Map 39-2 ((1)) 47.

SEA-82-P-032-4 - Washington MetropolItan area transit Authority – to amend the development conditions associated with the prior approval of SE-82-P-032 to permit site modifications and a bus ticket facility for the WMATA facilities (Vienna Metro Station) located at 2900 Nutley Street on 29.43 acres zoned R-1 and PDH-20. Map 48-1 ((1)) 90, 91b, 96, 97, 100a; 48-1 ((6)) 7a, 8b; 48-2 ((1)) 1, 4, 4a; 48-2 ((24)) 38a, 48-3 ((4)) 28.

FSA-P96-8-2 – AT&T Wireless - to amend the previously approved application by permitting the addition of a third equipment cabinet on the roof of the 80-foot tall Metro Place office building located at 2650 Park Tower Drive. Map 49-2 ((37)) A.
SPRINGFIELD DISTRICT ACTIONS
1995-2004

CASES BY APPLICATION TYPE
1995-2004

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In 1995, the Planning Commission took action on nine land use applications in the Springfield District, all of which were approved, either wholly or in part. More information on the cases listed below may be obtained from the Planning Commission Office.

**Approved Items**

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the proposed installation of a telecommunications facility on the existing Norfolk Southern Tower be found a feature shown of the Comprehensive Plan. Map 77-1 ((1)) 61.

SEA-86-S-096 - ROLLING FOREST RECREATION ASSOCIATION, INC. - to amend the previously approved development conditions to permit additions of a volleyball court and a 576 square foot storage building to the existing Rolling Forest swimming pool site located on 5.70 acres zoned PDH-3. Map 89-2 ((12)) B1.

456-S95-4 - THE NORTHERN VIRGINIA REGIONAL PARK AUTHORITY - to permit use of 2.5 acres on a periodic limited use basis as an overflow spectator parking area during regattas and other special events held at the 8.6 acre Sandy Run Regional Park. Map 105-2 ((1)) 7.

RZ-94-S-027 - RICHMOND AMERICAN HOMES OF VIRGINIA, INC. - to rezone 5.87 acres from R-1 & HC to R-8 & HC to permit residential development of 45 townhouse units at a density of 7.66 du/ac. Maps 79-3 ((5)) 19B, 20; 89-1 ((2)) 19B1.

SE-95-S-038 - CHURCH OF THE NATIVITY - to permit a church with a private school of general education with an enrollment of 100 or more students daily (K through 8th grade). Map 88-1 ((1)) 10.

RZ-94-S-053 - PARK STREET, INC. - to rezone 6.14 acres from R-1 & R-3 to R-3 for development of a cluster subdivision with 16 lots at a density of 2.61 du/ac. Map 88-2 ((11)) 22; 88-2 ((26)) A.

RZ-93-S-029 - BOARD OF SUPERVISORS, OWN MOTION - to rezone 1.94 acres from R-2 & C-2 to C-6 to permit development of C-6 uses; with the property to be conveyed to Burke Village Center Associates L.P. Map 78-1 ((1)) pt. 27 and a portion of the old Burke Road right-of-way to be abandoned.

SE-95-S-015 - BURKE VILLAGE CENTER ASSOC., L.P. - to permit two fast food restaurants with drive-thru windows as well as uses in a floodplain on 1.77 acres zoned C-6. Map 78-1 ((1)) pt. 27 and a portion of old Burke Road to be abandoned.

RZ-95-S-047 - JA LOVELESS HOMES II - to rezone 1.0 acre from R-1 to R-2 to permit a two lot subdivision at a density of 2.0 du/ac. Map 79-3 ((6)) 36.
Twelve (12) Springfield District land use items were the subject of Planning Commission action in 1996. One item was denied and the remaining eleven applications were approved, either wholly or in part. More information on the cases listed below may be obtained from the Commission Office.

**Denied Item**

456-S95-30 - VOYTEN & ASSOCIATES, INC. - to construct a miniature golf course and bumper boat pond at Braddock Park. Map 66-1 ((1)) 12.

**Approved Items**

456-S95-33 - BELL ATLANTIC - to permit a 180-foot monopole, nine antennas and a one-story modular building on 0.13 acres of the 2.96 acre site of the Burke Volunteer Fire and Rescue Station No. 14. Map 78-1 ((1)) 23, 24.

AF-95-S-001 - JOHN KINCHELOE - to establish the KINCHELOE Local Agricultural & Forestal District for preservation of wooded open space on 24.86 acres zoned RC and WS. Map 85-4 ((1)) 1C, 19A, 19B, 19C.

WAIVER # 015948 - request for waiver of the public street frontage requirement for proposed subdivision of the Shafer Property at 8447 Lee Alan Drive. Map 97-1 ((1)) 32A.

456-S96-3 - APC - to permit a 175-foot monopole, nine panel antennas, two dish antennas and two equipment cabinets on the 9.21 acre Mott Community Center site. Map 67-1 ((1)) 35.

SE-95-S-068 - PRINCE OF PEACE LUTHERAN CHURCH - to permit building additions, site renovations and an enrollment increase to 340 students for an existing church and private school of general education on 3.99 acres zoned PRC. Map 79-3 ((8)) 3.

RZ-96-S-013 - KEN M. SMITH/JACK & MINNIE MAE TROVATO - to rezone 4.61 acres from R-C and WS to R-3 and WS to permit 11 single family detached units at 2.39 du/ac or any R-3 permitted use including a U.S. postal facility. Map 77-1 ((1)) pt.51; 77-3((1)) pt.3.

RZ-96-S-012 - STONEMARK CORP. - to rezone 3.98 acres from R-1 to C-5 for three commercial retail buildings, one or two of which would have a drive-thru window. Map 97-4 ((1)) 18A, 19.

FS-S96-25 - APC - request that twelve panel antennas and seven equipment cabinets, to be co-located on the existing 180-foot Bell Atlantic monopole at Burke Volunteer Fire Station, be found a feature shown of the Comprehensive Plan. Map 78-1 ((1)) 23, 24.

FS-S96-33 - APC - request that twelve panel antennas and seven equipment cabinets, to be co-located on the site of the existing Bell Atlantic 150-foot monopole at 6401 Ox Road (Butts Corner), be found a feature shown of the Comprehensive Plan. Map 77-3 ((1)) pt. 30B.

FS-S96-14 - APC - request that two whip antennas, to be co-located on the 110-foot Media General lattice tower at the West Springfield Government Center site, be found a feature shown of the Comprehensive Plan. Map 79-3 ((4)) 32A.

PCA-92-W-007 - BALMORAL ASSOC., L.L.C. - to amend the previously approved proffers by revising the residential lot lines for Sections 2, 4 and 5 of the Balmoral development on 600.86 acres zoned R-C and WS. Map 74-4 ((2)) A.
The Planning Commission took action on twenty-two land use items in the Springfield District in 1997. The Commission accepted withdrawal of two items, denied one item, and approved the remaining nineteen items, either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

**Items Withdrawn**

APR-97-III-3P - AREA PLANS REVIEW ITEM - nomination by Robert Orlosky, Ken Smith, Jack Trovato and Minnie Trovato to amend the Plan for 20.6 acres on Jonathan Mitchell Road from residential use at .1-.2 du/ac to .5-1 du/ac on 20.6 acres. Map 77-2 ((1)) 51; 77-3 ((1)) 3.

APR-97-CW-1TR - AREA PLANS REVIEW ITEM - nomination by Michael Shannon to amend the Plan by adding a trail recommendation to link the Springfield Glen and Middle Valley subdivisions. Map 98-2.

**Item Denied**

APR-97-III-4P - AREA PLANS REVIEW ITEM - nomination by George Bigus to amend the Plan for 20.54 acres on Ox Road from residential use at 0.5-1 du/ac and 1-2 du/ac to residential use at 1-2 du/ac for the entire parcel. Map 97-3 ((1)) 3.

**Items Approved**

456-S96-6 - AT&T WIRELESS SERVICES - to construct a 150-foot monopole for nine panel antennas with an equipment cabinet on the site of the Fairfax County Police Firing Range at 5645 Revercomb Court in Fairfax Station. Map 67-4 ((1)) 22A.

RZ-96-S-023 - LONG ENTERPRISES, INC. - to rezone 3.98 acres from R-1 to R-3 for ten single family detached units (Holly Ridge) at a density of 2.51 du/ac. Map 88-1 ((1)) 35.

FS-S96-47 - AT&T - to locate nine panel antennas on the existing 99-foot VEPCO transmission tower, with an equipment cabinet on the ground in South Run District Park. Map 88-3 ((1)) 4.

FS-S96-78 - AT&T - to add nine panel antennas to the existing 208-foot Norfolk Southern Tower, with an equipment cabinet on the ground at the 8900 block of Burke Road. Map 78-2 ((1)) pt. 47.

AR-88-S-001 - ESTHER K. PODOLNICK - to renew the previously approved Podolnick Local Agricultural and Forestal District for forest conservation purposes, on 107.29 acres zoned R-C and WS. Map 85-1 ((1)) 10; 85-3 ((1)) 2.

RZ-97-SP-001 - WARREN & ELAINE McCONNELL - to rezone 3.92 acres from R-1 & HC to R-3 & HC for building expansion to accommodate a new gymnasium, additional office and classroom space for the existing Accotink Academy school of special education. Map 79-3 ((4)) 27A, 30A & 31A.

SE-97-S-001 - WARREN & ELAINE McCONNELL - to permit increase to a maximum daily enrollment of 150 students for the existing Accotink Academy private school of special education and to permit parking for an adjacent office use on the property located at 8519 Tuttle Road on 3.92 acres zoned R-3 & HC. Map 79-3 ((4)) 27A, 30A & 31A.

FS-S97-11 - APC - to add nine panel antennas to the existing APC telecommunication facilities on the 210-foot Norfolk Southern Railroad Communications Tower, with three equipment cabinets on the ground in the 8900 block of Burke Road. Map 78-2 ((1)) 47.

FS-S97-21 - APC - to co-locate nine panel antennas on the existing 250-foot Cellular One telecommunications tower, with three equipment cabinets on the ground at 11209 Fairfax Station Road. Map 77-1 ((1)) 1.

AF-96-S-002 - ERNESTO V. & NILA M. CASTRO - to establish the Castro Local Agricultural and Forestal District, for active agricultural uses and forested land, on 118.25 acres zoned R-C & WS. Map 76-3 ((1)) 13.

RZ-1997-SP-014 - HADDON GROUP INC. - to rezone 5.09 acres from R-1 to R-2 for cluster residential development of nine single family detached dwellings at 1.77 du/ac. Map 97-3 ((1)) 6, 7.

1997 Springfield District Applications

FS-S97-40 - AT&T - to replace 100-foot Centreville High School athletic field light standard with a new 125-foot light standard, for 12 panel antennas, two future antennas, and an equipment cabinet at 6001 Union Mill Road. Map 66-1 ((1)) 12A, 12B.

APR-97-CW-3ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for the Pohick Planning District by editorial revisions and updates to text and figures.

APR-97-III-5P - AREA PLANS REVIEW ITEM - nomination by William B. Lawson, Jr. on behalf of the subject property owners to amend the Plan for 14.02 acres on Silverbrook Road and Bayberry Ridge Road (12 single family units known as Silverbrook Farms) via neighborhood consolidation, from residential use at 1-2 du/ac to 3-4 du/ac. Map 97-4 ((1)) 14 and 97-4 ((2)) 1-11.

SEA-79-S-031-2 - MCDONALD'S CORP. - to amend the previously approved and revised development conditions by converting the Roy Rogers in the Burke Town Plaza to a McDonald's fast food restaurant, constructing a building addition, and waiving the minimum lot width and lot area requirements. Map 88-1 ((1)) 14C.

SE-97-S-022 - TRUSTEES OF FAIRFAX BAPTIST TEMPLE - to permit a place of worship, a child care center, and a private school of general education with an enrollment of 100 or more students daily on 27.73 acres zoned R-1. Map 87-2 ((1)) 36.

FS-S97-55 - AT&T - to add ten feet to the existing 136-foot Virginia Power transmission tower for nine panel antennas with an equipment cabinet on the ground at 12465 Henderson Road. Map 85-2 ((1)) 60.

FS-S97-56 - AT&T - to add fifteen feet to the existing 124-foot Virginia Power transmission tower for nine panel antennas with an equipment cabinet on the ground in the Virginia Power easement at 7201 Ivakota Road. Map 75-3 ((2)) 7.
In 1998, the Planning Commission took action on twenty-four land use applications in the Springfield District. The Commission denied one item and approved the remaining twenty-three applications, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Item Denied

APR-98-III-4P – 1998 AREA PLANS REVIEW ITEM – nomination by Timothy Rizer to amend the Comprehensive Plan from residential use at .5-1 and 1-2 du/ac to 1-2 du/ac on 14.86 acres located on Ox Road. Map 97-1 ((1)) 12, 13, 14A, 14B.

Items Approved

456-S97-4 – FAIRFAX COUNTY PARK AUTHORITY – to permit a miniature golf course and ancillary facilities as a minor addition to the existing Braddock Park located at 13451 Braddock Road. Map 66-1 ((1)) 12.

SE-97-S-056 – MOBIL OIL CORPORATION – to permit modifications to an existing service station, to include replacement of the pump island canopy and installation of two new reconfigured pump islands, on 0.87 acres zoned C-6 and HC located at 6381 Rolling Road. Map 89-1 ((1)) 5B.

RZ-1997-SP-022 – CLARK L. MASSIE, TR. – to rezone 3.16 acres from R-1 to R-3 to permit a cluster residential development of eight single family detached homes. Map 78-3 ((3)) 2A.

SEA-88-S-037 – BURKE VOLUNTEER FIRE & RESCUE DEPARTMENT AND FAIRFAX COUNTY BOARD OF SUPERVISORS – to amend the previously approved development conditions by permitting reconstruction and expansion of the Burke Volunteer Fire Station (destroyed by fire on 1/10/97) and to permit the addition of fill in a floodplain for associated parking on 3.49 acres zoned C-5 and R-2 and located at 9501 Old Burke Lake Road. Map 78-1 ((1)) 22B, 23, 24.

FS-S97-70 – NEXTEL – to permit installation of nine panel antennas on the existing 115-foot tall Virginia Power transmission tower, with two equipment cabinets on the ground, located at 9100 Old Keene Mill Road. Map 88-2 ((13)) (6B) B/AR-89-S-022 – MARIE MA, JOAN MA PIERRE, JOSEPH MA PIERRE & JOHN MA PIERRE – to renew the Ma Local Agricultural and Forestal District for continuation of the forestal and agricultural uses on 67.98 acres zoned R-C and WS. Map 75-1 ((1)) 11 and 74-2 ((1)) 14.

SE-97-S-068 – BURKE VILLAGE CENTER ASSOCIATES LP – to permit one freestanding pole-mounted sign with a total area of 80 square feet and height of 32 feet for the Burke Village Center I Shopping Center located at 9522 Burke Road on 8.17 acres zoned C-6. Map 78-1 ((1)) 36.

AR-89-S-004 – EUGENE & VIRGINIA FOSTER – to renew the Foster Local Agricultural and Forestal District, first established in 1989, for continued agricultural and forestal conservation and the cultivation of Christmas trees on 25.51 acres zoned R-C and WS. Map 66-3 ((1)) 3-6, 21.

AR-89-S-005 – WILLIAM MURRAY TRUSTEE FOR JONES JASPER TRUST – to renew the Jasper Local Agricultural and Forestal District, first established in 1989, for continued conservation of forestal uses on 40.6 acres and open space on 55.9 acres zoned R-C and WS. Map 86-2 ((1)) 7.

SEA-83-S-042-2 – APC & BELL ATLANTIC – to amend the previously approved development conditions by permitting a height increase from 110 to 140 feet for the existing Media General tower, to accommodate additional antennas and equipment cabinets, located at 6140 Rolling Road on the site of the West Springfield Government Center on 7.12 acres zoned R-1 and HC. Map 79-3 ((4)) 32, 33, 34.

AR-89-S-003 – THOMAS & MADELEINE REED – to renew the Reed Local Agricultural and Forestal District, first established in 1989, for continued agricultural and forestal uses on 43.0 acres located at 12801 Popes Head Road and zoned R-C and WS. Map 66-4 ((1)) 11, 17, 18.

456-S97-6 – APC – to permit a 30-foot height increase to the existing 110-foot telecommunications tower to accommodate a total of 24 panel antennas (12 each for APC and Media General), three dish antennas for Media General, and one whip antenna (for Fairfax County Communications) on the site of the West Springfield Government Center located at 6140 Rolling Road. Map 79-3 ((4)) 32, 33, 34.

AR-89-S-003 – THOMAS & MADELEINE REED – to renew the Reed Local Agricultural and Forestal District, first established in 1989, for continued agricultural and forestal uses on 43.0 acres located at 12801 Popes Head Road and zoned R-C and WS. Map 66-4 ((1)) 11, 17, 18.
PCA-96-S-012 – STONEMARK CORPORATION – to amend the previously approved proffers by permitting a drive-through pharmacy in one of the approved buildings in the Village Square shopping center located on 3.98 acres zoned C-5. Map 97-4 ((1)) 18A, 19.

SE-89-S-010 – STONEMARK CORPORATION – to permit a CVS Pharmacy with a pick-up/drop-off window to be located in Building D of the Village Center shopping center located at 9019 and 9009 Silverbrook Road. Map 97-4 ((1)) 81A, 19.

2232-S98-6 – NEXTEL – to permit construction of a 188-foot monopole to accommodate three omni-directional antennas (to be replaced by up to 12 panel antennas in the future) with an equipment cabinet on the ground at the site of the Virginia Power Ox Substation site located at 9730 Hampton Road. Map 97-3 ((1)) 14.

ARCHITECTURAL PLANS – FAIRFAX BAPTIST TEMPLE – submission of the architectural renderings for Phase I of the Fairfax Baptist Temple, pursuant to the development conditions associated with the prior approval of SE-97-S-022, located on 27.73 acres zoned R-1. Map 87-2 ((1)) 36.

APR-98-III-4ED – 1998 AREA PLANS REVIEW ITEM – nomination by staff of the Office of Comprehensive Planning to amend the Comprehensive Plan by making editorial changes to the text pertaining to the alternative uses planned for 25.55 acres located on Burke Lake Road. Map 18-3 ((1)) 9, 12A, 13A, 17, 17A, 32, 47.

APR-98-III-3P – 1998 AREA PLANS REVIEW ITEM – nomination by Herbert Melvin to amend the Comprehensive Plan for 6.82 acres located at 7901 and 7909 Ox Road from residential at .1-.2 and .5-1 du/ac to 1-2 du/ac. Map 97-1 ((1)) 10, 12.


APR-98-III-3PF – 1998 AREA PLANS REVIEW ITEM – nomination by the Fairfax County Public Library Board to add language in the Comprehensive Plan identifying the need for a 15,000 square foot community library in the vicinity of Route 123, from Burke Centre Parkway to Clifton Road.

SEA-80-S-103-2 – AMERICAN TOWER SYSTEMS & FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to amend the previously approved development conditions by removing the existing 380-foot tall tower located on 5.43 acres at 6199 Old Arrington Lane and erecting a new 415-foot tower for radio/television broadcasting, telecommunications equipment, public safety antenna, and related equipment. Map 77-3 ((1)) 1A.

2232-S98-2 – AMERICAN TOWER SYSTEMS & FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to replace an existing tower with a 415-foot tower with two broadcast antennas and space to accommodate future users located at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

AF-98-S-001 – EDWARD & EDITH BIERLY – to establish the Bierly Local Agricultural and Forestal District for conservation and forestal uses on 24.17 acres zoned R-1. Map 106-1 ((3)) 9, 10, 10A and ((1)) 14, 16.
In 1999 the Planning Commission took action on fifteen land use applications in the Springfield District all of which were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Items Approved**

FDPA-85-S-064-2-1 - TRUSTEES OF CHRIST UNITED METHODIST CHURCH - to amend the second final development plan for previously approved church, nursery school and related facilities by increasing enrollment of the nursery school, adding a child care center and increasing the building area on 5.0 acres zoned PDH-1. Map 97-4 ((8)) C.

PCA-C-402-7 - MARRIOTT SENIOR LIVING SERVICES, INC. - to amend the previously approved proffers to permit a medical care facility, as a secondary use, consisting of six 14-unit cottages and a community building on 7.37 acres zoned PDH-3. Map 89-4 ((1)) 21, 22D.

FDPA-C-402-5 - MARRIOTT SENIOR LIVING SERVICES INC. - to amend the previously approved final development plan to reflect a medical care facility as a secondary use consisting of six 14-unit cottages and a community building on 7.37 acres zoned PDH-3. Map 89-4 ((1)) 21, 22D.

RZ-1998-SP-054 - COSCAN WASHINGTON, INC. - to rezone 21.2 acres from R-1 to R-3 for cluster residential development of 49 single family detached dwelling units at 2.33 du/ac. Map 78-3 ((1)) 24, 25.


AR-90-S-004 - JLB ASSOCIATES - to renew the JLB Associates Agricultural and Forestal District on 34.1 acres zoned R-C and WS. Map 66-4 ((1)) 19.

SE-99-S-012 - COUNTRY CLUB OF FAIRFAX, INC. - to permit fill in a floodplain for site modifications to the existing Country Club of Fairfax golf course located on 150.9 acres zoned R-C and WS. Map 68-1 ((1)) 17, 18, 20.

AR-83-S-004-2 - LEE J. VAZQUEZ - to renew the Whitehall Local Agricultural and Forestal District on 199.84 acres zoned R-C and WS. Map 75-2 ((1)) 5 and 66-4 ((1)) 21.

SE-99-S-027 - TERRA ASSOCIATES - to permit placement of two 40-square foot identification signs on the clock tower at the West Springfield Shopping Center located on 6.89 acres zoned C-6 and HC. Map 79-3 ((4)) 42, 43.

2232-S99-14 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to renovate and expand the existing police station, district Supervisor's office and fire station at the Springfield Government Center located at 6140 Rolling Road. Map 79-3 ((4)) 32, 32A, 33, 34, 35B, 35C.

FS-S99-9 - AT&T WIRELESS - to install one equipment shelter on the ground and nine panel antennas on an existing Virginia Power 127-foot transmission tower, within the Virginia Power easement on land owned by St. Andrew's Episcopal Church at 6509 Sydenstricker Road. Map 88-2 ((1)) 5.

FS-S99-12 - AT&T WIRELESS - to co-locate an equipment shelter on the ground and nine panel antennas on the existing 188-foot monopole built by Nextel and owned by Virginia Power at 9730 Hampton Road. Map 97-3 ((1)) 14.

RZ-1999-SP-015 - LANDMARK PROPERTY DEVELOPMENT, LLC - to rezone 8.17 acres from R-1 to R-3 for development of 18 single family detached lots at a density of 2.2 du/ac. Map 98-1 ((1)) 34, 35.

AR-90-S-005 - KRISTIN, STEPHEN, KAREN, BRIAN & ALESIAS KLARE - to renew the Klare Local Agricultural and Forestal District on 96.58 acres zoned R-C, R-1 and WS. Map 74-2 ((1)) 8; 75-1 ((1)) 1; 74-2 ((1)) 8B.

AR-83-S-004-2 - LEE J. VAZQUEZ - to renew the Whitehall Local Agricultural and Forestal District on 199.84 acres zoned R-C and WS. Map 75-2 ((1)) 5 and 66-4 ((1)) 21.

FS-S99-16 - NEXTEL - to co-locate up to 12 panel antennas on an existing 150-foot pole erected by AT&T Wireless Services for telecommunications facilities, with an equipment cabinet on the ground at 5645 Revercomb Court. Map 67-4 ((1)) 22A.
In 2000, the Planning Commission took action on twenty-four land use applications in the Springfield District. The Commission accepted withdrawal of one item and approved the remaining twenty-three items, either wholly or in part. Additional information on the items listed below may be obtained from the Planning Commission Office.

**Item Withdrawn**

2232-S99-8 - HOUSING & COMMUNITY DEVELOPMENT - to install outdoor lighting for the ball fields at the Mott Community Center located at 12111 Braddock Road.

**Items Approved**

RZ-1999-SP-052 - J.A. LOVELESS HOMES IX, INC. & MILDRED & JAMES LAWSON - to rezone 6.5 acres from R-1 to R-3 for a cluster subdivision of 17 single family detached lots at a density of 2.61 du/ac. Map 79-3 ((6)) 34, 35, 36A.

2232-S99-16 - FAIRFAX COUNTY PUBLIC SCHOOLS - to construct the new Southwest County Middle School to accommodate 1250 students, with capacity for 1430 students, on 75 acres at the Union Mill Road/Compton Road intersection. Map 74-2 ((1)) 7A, 8B, 8V, 8Z.

FS-S99-32 - APC SPRINT - to install six panel antennas on an existing 127.2 foot Virginia Power transmission tower, with one equipment cabinet on the ground, at 8101 Long Shadows Drive. Map 97-1 ((4)) 4.

FS-S99-36 - AT&T - to install nine panel antennas on a 15-foot extension to an existing 107-foot Virginia Power transmission tower, with one equipment cabinet on the ground at 8400 Durga Place. Map 97-4 ((14)) 6B1.

FS-S99-39 - BELL ATLANTIC - to co-locate 12 panel antennas on an existing 185-foot monopole (co-utilized by Nextel and AT&T), with an equipment cabinet on the ground at 9730 Hampton Road. Map 97-3 ((1)) 14.

FS-S00-4 - METRICOM - to co-locate 16 panel antennas on an existing 1750-foot APC telecommunication monopole, with one equipment cabinet on the grounds, located at the Mott Community Center at 12111 Braddock Road. Map 67-1 ((1)) 35.

FS-S00-27 - METRICOM - to co-locate 16 antennas at the 152 foot level of the existing 180-foot Bell Atlantic monopole (co-utilized by APC) with one equipment cabinet on the ground of the Burke Volunteer Fire Department at 9501 Old Burke Lake Road. Map 78-1 ((1)) 23, 24.

RZ-1999-SP-059 - WINCHESTER HOMES, INC. - to rezone 11.57 acres from R-1 to R-3 for cluster residential development at a density of 2.42 du/ac. Map 79-3 ((5)) 15; 89-1 ((2)) 16, 17, 18, 18A.

AR-83-S-007-2 - GIFFORD D., MARY E. VICTORIA A. & GIFFORD R. HAMPSHIRE - to renew the Hantslot Local Agricultural and Forestal District for 25.0 acres zoned R-C and WS and used for forested open space with a pasture and flower cultivation uses. Map 76-1 ((1)) 1, 26.

AR-83-S-008-2 - CAROL & HARRIET MATTUSCH - to renew the Popes Head Local Agricultural and Forestal District on 31.87 acres of forested open space and horse pasture zoned R-C and WS. Map 76-3 ((1)) 4, 24.

AR-83-S-011-2 - RICHARD, MARY & SARAH OBER - to renew the Walnut Ridge Local Agricultural and Forestal District for 31.85 acres of forested open space with active agricultural uses zoned R-C and WS. Map 96-4 ((1)) 5, 6.

FS-S00-13 - METRICOM - to install 16 antennas at the 120-foot level of the existing 145-foot Cox Communications lattice tower, with one equipment cabinet on the ground at 12510 Yates Ford Road. Map 85-2 ((1)) 38.

FS-S00-29 - METRICOM - to co-locate up to nine panel antennas at the 225-foot level of the existing 415-foot American Tower Systems tower, with one equipment cabinet on the ground, at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

FS-S00-62 - AT&T - to co-locate nine panel antennas on the existing 175-foot monopole (co-utilized by Sprint and Metricom), with one equipment cabinet on the grounds of the Mott Community Center located at 12111 Braddock Road. Map 67-1 ((1)) 35.

AR-83-S-007-2 - GIFFORD D., MARY E. VICTORIA A. & GIFFORD R. HAMPSHIRE - to renew the Hantslot Local Agricultural and Forestal District for 25.0 acres zoned R-C and WS and used for forested open space with a pasture and flower cultivation uses. Map 76-1 ((1)) 1, 26.

FS-S00-27 - METRICOM - to co-locate 16 antennas at the 152 foot level of the existing 180-foot Bell Atlantic monopole (co-utilized by APC) with one equipment cabinet on the ground of the Burke Volunteer Fire Department at 9501 Old Burke Lake Road. Map 78-1 ((1)) 23, 24.

RZ-1999-SP-059 - WINCHESTER HOMES, INC. - to rezone 11.57 acres from R-1 to R-3 for cluster residential development at a density of 2.42 du/ac. Map 79-3 ((5)) 15; 89-1 ((2)) 16, 17, 18, 18A.

AR-83-S-007-2 - GIFFORD D., MARY E. VICTORIA A. & GIFFORD R. HAMPSHIRE - to renew the Hantslot Local Agricultural and Forestal District for 25.0 acres zoned R-C and WS and used for forested open space with a pasture and flower cultivation uses. Map 76-1 ((1)) 1, 26.

AR-83-S-008-2 - CAROL & HARRIET MATTUSCH - to renew the Popes Head Local Agricultural and Forestal District on 31.87 acres of forested open space and horse pasture zoned R-C and WS. Map 76-3 ((1)) 4, 24.

AR-83-S-011-2 - RICHARD, MARY & SARAH OBER - to renew the Walnut Ridge Local Agricultural and Forestal District for 31.85 acres of forested open space with active agricultural uses zoned R-C and WS. Map 96-4 ((1)) 5, 6.

FS-S00-13 - METRICOM - to install 16 antennas at the 120-foot level of the existing 145-foot Cox Communications lattice tower, with one equipment cabinet on the ground at 12510 Yates Ford Road. Map 85-2 ((1)) 38.

FS-S00-29 - METRICOM - to co-locate up to nine panel antennas at the 225-foot level of the existing 415-foot American Tower Systems tower, with one equipment cabinet on the ground, at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

FS-S00-62 - AT&T - to co-locate nine panel antennas on the existing 175-foot monopole (co-utilized by Sprint and Metricom), with one equipment cabinet on the grounds of the Mott Community Center located at 12111 Braddock Road. Map 67-1 ((1)) 35.

AR-83-S-007-2 - GIFFORD D., MARY E. VICTORIA A. & GIFFORD R. HAMPSHIRE - to renew the Hantslot Local Agricultural and Forestal District for 25.0 acres zoned R-C and WS and used for forested open space with a pasture and flower cultivation uses. Map 76-1 ((1)) 1, 26.
2000 Springfield District Applications

SEA-83-S-058 - FRIENDS OF FAIRFAX STATION, INC. - to amend the development conditions associated with the prior approval of SE-83-S-058 to permit a building addition to the museum located at 11200 Fairfax Station Road on 5.0 acres zoned R-C and WS. Map 76-2 ((1)) 9.

FSA-S96-78-1 - AT&T - to amend the previously approved feature shown application by replacing the existing equipment cabinet with a larger structure located in the 8900 block of Burke Road. Map 78-2 ((1)) 47.

RZ-2000-SP-016 - BAUER DRIVE ASSOCIATES, LLC - to rezone 4.43 acres from R-3 and HC to R-8 and HC to permit residential development of 25 single family detached units at a density of 5.64 du/ac. Map 79-3 ((4)) 37, 37A, 38A, 38B.

FS-S00-94 - AT&T - to co-locate nine panel antennas on the existing Crown-Castle 180-foot tower (co-utilized by Verizon, Sprint and APC), with an equipment cabinet on the grounds of the Burke Volunteer Fire Station located at 9501 Old Burke Lake Road. Map 78-1 ((1)) 23, 24.

RZ-2000-SP-026 - IVY DEVELOPMENT - to rezone 3.82 acres from R-1 to PDH-3 for development of eleven single family detached units. Map 89-4 ((1)) 60.

FDP-2000-SP-026 - IVY DEVELOPMENT - submission of the final development plan for residential development of eleven single family detached units on 3.82 acres zoned PDH-3. Map 89-4 ((1)) 60.

FS-S00-92 - XM SATELLITE RADIO - to co-locate three panel antennas and one dish antenna on the existing 415-foot monopole (co-utilized by Fairfax County and PageNet), with an equipment cabinet on the ground at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

FS-S00-102 - NEXTEL - to install 12 panel antennas on a 137-foot Virginia Power tower, with one equipment cabinet on the ground at 12465 Henderson Road. Map 85-2 ((1)) 60.
In 2001, the Planning Commission took action on thirty-six land use applications in the Springfield District, all but one of which were approved, either wholly or in part. Additional information on the cases listed below is available from the Planning Commission Office.

Item Denied

SE-98-S-024 - TRUSTEES OF KNOLLWOOD BAPTIST CHURCH - to permit a 1,200 seat church and related facilities including a private school of general education and a child care center with a maximum enrollment of 150 children on 33.76 acres zoned R-C & WS. Map 67-4 ((14)) 17-22.

Items Approved

FS-S00-98 – VOICESTREAM - to install six antennas on an existing 112-foot VEPCO transmission tower, with an equipment cabinet on the ground at 8716 Ox Road. Map 106-1 ((10)) 8.

FS-S00-95 – AT&T - to install nine panel antennas on an existing 110-foot Vepco transmission tower, with an equipment cabinet on the ground, located at 12466 Henderson Road. Map 96-1 ((9)) 9.

FS-S00-121 – AT&T - to install nine panel antennas on an existing 111-foot Virginia Power transmission tower, with equipment cabinet on the ground, located at 11116 Henderson Road. Map 96-1 ((1)) 17.

FS-S00-112 – FAIRFAX CO. WATER AUTHORITY - to replace 15,200 feet of 36-inch water main with a 42-inch water main, along Route 123 from Lorton Road to Gauge Drive, and to install 3,200 feet of 30-inch water main along Route 123 from Gauge Drive to Long Shadows Drive. Maps 97-1, 97-3, 106-1, 106-4.

FS-S00-135 – VOICESTREAM - to co-locate six panel antennas on an existing 150-foot Cox cable tower (co-utilized by Metromic) with one equipment cabinet on ground at 12510 Yates Ford Road. Map 85-2 ((1)) 38.

FS-S01-1 – NEXTEL - to co-locate 12 panel antennas on an existing 110-foot VEPCO transmission tower, with one equipment cabinet on the ground, located within Braddock Park at 13451 Braddock Road. Map 66-1 ((1)) 12.

FS-S01-2 – NEXTEL - to co-locate nine panel antennas on an existing 115-foot VEPCO transmission tower, with one equipment cabinet on the ground, located within a power easement on Ivakota Road at 12895 Clifton Creek Drive. Map 75-3 ((1)) 10.

2232-S00-38 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to construct the four-bay Crosspointe Fire Station with accompanying administration area, dormitory and 50 parking spaces at 8716 Ox Road. Map 106-1 ((10)) 8.

FS-S00-109 – METRICOM - to install 16 panel antennas on an existing 110-foot tall Virginia Power lattice tower, with an equipment cabinet located on the ground, at 9220 Old Keene Mill Road. Map 88-2 ((1)) 4; ((13)) (6A) A; (6B) A.

FS-S00-120 – VOICESTREAM - to install six panel antennas on an existing 120-foot Virginia Power pole, with an equipment cabinet on the ground, located in the power easement right-of-way at the intersection of Lee Chapel Road and the Fairfax County Parkway. Map 88-3.

FS-S00-130 – XM SATELLITE RADIO - to co-locate one dish antenna and one whip antenna on the existing 185-foot Virginia Electric Power monopole (co-utilized by AT&T, Nexpert & Bell Atlantic), with an equipment cabinet on the ground located at 9730 Hampton Road. Map 97-3 ((1)) 14.

FS-S01-4 – NEXTEL - to co-locate twelve panel antennas on an existing 175-foot monopole, with one equipment cabinet on the ground, on property used for the Mott Community Center at 12111 Braddock Road. Map 67-1 ((1)) 35.

456A-S95-33-1 – VERIZON – to amend the previously approved public facility application by permitting the addition of nine panel antennas to the existing 180-foot monopole located at the Burke VFD Fire Station #14 at 9501 Old Burke Lake Road. Map 78-1 ((1)) 23, 24.

2232-S01-6 – FAIRFAX CO. WATER AUTHORITY – to extend 6,000 feet of 30-inch water main from Ox Road to the Fairfax County Parkway to interconnect water supplies from the Potomac and Occoquan treatment facilities. Map 88-3 and 97-1.

456A-S89-34-1 – VERIZON – to amend the previously approved public facility application by permitting the addition of nine panel antennas to the existing 150-foot monopole located at Butts Corner at 6401 Ox Road. Map 77-3 ((1)) 30B.
S01-III-P1 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 14 acres of land known as Silverbrook Farms, currently planned for residential use at .5-1 and 1-2 du/ac with an option for residential use at 2-3 du/ac under specified conditions including consolidation of at least eleven contiguous parcels, by changing the condition to allow consolidation of less than eleven contiguous parcels. Map 97-4 ((1)) 14; (2)) 1-11.

FS-S00-133 – NEXTEL - to co-locate nine panel antennas on an existing 115-foot Virginia Power transmission pole, with one equipment cabinet on the ground, located in the power easement within South Run Park. Map 88-3 ((1)) 4.

FS-S00-132 – SPRINGT - to install six panel antennas on an existing 94.5-foot Virginia Power tower, with one equipment cabinet on the ground in the power easement on land owned by the Longwood Knolls Homeowners Association. Map 88-3 ((3)) J.

RZ-2001-SP-007 - ROSEWOOD BLDG. & DEVELOPMENT - to rezone 8.89 acres from R-1 to R-3 to permit cluster residential development of 21 single family detached units at 2.38 du/ac. Map 97-4 ((1)) 14; (2)) 1-6.

RZ-2001-SP-009 - ROSEWOOD BLDG. & DEVELOPMENT - to rezone 4.10 acres from R-1 to R-3 to permit residential development of eight single family detached units at 1.96 du/ac. Map 97-4 ((2)) 8-11.

FDPA-82-P-069-10-3 - BUILDING IV & BUILDING V ASSOCIATES L.P. - to amend the previously approved final development plan to permit a six-story third office building, a four-story parking structure, and reconstruction of an existing surface parking area on 14.22 acres in Land Bay V-A of Fair Lakes zoned PDC and WS. Map 55-2 ((1)) 11B, 11C.

RZ-2001-SP-003 - PULTE HOME CORPORATION - to rezone 44.45 acres from R-1 to R-2 to permit a cluster subdivision of 91 single family detached units and eight affordable duplex units at a density of 2.27 du/ac. Map 55-1 ((7)) 27-29; 55-2 ((2)) 12-14, 24-26; 55-2 ((3)) F.

AF-01-S-002 – J. GORDON & MARY T. KINCHELOE – to create the Kincheloe II Local Agricultural and Forestal District on 176.5 acres to be maintained as pasture, open fields, and forested land. Map 85-4 ((1)) 1, 10A.

S01-III-BR1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Plan for 34.1 acres (Land Bay A of the Government Center complex) currently planned for office mixed use with an option for residential use, by permitting a forensics facility (including crime scene, computer forensics, and electronic surveillance sections as well as training rooms) on the site. Map 55-2 ((1)) 15.

FSA-Y00-93-1 – XM SATELLITE – to replace existing omni-antennas with panel antennas on an existing 140-foot Virginia Power transmission pole located in the power easement right-of-way in the vicinity of the Fair Lakes Shopping Center. Map 55-1 ((14)) 4C2.

FS-S01-45 – NEXTEL – to co-locate twelve panel antennas on an existing 150-foot monopole, with one equipment cabinet on the ground, at 4643 West Ox Road. Map 56-1 ((13)) 4.

FSA-Y00-44-1 – XM SATELLITE RADIO – to amend a previously approved feature shown application by replacing the existing omni-antenna with two panel antennas flush-mounted to the penthouse walls of the Centerpointe office building located at 4000 Legato Road. Map 46-3 ((1)) 41C.

FDPA-82-P-069-13-7 – PETERSON CO. – to amend the previously approved final development plan by adding a 6,000 square foot commercial building for use as a retail sales establishment on 2.93 acres located in Land Bay IV of Fair Lakes. Map 55-2 ((4)) 18.

FS-S99-41 – DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to construct a sewer pump station facility with underground wet well and generator building, to implement expansion of the Leehigh Village Approved Sewer Service Area, on 1.7 acres at 4904 Briggs Road. Map 56-4.

AR-92-S-002 – MAROPE ARMSTRONG – to renew the Armstrong Local Agricultural and Forestal District for 40 acres zoned R-C and WS. Map 95-3 ((1)) 8.

FS-S01-57 – SPRINGT – to co-locate nine panel antennas on an existing Virginia Power electrical transmission tower, with five equipment cabinets on the ground, at 7325 Kincheloe Road. Map 85-2 ((10)) 2.

FS-S01-59 – VOICESTREAM – to co-locate nine panel antennas on an existing monopole with equipment cabinets placed on the ground at 12111 Braddock Rd. Map 67-1 ((1)) 35.
FS-S01-61 – SPRINT – to co-locate nine panel antennas on an existing light pole, with an equipment cabinet on the ground, at Centreville High School located at 6001 Union Mill Road. Map 59-2 ((1)) 1A.

2232-S01-24 – SPRINT – to replace a 35-foot telecommunications flagpole with a new 88-foot flagpole, with equipment cabinets on the grounds of the Pohick Fire Station at 7801 Maritime Lane. Map 97-2 ((1)) 3.
In 2002, the Planning Commission took action on fifty-one land use applications in the Springfield District. The Commission accepted withdrawal of one item and denied six applications. The remaining forty-four applications were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Item Withdrawn**

APR-02-III-3P – AREA PLANS REVIEW ITEM – nomination by Irma Clifton and Timothy Rizer to amend the Comprehensive Plan for 878.06 acres, revised to 783 acres, located in the Dominion Planning Sector of the Pohick Planning District (generally east of the Sandy Run Regional Park and north of the Occoquan River) to add text regarding provision of sewer service and increasing the residential intensity from .1-.2 or .2-.5 du/ac to 1 du/ac. Maps 106-2, 106-3 and 106-4, various parcels.

**Items Denied**

APR-01-III-5BR – AREA PLANS REVIEW ITEM – nomination by Molly Harbin on behalf of Michael Michnick to amend the Comprehensive Plan for 4.39 acres located on 11725 Lee Highway by adding text permitting special exception and special permit uses allowable in the C-8 district for that portion of the parcel zoned C-8. Map 56-2 ((1)) 67.

APR-01-III-10BR – AREA PLANS REVIEW ITEM – nomination by David Russell to amend the Comprehensive Plan for 0.58 acre located at 11607 Kenwood Terrace by reducing the planned residential intensity at the intermediate and overlay levels to 1 du/ac. Map 56-2 ((6)) 4.

APR-01-III-13BR – AREA PLANS REVIEW ITEM – nomination by Patricia Goins to amend the Comprehensive Plan for 24.34 acres located on Holly Avenue and Lee Highway by reducing the planned residential intensity at the intermediate and overlay levels to 1 du/ac. Maps 56-1 and 56-3, various parcels.

APR-01-III-14BR – AREA PLANS REVIEW ITEM - nomination by Patricia Goins to amend the Comprehensive Plan for 8.39 acres located on Forest Hill Road and Lee Highway by reducing the planned residential intensity at the intermediate and overlay levels to 1 du/ac. Map 56-2 ((1)) 55, 57-59.

APR-01-III-15BR – AREA PLANS REVIEW ITEM – nomination by Patricia Goins to amend the Comprehensive Plan for 8.72 acres located at 11717 and 11725 Lee Highway by reducing the planned residential intensity at the intermediate and overlay levels to 1 du/ac. Map 56-2 ((1)) 66, 67.

APR-02-III-1BR – AREA PLANS REVIEW ITEM – nomination by Ebrahim Babazadeh to amend the Comprehensive Plan for 1.82 acres located at 13101 Lee Highway from residential uses to retail and other uses. Map 55-3 ((1)) 28.

**Items Approved**

SE-01-S-003 – FEDERATED DEPARTMENT STORES, INC. – to permit three signs with a total sign area of 1,372.41 square feet on 2.49 acres zoned C-7 and located at Fair Oaks Mall. Map 46-3 ((8)) pt. 1B.

FS-S01-63 – SPRINT – to permit the addition of nine panel antennas on an existing light pole/telecommunications monopole located on the site of the Chantilly High School at 4201 Stringfellow Road. Map 45-1 ((1)) 9, 9A.

PCA-82-P-069-12 – TRW, INC. – to amend the proffers associated with the prior approval of RZ-82-P-069 on a portion of Land Bay 2 of the Fair Lakes development to permit residential development of 167 single family attached dwelling units on 45.51 acres zoned PDC and WS. Map 55-1 ((1)) 33, 55-2 ((1)) 21.

FDPA-82-P-069-1-2 – TRW, INC. – to amend the previously approved final development plan for a portion of Land Bay 2 of the Fair Lakes development to permit residential development of 167 single family attached dwelling units on 45.51 acres zoned PDC and WS. Map 55-1 ((1)) 33, 55-2 ((1)) 21.

APR-01-III-4BR – AREA PLANS REVIEW ITEM – nomination by Keith Martin, on behalf of Community Centers One LLC, to amend the Comprehensive Plan for the Fairfax Towne Center, located in Sub-unit J1 of the Fairfax Center on 22.79 acres, by adding an option for residential/mixed use with hotel or multifamily use in addition to the current Plan text for office/mixed use. Map 46-3 ((1)) 24A.
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456A-S96-6-1 – AT&T – to amend the previously approved telecommunications facility located at 5755 Revercomb Court by permitting the addition of one new equipment cabinet at the base of the monopole. Map 67-4 ((1)) 22A.

FSA-S96-47-1 – AT&T – to amend the previously approved telecommunications facility located at Pohick Road and the Fairfax County Parkway in the South Run District Park by permitting replacement of one equipment cabinet and the addition of two new equipment cabinets. Map 88-3 ((1)) 4.

SE-01-S-046 – VIRGINIA GOLF CENTER & ACADEMY – to permit a one-year extension on the length of time a temporary trailer can remain on the site of an existing driving range (120 tees, 24 putting greens and five chipping targets), nine-hole golf course, maintenance building and clubhouse on 55.5 acres zoned R-C and WS and located at 58012 Clifton Road. Map 66-1 ((1)) 13B.

PCA-C-402-08 – ROLLING WOODS LLC AND BROOKFIELD WASHINGTON, INC. – to amend the proffers associated with the prior approval of C-402 and its revisions to permit housing for the elderly as a secondary use in a P-District on 7.37 acres zoned PDH-3. Map 89-4 ((1)) 21, 22D.

FDPA-C-402-5 – ROLLING WOODS LLC AND BROOKFIELD WASHINGTON, INC. – to amend the previously approved final development plan to permit housing for the elderly as a secondary use in a P-District on 7.37 acres zoned PDH-3. Map 89-4 ((1)) 21, 22D.

SE-01-S-028 – GESHER JEWISH DAY SCHOOL OF NORTHERN VIRGINIA – to permit the development of a private school of general education with a maximum daily enrollment of 540 students on 28.31 acres zoned R-C and WS and located at 4700 Shirley Gate Road. Map 56-4 ((1)) 19B and 56-4 ((3)) 1.

FSA-Y96-67-1- SPRINT – to amend the previously approved telecommunications facility located at 4050 Legato Road by permitting the addition of two new equipment cabinets on the building rooftop. Map 46-3 ((1)) 41B. (Formerly in the Sully District)

FSA-S97-40-1 – AT&T – to amend the previously approved telecommunications facility located at 6001 Union Road by permitting the addition of one new equipment cabinet. Map 66-1 ((1)) 12A, 12B.

FSA-S96-78-2 – AT&T – to amend the previously approved telecommunications facility located at 8900 Burke Road by permitting the addition of one new equipment cabinet and expansion of the concrete pad. Map 78-2 ((1)) 47.

RZ-2001-SP-041 – CENTEX HOMES – to rezone 79.95 acres from R-1, R-2, and WS to PDH-12 and WS to permit the development of five single family detached, 327 single family attached, and 755 multi-family units, including 89 affordable dwelling units. Map 56-1 various parcels.

FDP-2001-SP-041 – CENTEX HOMES – submission of the final development plan for the Dix-Cen-Gato property in the Fairfax Center Area for a development consisting of five single family detached, 327 single family attached, 755 multi-family units, including 89 affordable dwelling units, and a 13 acre school site to be dedicated on 79.95 acres zoned PDH-12 and WS. Map 56-1 various parcels.

4462-SP-02 – BURKE LAKE SELF-STORAGE – submission of the site plan for the three-story Burke Lake Self-Storage facility, pursuant to the proffers associated with the prior approval on 11/6/78 of RZ-78-S-007 (in the name of James L. Jones), on a portion of the 14.76 acre site zoned I-5. Map 77-3 ((1)) 9.

PCA-87-S-039-5 – FAIRFAX CORNER MIXED USE, L.C. -- to amend the proffers associated with the prior approval of RZ-87-S039 to redistribute the approved square footage within Land Bays 2 and 3 to permit 255,000 square feet of new mid-rise residential units on 36.28 acres zoned PDC. Map 56-1 ((1)) 47B, 47B1, and 47B2.

FDP-87-S-039-9 – FAIRFAX CORNER MIXED USE, L.C. -- to amend the previously approved final development plan and its prior revisions to redistribute the approved square footage within Land Bays 2 and 3 to permit 255,000 square feet of new mid-rise residential units on 36.28 acres zoned PDC. Map 56-1 ((1)) 47B, 47B1, and 47B2.

RZ-2002-SP-001 – PENDER VETERINARY CLINIC – to rezone 2.13 acres from C-6, C-7, and HC to C-7 and HC to permit the expansion of an existing office building and veterinary clinic. Map 46-3 ((1)) 52A and 52B; 46-3 ((8)) 17.

SE-02-S-001 – PENDER VETERINARY CLINIC – to permit an increase in the percentage of office space allowed in the C-7 District and an automobile oriented use on 2.13 acres and located at 4001 Legato Road. Map 46-3 ((1)) 52A and 52B and 46-3 ((8)) 17.

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SEA-82-S-087-3 – MERRIFIELD GARDEN CENTER CORP – to amend the development conditions associated with the prior approval of SE-82-S-087-03 to permit an additional parcel and add additional floor area on 38 acres zoned R-1, R-C, and WS and located at 12101 and 12039 Lee Highway. Map 56-3 ((1)) 13 and 14.

AR-93-S-003 – JOHN & RITA BOLEY – to renew the Boley Local Agricultural and Forestal District for a second eight-year period on 28.0 acres located at 13442 Compton Road and maintained as residential (one acre) and open space and forested land (27 acres). Map 75-1 ((1)) 8V/Z. (Formerly in the Providence District)

PCA-1998-SU-040 – FAIRFAX CENTER COMMERCIAL, LLC – to amend the proffers and general development plan associated with the prior approval of RZ-1998-SU-040 to permit a redistribution of the approved square footage to permit a 125,000 square foot retail use in the form of a grocery store and accessory uses on 12.10 acres zoned C-6. Map 56-2 ((1)) 70A. (Formerly in the Sully District)

PCA-1998-SU-040-3 – WINCHESTER HOMES, INC – to amend the proffers and generalized development plan associated with the prior approval of RZ-1998-SU-040 to permit a redistribution of the approved square footage to permit a 125,000 square foot retail use in the form of a grocery store and accessory uses on 12.10 acres zoned C-6. Map 56-2 ((1)) 70A. (Formerly in the Sully District)

PCA-84-P-114-3 – WINCHESTER HOMES, INC – to amend the proffers and general development plan associated with the prior approval of RZ-1998-SU-040 to permit a redistribution of the approved square footage to permit a 125,000 square foot retail use in the form of a grocery store and accessory uses on 12.10 acres zoned C-6. Map 56-2 ((1)) 70A. (Formerly in the Sully District)

SEA-84-P-129-3 – WINCHESTER HOMES, INC – to amend SEA-84-P-129-02, previously approved for medical facilities, to permit the deletion of 5.89 acres from the special exception area to allow for the development of 25 single family attached units on 14.87 acres zoned R-5, HC, and WS. Map 45-4 ((1)) 6A. (Formerly in the Providence District)

PCA-86-P-089-5 – FAIR LAKES METROPOLITAN SQUARE II, LLC – to amend the proffers associated with the prior approval of RZ-86-P-089-5 by increasing the floor area ratio via a transfer of development intensity from Land Bay C to Land Bay A to accommodate two office buildings, a retail building and the Fairfax County Police Department forensics facility on property zoned PDC and WS. Map 55-2 ((1)) 15. (Formerly in the Providence & Sully Districts)

FDPA-86-P-089-2 – FAIR LAKES METROPOLITAN SQUARE II, LLC – to amend the previously approved conceptual development plan and its prior revisions by increasing the floor area ratio via a transfer of development intensity from Land Bay C to Land Bay A to accommodate two office buildings, a retail building and the Fairfax County Police Department forensics facility on property zoned PDC and WS. Map 55-2 ((1)) 15. (Formerly in the Providence & Sully Districts)

PCA-86-W-001-5-2-1 – FAIR LAKES METROPOLITAN SQUARE II, LLC – to amend the previously approved development plan and its prior revisions by increasing the floor area ratio via a transfer of development intensity from Land Bay C to Land Bay A to accommodate two office buildings, a retail building and the Fairfax County Police Department forensics facility on 30.79 acres zoned PDC and WS. Map 55-2 ((1)) 15. (Formerly in the Sully District)

CDPA-86-W-001-3 – FAIR LAKES METROPOLITAN SQUARE II, LLC – to amend the previously approved development plan and its prior revisions by increasing the floor area ratio via a transfer of development intensity from Land Bay C to Land Bay A to accommodate two office buildings, a retail building and the Fairfax County Police Department forensics facility on 30.79 acres zoned PDC and WS. Map 55-2 ((1)) 15. (Formerly in the Sully District)

PCA-86-P-089-5 – FAIR LAKES METROPOLITAN SQUARE II, LLC – to amend the proffers associated with the prior approval of RZ-86-P-089-5 by increasing the floor area ratio via a transfer of development intensity from Land Bay C to Land Bay A to accommodate two office buildings, a retail building and the Fairfax County Police Department forensics facility on property zoned PDC and WS. Map 55-2 ((1)) 15. (Formerly in the Providence & Sully Districts)

FDPA-86-P-089-2 – FAIR LAKES METROPOLITAN SQUARE II, LLC – to amend the previously approved conceptual development plan and its prior revisions by increasing the floor area ratio via a transfer of development intensity from Land Bay C to Land Bay A to accommodate two office buildings, a retail building and the Fairfax County Police Department forensics facility on property zoned PDC and WS. Map 55-2 ((1)) 15. (Formerly in the Providence & Sully Districts)

FSA-Y96-70-1 – SPRINT – to amend the previously approved telecommunications facility located on the roof of the Hyatt Hotel at 12777 Fair Lakes Circle by permitting addition of an equipment cabinet and to flush-mount the nine existing antennas to the building parapet. Map 55-2 ((1)) 14. (Formerly in the Sully District)

FSA-S99-32-1 – SPRINT – to amend the previously approved telecommunications facility by adding one new equipment cabinet and upgrading the existing cabinets located on the ground next to the Virginia Power pole located at 8101 Long Shadow Drive. Map 97-1 ((4)) 4.
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FS-S02-17 – to permit improvements to the miniature golf course, croquet green, bowling green, parking areas and access trails of the Burke Lake Park facility located at 7315 Ox Road in Fairfax Station. Map 87-2 ((1)) 29 and 87-4 ((1)) 2, 5, 6.

APR-02-II-3F – AREA PLANS REVIEW ITEM – nomination by John Farrell, on behalf of the Fairfax Assembly of God, to amend the Comprehensive Plan for 3.70 acres in Sub-unit J3 of the Fairfax Center Area Plan and located on Legato Road by increasing the FAR of the institutional use and office use at 1.0 FAR in order to accommodate possible expansion of the church. Map 46-3 ((1)) 45-50.

APR-III-2BR – AREA PLANS REVIEW ITEM – nomination by Molly Harbin, on behalf of Christopher Companies, Inc., to amend the Comprehensive Plan for 82.38 acres located on Willow Springs Road and Braddock Road to add an option for residential use at 1-2 du/ac. Map 66-2 ((1)) 4A, 4B, 4D, 9-17.

APR-02-III-1P – AREA PLANS REVIEW ITEM – nomination by Claude and Marie Jackson to amend the Comprehensive Plan for 2.42 acres located at 6314 Lee Chapel Road from residential use at 2-3 du/ac to residential use at 5-8 du/ac. Map 78-3 ((1)) 22A, 22B.

456A-S89-40-1 – FIRE & RESCUE DEPARTMENT & DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – to amend the previously approved fire and rescue station located at 12038 Lee Highway by permitting modifications to the original facility which was destroyed by fire. Map 56-1 ((1)) 36A.

PCA-74-2-112-4 – McDONALD’S CORPORATION – to amend the proffers associated with the prior approval of RZ-74-2-112 by removing the prohibition of commercial retail use in order to permit a retail use (fast food restaurant) on a 1.13 acre portion of the original 9.35 acre site. Map 56-1 ((13)) 2.

SE-01-S-055 – McDONALD’S CORPORATION – to permit construction and operation of a fast food restaurant with a drive-through window on 1.13 acres zoned I-5 and WS. Map 56-1 ((13)) 2.

RZ-2002-SP-004 – EQUITY HOMES, L.P. – to rezone 28.94 from R-1, WS to R-2, WS to permit a cluster subdivision for the development of 41 single family detached lots. Map 55-4 ((1)) 1, 2, 3, 4A, 5 and 6. (Formerly in the Sully District)

SE-2002-SP-032 – CLIFFORD A. AND MADONNA E. TAYLOR – to permit the continued operation of a plant nursery with accessory uses, including retail sales, until December 31, 2005, on 2.1 acres zoned R-1 (R-2 proposed pursuant to RZ-2002-SP-004) and located on the north side of Route 29 approximately 200 feet west of Willowmeade Drive. Map 55-4 ((1)) 1, 2, 3, 4A, 5 and 6. (Formerly in the Sully District)

2232A-S99-16-1 – FAIRFAX COUNTY PUBLIC SCHOOLS - to amend the previously approved middle school (Liberty Middle School) to be located at Union Mill Road near Compton Road by conveying 26,250 square feet of the approved 81-acre school site back to the adjoining property owner to enable that property to meet the minimum acreage requirement for designation as an agricultural and forestal district. Map 74-2 ((1)) 23.
The Planning Commission took action on 30 Springfield District land use items in 2003. The Commission recommended denial of two applications and the remaining items were approved either wholly or in part. Additional information on the items listed below is available upon request.

Items Denied

RZ-2002-SP-006 – ZIA U. HASSAN – to rezone 4.79 acres from R-1 to PDH-2 for development of three single family detached dwelling units. Map 55-3 ((1)) 38.

FDP-2002-SP-006 - ZIA U. HASSAN – submission of the final development plan for three single family detached dwelling units located on 4.79 acres proposed to be rezoned from R-1 to PDH-2. Map 55-3 ((1)) 38.

Items Approved

2232-S02-27 – COXCOM INC. – to construct a 4500 square foot one-story telecommunication facility at 9574 and 9576 Burke Road. Map 78-1 ((1)) 27D, 37A.

FAIRFAX CORNER ARCHITECTURAL ELEVATIONS – submission of the architectural elevations for the Fairfax Corner mixed use development, pursuant to the Development Conditions associated with the prior approval of FDPA-87-S-039-9, located on 36.28 acres zoned PDC. Map 56-1 ((1)) 47B, 47B1, 47B2.

PCA-91-S-009 – MICHAEL & BUFFA HARGETT – to amend the proffers associated with the prior approval of an eight lot subdivision comprised of seven single family detached dwellings by revising proffer 3 to allow direct access to Ox Road for Lot 1, located on 1.83 acres zoned R-2 within the South Run Oaks subdivision. Map 97-1 ((10)) 1.

RZ-2002-SP-033 – CHRISTOPHER MANAGEMENT, INC. - to rezone 8.9 acres from R-1 to PDH-2 for residential development. Map 66-2 ((11)) 12, 13, 14.


PCA-1999-SU-043 – KUSTOM KASTLES LLC – to amend the previously approved proffers for a 12.53 acre portion of the 17.7 acre Forest Hills of Fairfax residential development zoned PDH-2, to permit construction of a new single family detached residence to replace the demolished residence (which had been proffered to remain on lot 30). Maps 56-2 ((22)) A, 23 and 56-4 ((15)) 9-20, 29, 30.

FDPA-1999-SU-043 – KUSTOM KASTLES LLC - to amend the previously approved final development plan for a 12.53 acre portion of the 17.7 acre Forest Hills of Fairfax residential development zoned PDH-2, to reflect a new single family detached residence in lieu of the demolished residence (which had been proffered to remain on lot 30). Maps 56-2 ((22)) A, 23 and 56-4 ((15)) 9-20, 29, 30.

S02-II-F1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for land at the northeast corner of the intersection of Monument Drive and Fair Lakes Parkway, currently planned for office mixed up to 1.0 FAR, by adding an option for multifamily residential use. Map 46-3 ((1)) 36E.

RZ-2002-SP-032 – LAND MASTER CORP. – to rezone 2.04 acres from I-5, C-8 and R-C to I-5 and R-C to permit a storage yard for vehicles and equipment for contractors consisting of 47 gravel parking spaces with no buildings. Map 77-1 ((1)) 2, 3, 5.

FS-S02-27 – VERIZON WIRELESS – to co-locate twelve telecommunications panel antennas on the existing 150-tall monopole, with one equipment cabinet on the ground near the base of the pole, on the grounds of the old Police Firing Range located at 5775 Revercomb Count. Map 67-4 ((1)) 22A.

FS-S03-3 – SPRINT PCS – to co-locate six telecommunications panel antennas to the façade, with four equipment cabinets placed on the roof, of the existing 106-foot tall Crown Ridge Office Building located at 4035 Ridgetop Road. Map 56-2 ((1)) 36.

SE-2002-SP-025 – FAIR OAKS CHILD DEVELOPMENT CENTER, LLC – to permit an increase in land area from 1.64 to 2.28 acres, an increase in enrollment from 75 to 150 children, and construction of a 5,480 square foot addition to the existing child care center located on 2.28 acres zoned R-1 and WS at 12002 Lee Highway. Map 56-1 ((7)) 7 and 56-3 ((2)) 61.

2003 Springfield District Applications

SE-2003-SP-007 – JEAN PHILLIPSON, ED DYER II, JOEL & IRENE LUTKENHOUSE – to permit a driveway in a floodplain to access two proposed single family dwellings (not proposed to be located in the floodplain) on 15.54 acres zoned R-C and WS. Map 76-3 ((1)) 10A and ((11)) 10A1.

SEA-95-S-038 – BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON – to amend the previously approved church with private school of general education (Church of the Nativity), located at 6398 Nativity Lane on 10.19 acres zoned R-1, to permit the addition of a nursery school. Map 88-1 ((1)) 10.

7656-SP-15 – SUMMIT FAIRFAX CORNER – review of the architectural elevations for the residential component (Summit Fairfax Corner) of the Fairfax Corner mixed use development (previously approved under RZ-2002-SP-039) located on 36.28 acres zoned PDC. Map 56-1 ((1)) 47B, 47B1, 47B2.

PCA-84-P-101-3 – CAMDEN U.S.A. INC. – to amend the proffers associated with the prior approval of a 7.45 acre portion of the 78-acre Centennial Gateway mixed use development to permit replacement of two approved office buildings with a multifamily residential four-story structure containing up to 400 dwelling units and a small retail component. Map 46-3 ((1)) 36E.

FDPA-84-P-101-3 - CAMDEN U.S.A. INC. – to amend the previously approved final development plan for a 7.45 acre portion of the 78-acre Centennial Gateway mixed use development to reflect replacement of two approved office buildings with a multifamily residential four-story structure containing up to 400 dwelling units and a small retail component. Map 46-3 ((1)) 36E.

RZ-2003-SP-021 – CLARK L. MASSIE – to rezone 2.42 acres from R-1 to PDH-5 for development of twelve single family attached dwelling units at a density of 4.96 du/ac. Map 78-3 ((1)) 22A, 22B.

FDP-2003-SP-021 – CLARK L. MASSIE – submission of the final development plan for twelve single family attached dwelling units on 2.42 acres zoned PDH-5. Map 78-3 ((1)) 22A, 22B.

SE-2003-SP-012 – IVY DEVELOPMENT L.C. – to permit construction of a wetlands area in a floodplain in order to return currently maintained lawn area to a natural state on a portion of 2.19 acre site proposed for residential development under RZ/FDP-2003-SP-018. Map 97-1 ((1)) 10, 12.

FS-S03-23 – DEPT. OF INFORMATION TECHNOLOGY – to co-locate two whip antennas on the existing Cox Cable (formerly Media General Cable) tower located on County property at 4600 West Ox Road in order to meet public safety engineering and radio coverage requirements. Map 56-1 ((1)) 2.

SEA-01-S-046 – SANG OH & COMPANY, INC. dba VIRGINIA GOLF CENTER & ACADEMY – to amend the development conditions associated with the prior approval of a golf drive range and golf course located at 58-1 Clifton Road on 55.5 acres zoned R-C and WS by extending the time limit for the temporary trailer used for operations until issuance of a Non-Residential Use Permit for the permanent clubhouse facility. Map 66-1 ((1)) 13B.

FS-S03-31 – FAIRFAX COUNTY FIRE & RESCUE DEPARTMENT – to permit construction of a three-story Collapsed Simulator Building at the Fire and Rescue Training Center located at 4600 West Ox Road. Map 56-1 ((1)) 13B.

RZ-2003-SP-018 – IVY DEVELOPMENT L.C. – to rezone 2.19 acres from R-1 to PDH-8 for residential development. Map 78-4 ((2)) 1, 2, 3.


SE-2003-SP-012 – IVY DEVELOPMENT L.C. – to permit construction of a wetlands area in a floodplain in order to return currently maintained lawn area to a natural state on a portion of 2.19 acre site proposed for residential development under RZ/FDP-2003-SP-018. Map 78-4 ((2)) 1, 2, 3.

FS-S03-35 – DEPT. OF INFORMATION TECHNOLOGY – to co-locate two whip antennas on the 495-foot tall existing broadcasting/telecommunications tower located at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.
In 2004, the Planning Commission took action on 26 land use applications located in the Springfield District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

**Items Approved**

SEA-99-S-012 – THE COUNTRY CLUB OF FAIRFAX, INC. – to amend the previously approved development conditions by permitting building additions and site modifications (including ten new outdoor tennis courts, a reconstructed 8-lane lap pool, wading pool, children’s pool, a new pool and tennis facility building, a snack room, cart barn, maintenance facility, and additional parking spaces) to the Country Club of Fairfax, located at 5110 Ox Road and 11001 Braddock Road on 150.85 acres zoned R-C and WS. Map 68-1 ((1)) 17, 18, 20.

PCA-86-P-089-6 – THE PETERSON COMPANIES L.C. – to amend the proffers associated with the prior approval of RZ-86-P-089 for Land Bay A of the Government Center to provide for a mixed use development consisting of retail and residential uses on 3.29 acres zoned PDC and WS. Map 55-2 ((1)) part of 15.

FDPA-86-P-089-3 - THE PETERSON COMPANIES L.C. – to amend the previously approved final development plan for Land Bay A of the Government Center to reflect a mixed use development consisting of retail buildings and 400 residential dwelling units on 3.29 acres zoned PDC and WS. Map 55-2 ((1)) part of 15.

PCA-86-W-001-10 - THE PETERSON COMPANIES L.C. – to amend the proffers associated with the prior approval of RZ-86-W-001 for Land Bay A of the Government Center to provide for a mixed use development consisting of retail and residential uses on 30.79 acres zoned PDC and WS. Map 55-2 ((1)) part of 15.

FDPA-86-W-001-5-2-2 - THE PETERSON COMPANIES L.C. – to amend the previously approved final development plan for Land Bay A of the Government Center to reflect a mixed use development consisting of retail buildings and 400 residential dwelling units on 30.79 acres zoned PDC and WS. Map 55-2 ((1)) part of 15.

PCA-82-P-069-13 - THE PETERSON COMPANIES L.C. – to amend the previously approved proffers for Land Bay VB3 of the Fair Lakes development to reflect the possible future use for retail and additional parking on 1.45 acres zoned PDC and WS. Map 55-2 ((1)) part of 14B1.

FDPA-82-P-069-14-3 - THE PETERSON COMPANIES L.C. – to amend the previously approved final development plan for Land Bay VB3 of the Fair Lakes development to reflect the possible future use for retail and additional parking on 1.45 acres zoned PDC and WS. Map 55-2 ((1)) part of 14B1.

RZ-2003-SP-044 - GURHAN DEMIRKAN – to rezone 1.03 acres from R-1 to R-3 for two single family detached residences. Map 97-4 ((2)) 7.

PCA-1998-SU-040-2 - WEGMANS FOOD MARKETS, INC. – to amend the proffers associated with the prior approval of RZ-1998-SU-040, previously approved for commercial development, to permit a waiver of certain sign regulations on 12.08 acres zoned C-6. Map 56-2 ((1)) 70A.

2232-S03-13 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL MANAGEMENT AND DEPARTMENT OF FAMILY SERVICES – to establish a 60-bed West County Family Shelter comprised of a one to two-story facility with two two-level transitional housing units, including a tot lot, multi-use court, and parking area, located on 5.66 acres at 5290 T Meadow Estates Drive. Map 55-3 ((1)) 27B.

FS-S04-4 – OMNIPOINT - to co-locate nine antennas on an existing Virginia Power tower located at 11116 Henderson Road. Map 96-1 ((1)) 17.

2232-S04-3 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to establish new County and State public safety and transportation facilities (to include a public safety operations center for County and State communications functions, a County police forensics facility, a 199-foot tall monopole for future telecommunications antennas, a VDOT regional headquarters facility with shared child care center, State Police administrative offices, a bus operations and maintenance facility, and parking facilities) at 4726 & 4800 West Ox Road. Map 55-2 ((1)) 4, 4A; 55-4 ((1)) 17A; 56-1 ((1)) 3, 3A, 3B.

FAIRFAX CORNER ARCHITECTURAL ELEVATIONS – submission of the architectural elevations, pursuant to Development Condition 9 of FDPA-87-S-039-9, for Building L (Coastal Flats Restaurant) and Building F (Plow & Hearth Products for Country Living) of the Fairfax Corner mixed use development located on 36.28 acres zoned PDC. Map 56-1 ((1)) 47B, 47B1, and 47B2.
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FS-S04-22 – OMNIPOINT - to install nine panel antennas on a platform mounted near the top an existing replacement stadium light pole with three equipment cabinets under the bleachers of the football stadium at Chantilly High School located at 4201 Stringfellow Road. Map 45-1 ((1)) 9A.

2232-S04-4 – FAIRFAX COUNTY PARK AUTHORITY - to establish a public park (Popes Head Estates Park) for public use on 97 acres located at 11733 Washington Street. Map 67-1 ((1)) 36, 94; 67-1 ((4)) 17; 67-2 ((1)) 37; 67-2 ((6)) 5, 5A; 67-2 ((14)) 7.

SE-2003-SP-041 – COXCOM INC. – to permit a freestanding fast food restaurant with a drive-through on Parcel 37B and to permit fill in a floodplain/Resource Protection Area for the site entrance on Parcel 37B on a total of 1.76 acres zoned C-6. Map 78-1 ((1)) 27E, 37B.

FS-S04-37 – CINGULAR - to co-locate nine panel antennas on the side of an existing telecommunications monopole with one equipment cabinet on the ground adjacent to the existing monopole located at 9501 Old Burke Lake Road. Map 78-1 ((1)) 23, 24.

AR-95-S-001 – JOHN T. KINCHELOE - to renew the Kincheloe Local Agricultural and Forestal District for continued use as a wooded conservation area on 24.88 acres zoned R-C and WS. Map 85-4 ((1)) 1V/Z, 20 V/Z, 21 V/Z, 22 V/Z.

FS-S04-51 – OMNIPOINT - to co-locate nine panel antennas on an existing 150-foot monopole and three equipment cabinets adjacent to the base of the existing monopole, located at 5755 Revercomb Court. Map 67-4 ((1)) 22A.

FS-S04-61 – SPRINT - to install nine panel antennas on the side of an existing 150-foot monopole and five equipment cabinets on the ground adjacent to the monopole in an existing compound, located at 4643 West Ox Road. Map 56-1 ((13)) 4.

FS-S04-69 – SPRINT PCS - To co-locate six panel antennas on an existing 131-foot Virginia Power transmission tower with an equipment cabinet on the ground at 7410 Willowbrook Road. Map 86-4 ((7)) A1.

RZ-2004-SP-004 – RANDOM HILLS INVESTMENT LLC – to rezone 4.73 acres from PDC and HC to R-12 and HC for development of 53 single family attached dwelling units and four multi-family affordable dwelling units. Map 56-2 ((1)) B1.

PCA-88-S-097-3 – RANDOM HILLS INVESTMENT LLC – to amend the proffers associated with the prior approval of RZ-88-S-097 for a ten-story office building and five-level parking garage by deleting to delete 4.73 acres from the 8.21 acre Random Hills development in order to permit the subject property to be rezoned to the R-12 District under RZ-2004-SP-004. Map 56-2 ((1)) B1

RZ-2004-SP-013 – STANLEY MARTIN COMPANIES INC. – to rezone 8.40 acres from R-1 and WS to R-8 and WS to develop 74 townhouse units, including nine affordable dwelling units. Map 56-1 ((1)) 11I and part of 11H (previously known as 56-1 ((1)) 11C, 11E, 11F, 11G).

FS-S04-65 – NEXTEL - to co-locate twelve panel antennas on an existing 112-foot stadium light pole/monopole with one equipment shelter on the athletic stadium grounds of Centreville High School at 6001 Union Mill Road. Map 66-1 ((1)) 12A, 12B.

AF-2004-SP-001 – MARK A. KOSTERS ET AL – to create the Kosters Local Agricultural and Forestal District, for preservation of horse pasture and forested land on 20.3 acres zoned 75-1 ((8)) 6 and 75-1 ((10)) 4A, 5A, 6A.

FS-S04-69 – SPRINT PCS - To co-locate six panel antennas on an existing 131-foot Virginia Power transmission tower with an equipment cabinet on the ground at 7410 Willowbrook Road. Map 86-4 ((7)) A1.
Sully District

SULLY DISTRICT ACTIONS
1995-2004

CASES BY APPLICATION TYPE
1995-2004

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The Planning Commission acted upon seventy-nine Sully District land use items in 1995. One item was denied and the remaining items were approved, either wholly or in part. More information on the applications listed below may be obtained from the Planning Commission Office.

**Denied Item**

RZ-95-Y-033 - FRED G. GARRISON - to rezone 1.95 acres from R-1, C-8 & WS to C-8, WS & HC to permit an animal hospital & C-6 uses.

**Approved Items**

SE-94-Y-029 - DEPT. OF HOUSING & COMMUNITY DEVELOPMENT - to permit a cluster subdivision for eight single family detached residential lots and a public park with ball fields on 45.18 acres zoned R-C & WS. Map 66-2 ((1)) pt.4B & pt.4C.

PCA-87-P-016 - TATE TERRACE REALTY INVEST., INC. - to amend the previously approved proffers by changing the residential unit type (to 116 multifamily units, 241 townhouse units and 41 single family units) of the Cedar Lakes development on 28.3 acres zoned PDH-20 & WS. Map 45-4 ((1)) 25F; 46-3 ((1)) 74A.

FDPA-87-P-016 - TATE TERRACE REALTY INVEST., INC. - to amend the previously approved final development plan to permit a change in the residential unit type for the Cedar Lakes development and to provide one pool, one tennis court and three tot lots (in place of two pools, three tennis courts and two tot lots) on 28.3 acres zoned PDH-20 & WS. Map 45-4 ((1)) 25F; 46-3 ((1)) 74A.

SE-94-Y-050 - WASHINGTON GAS LIGHT CO. - to permit the addition of new equipment (line heater) to existing natural gas metering station and associated radio tower on 4.86 acres zoned R-1 & WS. Map 65-1 ((1)) 21.

RZ-94-Y-037 - FLAGSTAFF PARTNERSHIP - to rezone 3.87 acres from R-3, WS & HC to R-8, WS & HC to permit 23 single family attached townhouses at a density of 5.95 du/ac. Map 45-2 ((1)) 35.

FEATURE SHOWN DETERMINATION - BELL ATLANTIC MOBILE INC. - request that the telecommunications facility proposed for three exterior walls of the Gateway/Dulles Comfort Inn be considered a feature shown of the Comprehensive Plan. Map 34-3 ((9)) 1.

RZ-94-Y-042 - DB&A GENERAL CONTRACTORS, INC. - to rezone 10.91 acres from R-1, R-2 & WS to R-2 & WS to permit cluster residential development of 16 single family detached dwellings at a density of 1.47 du/ac with waiver of the open space requirement. Map 55-4 ((1)) 28, pt.28A (Formerly 55-4 ((1)) 28.)

SEA-87-C-051-4 - HIREZI CORPORATION T/A FUN FAIR - to amend the previously approved development conditions by expanding the floor area for an existing commercial recreation restaurant (Fun Fair Family Center) within the Sully Place Shopping Center on 4.93 acres zoned C-8, AN, HC & WS. Map 34-4 ((1)) 16B.

PCA-86-S-097-02 - BOARD OF SUPERVISORS, OWN MOTION - to amend the previously approved proffers in order to allow Centreville Presbyterian Church to utilize an existing church building and related facilities, until such time as the property is needed for right-of-way for the Route 28/66 interchange, on 6.06 acres zoned R-1, WS, HC & SC. Map 54-4 ((1)) 3A.


456-Y95-02 - GTE GOVERNMENT SYSTEMS CORP. - to permit a satellite earth station (to be used as a component of the NOAA weather tracking system) on 101.90 acres. Map 43-2 ((2)) 9, 17.

SE-94-Y-064 - GTE GOVERNMENT SYSTEMS CORP. - to permit a satellite earth station (to be used as a component of the NOAA weather tracking system) on the site of an existing research and development facility on 101.90 acres zoned I-3, I-4, WS & AN. Map 43-2 ((2)) 9, 17.

PCA-88-S-109-2 - DAVID L. HUNTER - to amend the previously approved proffers and generalized development plan to accommodate changes to the transportation, landscaping, water & sewer, fencing and heritage resources proffers affecting 9.99 acres zoned R-8 & WS. Map 65-1 ((1)) 9A.
1995 Sully District Applications

RZ-94-Y-055 - DAVID L. HUNTER - to rezone 24 acres from R-1 & WS to PDH-3 & WS to permit residential development of 86 units at a density of 3.58 du/ac including bonus density for affordable units. Maps 65-1 ((1)) 12, 40-44; 65-2 ((1)) 20-22.

FDP-94-Y-055 - DAVID L. HUNTER - final development plan for residential development (Compton Village) consisting of 47 single family detached units and 39 townhouses on 24 acres zoned PDH-3 & WS. Maps 65-1 ((1)) 12, 40-44; 65-2 ((1)) 20-22.

SE-94-Y-054 - CENTREVILLE MOOSE LODGE # 2168, INC. - to permit a private club & public benefit association on 4.97 acres zoned I-5, AN & WS. Map 33-4 ((4)) 5.


SE-94-Y-037 - MARTIN MEDIA - to permit an outdoor advertising sign on 14,977 square feet of land zoned I-5, AN & WS. Map 44-1 ((6)) pt.3B.

456-Y94-16 - UOSA - to construct the Flat Branch Force Main (4,680 feet of 36-inch force main from the Fairfax County line at Bull Run to the UOSA Regional Water Reclamation Plant) in order to increase peak pumping capacity and better serve the increasing population of member jurisdictions. Maps 64-4 ((1)) 22; 73-2 ((1)) 1, 3.

PCA-88-S-098 & FDPA-88-S-098-5-2 - RANDOM PARTNERS L. P. - to amend the previously approved proffers and the fifth final development plan submission for Land Bay A5 of the Random Hills development (by reducing the density from 42.4 to 17.86 du/ac; changing unit type and layout to 138 multi-family units and 64 single family townhouse units; reducing the size of the pool/clubhouse; and reducing the open space from 42% to 36%) on 11.31 acres zoned PDH-16 & HC. Map 56-2 ((11)) A5.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that the telecommunications facility proposed on the rooftop of the Hallmark Building be considered a feature shown of the Comprehensive Plan. Map 24-2 ((1)) 22E.

PCA-84-S-038 - MHS ASSOCIATES - to amend the previously approved proffers (regarding ingress/egress to Route 50 and construction of Rt. 50 improvements) accepted with the rezoning of 3.78 acres to I-5, HC, WS & AN. Map 34-3 ((1)) 2A, 2C.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that six panel antennas, two dish antennas and two equipments cabinets, proposed to be installed on the rooftop of the AMS Building, be determined a feature shown of the Comprehensive Plan. Map 46-3 ((1)) 41B.

FEATURE SHOWN DETERMINATION - AMERICAN PERSONAL COMMUNICATIONS - request that two whip antennas, two dish antennas and two equipments cabinets, to be installed on the existing 150 foot monopole at the Centreville Fire Station, be found a feature shown of the Comprehensive Plan. Map 54-4 ((1)) 63.

SE-94-Y-016 - GABLE SIGNS & GRAPHICS, INC. - to permit increase in sign area and sign height for the Centrewood Plaza Shopping Center located on 9.75 acres zoned C-7, HC, WS & SC. Map 54-3 ((1)) 11.

SE-94-Y-066 - FIDELITY PAWN BROKERS INC. - to permit a 1,775 square foot pawnshop within the existing Centreville Square Shopping Center located on 11.21 acres zoned C-7, WS, HC & SC. Map 54-3 ((1)) 14.

FEATURE SHOWN DETERMINATION - NEXTEL - request that three 15-foot whip antennas and one equipment cabinet, proposed on the roof of the Aetna Building, be found a feature shown of the Comprehensive Plan. Map 55-2 ((1)) 9.

SEA-79-S-086 - UOSA - to amend previously approved development conditions to permit upgrades to the existing sewage pumping station (to increase capacity from 900 to 1100 gallons per minute to 1100 gallons per minute) and to delete the land area around the pump station (part of the Crofton Commons Homeowners Association open space) from the special exception on 1.16 acres zoned R-8 & WS. Map 65-3 ((1)) 30A; 65-3 ((3)) pt.J1.

RZ-94-Y-061 - BATAL BUILDERS, INC. - to rezone 41.32 acres from R-1 & WS to PDH-2 & WS to permit development of 44-lot subdivision of single family detached dwellings at a density of 1.09 du/ac. Maps 55-4 ((1)) 8A, 8B, 8C; 55-2 ((3)) P & Q.

FDP-94-Y-061 - BATAL BUILDERS, INC. - submission of the final development plan for subdivision of 44 single family detached dwellings with a density of 1.09 du/ac. Maps 55-4 ((1)) 8A, 8B & 8C; 55-2 ((3)) P & Q.
1995 Sully District Applications

456-Y95-10 - NEXTEL COMMUNICATIONS - to permit a telecommunications facility (123-foot monopole, three 15-foot whip antennas, and equipment cabinet) at 4511 Daly Drive. Map 44-1 ((3)) 13.

SE-95-Y-007 - RIDGEVIEW COUNTRY CLUB L. P. - to permit uses (two softball fields) within the 100-year floodplain of Bull Run on 546.20 acres zoned R-C & WS. Maps 52-1 ((1)) pt.1, 2; 52-2 ((1)) pt.4; 52-3 ((1)) 1.

SE-95-Y-016 - SHOPS AT FAIR LAKES LP - to permit a 4800 square foot freestanding fast food restaurant with a drive-thru window within Land Bay 7B of Fair Lakes on 0.90 acres of land zoned PDC & WS. Map 55-2 ((1)) pt.10D.

FDPA-82-P-069-9-4 - SHOPS AT FAIR LAKES LP - to amend the final development plan for the existing Shoppes at Fair Lakes Retail Center, located on Land Bay 7B of Fair Lakes, to provide either a 7000 square foot fast food restaurant with a drive-thru window (attached to the main shopping center) or a 4800 square foot freestanding fast food restaurant with a drive-thru window; to add a loading and dumpster area to the rear of the shopping center; to relocate a small trail section; and to add a row of parking spaces along the southeastern edge of the land bay, on 9.71 acres zoned PDC & WS. Map 55-2 ((1)) 10A, 10B, 10C & pt.10D.

FDPA-82-P-069-7-5 - VICTOR L.P. - to amend the final development plan for Land Bay 7C of the Fair Lakes development by replacing the previously approved nine-story office building and parking structure with a hotel and two eating establishments on 12.24 acres zoned PDC & WS. Map 45-4 ((1)) 30C, 30D, 30E; 55-2 ((1)) pt.10D.

SITE PLAN 7298-SP-02 - WOODWAY AT TRINITY CENTER - review of the site plan for Woodway at Trinity Center (formerly Centrewood/Centre Court Apartments), a multi-family garden apartment development on 29.39 acres zoned PDH-20 and PDH-30. Map 54-4 ((1)) 1A, 3B, 3E, 4, 4A, 5B, 9A.

RZ-94-Y-059 - PARK STREET, INC. - to rezone 26.46 acres from R-1 and WS to R-3 and WS for construction of residential development at a density of 3.09 du/ac including bonus density for affordable dwelling units. Map 55-3 ((3)) 3-13, 17-20, 29, 30 & 42.

RZ-95-Y-008 - FAIRFAX INVESTMENTS - to rezone 7.84 acres from R-1, 1-5, C-8 and WS to PDH-20 and WS for residential development of 154 multi-family dwelling units at an overall density of 19.60 du/ac. Map 56-2 ((1)) 1-43; 56-2 ((3)) 1, 3-8.

FDP-95-Y-008 - FAIRFAX INVESTMENTS - submission of the final development plan for development of 154 multi-family dwelling units, for an overall density of 19.60 du/ac, on 7.84 acres zoned PDH-20 & WS. Map 56-2 ((1)) 41-43; 56-2 ((3)) 1, 3-8.

RZ-95-Y-006 - MOHAMMAD AND FARIDEH EGHTEDAI - to rezone 2.10 acres from R-1 and WS to PDH-3 and WS to permit development of five single family detached dwellings, with retention of one single family detached dwelling, at a density of 2.85 du/ac. Map 45-2 ((1)) 33A.

FDP-95-Y-006 - MOHAMMAD AND FARIDEH EGHTEDAI - submission of the final development plan for residential development (Pari Towns) of five single family detached dwellings, with retention of one existing single family detached dwelling, at a density of 2.85 du/ac. Map 45-2 ((1)) 33A.

RZ-94-Y-006 - WALNEY ROAD, L.C. - to rezone 75.98 acres from R-1, I-3, WS and AN to PDH-2, WS and AN for single family detached and attached units, a child care center, place of worship and/or private school. Map 44-2 ((1)) 8, 8A; ((4)) 1-4, 5A, 5B, 6.

FDP-95-Y-006 - WALNEY ROAD, L.C. - submission of the final development plan for 158 dwelling units (138 detached and 20 attached units) at a density of 2.08 du/ac. Map 44-2 ((1)) 8, 8A; ((4)) 1-4, 5A, 5B, 6.

RZ-95-Y-015 - CENTEX REAL ESTATE CORP. - to rezone 4.54 acres from R-1 and WS to R-8 and WS for townhouse residential development at a density of 7.4 du/ac. Map 54-3 ((3)) 2.


RZ-94-Y-021 - CENTEX REAL ESTATE CORP. - to rezone 68.8 acres from R-1 and WS to PDH-2 and WS for residential development at a density of 2.09 du/ac. Map 55-3 ((1)) 24, 25.

FDP-94-Y-021 - CENTEX REAL ESTATE CORP. - submission of the final development plan for residential development of 144 units (78 single family detached units and 66 single family attached units) at a density of 2.09 du/ac. Map 55-3 ((1)) 24, 25.
FEATURE SHOWN DETERMINATION - OFFICE OF GENERAL SERVICES - request that Criminal Justice Academy (Police Training Facility), to be located in an existing building on 7.0 acres, be found a feature shown of the Comprehensive Plan. Map 44-1 ((1)) 1D.

PCA-86-W-001-6 - BOARD OF SUPERVISORS OWN MOTION - to amend the previously approved proffers by permitting construction of temporary athletic fields (design, construction and maintenance by Chantilly Youth Association) on a portion of Land Bay A of the Government Center Complex, on 30.78 acres zoned PDC and WS. Map 55-2 ((1)) pt. 15.

PCA-86-P-089-3 - BOARD OF SUPERVISORS' OWN MOTION - to amend the previously approved proffers by permitting construction of temporary athletic fields on a portion of Land Bay A, of the Government Center Complex, on 3.29 acres zoned PDC and WS. Map 55-2 ((1)) pt. 15.

FDPA-86-W-001-4 - BOARD OF SUPERVISORS' OWN MOTION - to amend the previously approved final development plan for Land Bay A of the Government Center Complex by allowing phased development (phase 1 for construction of temporary athletic fields and phase 2 for construction of office and hotel uses) on 34.08 acres zoned PDC and WS. Map 55-2 ((1)) 15.

RZ-95-Y-028 - FAIRFAX BANK & TRUST CO. - to rezone 0.70 acres from R1, HC, WS and AN to I-3, HC, WS and AN to permit a drive-in bank. Map 34-4 ((1)) 52 and pt. 54.

SE-95-Y-032 - FAIRFAX BANK & TRUST CO. - to permit a 2500 square foot drive-in bank with two drive-thru windows served by one stacking lane on 0.70 acres zoned I-3, HC, WS & AN. Map 34-4 ((1)) 52 and pt. 54.

CSP-83-P-107 - HOMART DEVELOPMENT CO. - comprehensive signage plan for the 259,000 square foot retail portion of Fairfax Towne Center on 22.78 acres zoned PDC, WS & HC. Map 46-3 ((1)) 24A.

PCA-82-P-069-8/ CDPA-82-P-069-6/FDPA-82-P-069-2-1 - TRW FOUNDATION - to amend the previously approved proffers, conceptual and final development plan for Land Bay 2 of Fair Lakes (119.97 zoned PDC & WS) by adding an option to convert up to 607,215 square feet of office uses to residential uses and to convert 12,000 square feet of office uses to eating establishment and fast food restaurant uses. Map 45-4 ((1)) 30F.

SE-95-Y-033 - TRW FOUNDATION - to permit two freestanding fast food restaurants on 2.58 acres of Land Bay 2 of Fair Lakes zoned PDC & WS. Map 45-4 ((1)) pt. 30B.

CSPA-93-Y-044/CSPA-86-P-090 - FL PROMENADE LP - to amend the previously approved comprehensive sign plans for the Fair Lakes Promenade Shopping Center on a total of 18.30 acres zoned PDC & WS. Maps 56-1 ((1)) 15B, 15C, 15G, 20B.

456-Y95-29 - FAIRFAX COUNTY PUBLIC SCHOOLS - to acquire 41.4 acres for a new West County Middle School with a design capacity of 1250 students. Map 24-4((1))3.

RZ-94-Y-056 - DARRELL H. HILDRETH - to rezone 3.02 acres from R-1 and WS to R-2 and WS to permit six single family detached lots. Map 44-2 ((1)) 12, 12A.

PCA-82-S-077-2 - HUNTER DEVELOPMENT CO. OF FFX - to amend the previously approved proffers and conceptual development plan for Compton Village by adding a church and related facilities in an area previously designated for single family townhouses and by adding a recreation area to an area previously approved for open space on 3.22 acres zoned PDH-3 & WS. Map 65-3 ((1)) pt. 37A, pt. 37B.

FDPA-82-S-077-2 - HUNTER DEVELOPMENT CO. OF FFX - to amend the previously approved development plan for Compton Village by relocating a tennis court, reconfiguring the community recreation facility, relocating nine townhouse units, waiving transitional screening requirements along the south, and adding a church with related facilities on 12.79 acres zoned PDH-3 and WS. Map 65-3 ((1)) pt. 37A, pt. 37B; 65-3 ((12)) pt. C.


FDP-94-Y-020 - DAVID L. HUNTER - submission of the development plan for 31 townhouses (to be included in Compton Village) and church with related uses on 10.64 acres zoned PDH-3 & WS. Map 65-3 ((1)) pt. 37A, 40, 47, 48.

456-Y95-31 - VIRGINIA POWER - to construct a new electric substation, on 2.3 acres planned for industrial uses, to serve the western Fairfax County service area. Map 43-2 ((1)) 4.
SEA-89-C-047 - JEM II, LLC - to amend the previously approved development conditions by deleting the proposed drive-in bank use and permitting a fast food restaurant with a drive-thru window on 41,200 square feet of land zoned C-6 in the McLearen Shopping Center. Map 25-3 ((1)) pt. 23A.

RZ-95-Y-016 - CHANTILLY 50-28 ASSOC. LP - to rezone 74.73 acres from I-3, I-5, C-8, HC, WS and AN to C-8, HC, WS and AN to permit a commercial mixed use development (Marlo Plaza IV) to include two hotels, four eating establishments, a fast food restaurant or drive-in bank, a furniture store and a retail center. Map 34-3 ((1)) 7B, 19, 26, 27, 28, 33 & a portion of the public right of way for Penrose Place.

SE-95-Y-024 - CHANTILLY 50-28 ASSOC. LP - to permit an increase in the building height for two hotels and an increase in the sign area and height for two freestanding signs for the proposed Marlo Plaza IV development on 74.73 acres zoned C-8, HC, WS & AN. Map 34-3 ((1)) 7B, 19, 26, 27, 28, 33 & a portion of the public right of way for Penrose Place.

6857-SP-47-2 AND 6857-SP-48-2 - CENTRE RIDGE - submission of the site plans for Land Bays 6A and 6E for the Centre Ridge development. Maps 65-1 ((1)) 7N, 7U, 1A.

6857-SP-49-2 - CENTRE RIDGE - submission of the site plan for construction of garage townhouse units on Land Bay 6C of the Centre Ridge development. Map 65-1 ((1)) 7N, 7U, 1A.

RZ-95-Y-042 - MICHAEL AND MARIE RICCIARDI - to rezone 1.28 acres from R-1 and WS to R-3 and WS for development of three single family detached units at a density of 2.34 du/ac. Map 66-1 ((2)) 2.

SE-95-Y-046 - FERGUSON ENTERPRISES, INC. – to permit 142,000 square feet of outdoor storage in association with a plumbing warehouse/distribution facility on 12.85 acres zoned I-5, I-6, AN, WS and HD. Map 34-2 ((1)) pt. 17E.
In 1996, the Planning Commission took action on 52 land use items in the Sully District, one of which was denied. The remaining items were approved, either wholly or in part. More information on the applications listed below may be obtained from the Planning Commission Office.

Denied Item


Approved Items

SE-94-Y-006 - KINDERCARE LEARNING CENTERS, INC. - to permit a 7,875 square foot building for operation of a childcare center and nursery school (with maximum daily enrollment of 120) on 52,500 square feet of land zoned R-1 & WS. Map 45-1 ((1)) 7A.

FEATURE SHOWN DETERMINATION - APC - request that six panel antennas, six low noise amplifiers and two equipment cabinets, proposed on the Fair Lakes Hyatt roof, be found a feature shown of the Comprehensive Plan. Map 55-2 ((1)) 7A.

SEA-88-S-013 - STAR ENTERPRISE - to amend the previously approved development conditions by enlarging the canopy at an existing car wash with service station and quick-service food store on 1.27 acres zoned C-6 & WS. Map 55-3 ((1)) 47F.

RZ-95-Y-057 - ATLANTIC HOMESTEAD VILLAGE, INC. - to rezone 4.0 acres from R-1 & WS to PDC & WS to permit hotel (Homestead at Fair Oaks). Maps 56-1 ((1)) 20, 21, 23.

FDP-95-Y-057 - ATLANTIC HOMESTEAD VILLAGE - submission of the final development plan for Homestead at Fair Oaks hotel with an FAR of 0.35 on 4.0 acres zoned PDC & WS. Map 56-1 ((1)) 20, 21, 23.

CSP-95-Y-057 - ATLANTIC HOMESTEAD VILLAGE, INC. - submission of a comprehensive signage plan (two monument signs, two building mounted signs and on-site directional signs) for the Homestead at Fair Oaks hotel on 4.0 acres zoned PDC & WS. Map 56-1 ((1)) 20, 21, 23.

RZ-95-Y-059 - FAIR OAKS GLEN, LLC - to rezone 15.06 acres from R-1 to R-3 (cluster) for development of a 43 lot single family units (Fair Oaks Glen) at 2.9 du/ac. Map 45-2 ((2)) 22-24, 24A, 25-28, 28A.

SE-95-Y-076 - AARON RENTS, INC. - to permit a retail sales establishment (furniture store with 60% gross floor area as retail sales and 40% gross floor area as warehouse) on 3.29 acres zoned I-5, WS & AN. Map 34-4 ((11)) B4.

SE-95-Y-075 - AARON RENTS, INC. - to permit a retail sales establishment (furniture store with 60% gross floor area as retail sales and 40% gross floor area as warehouse) on 3.85 acres zoned I-5, WS & AN. Map 34-4 ((11)) B5.

APR 94-III-10BR (Deferred from 1994 Area Plans Review cycle) - to amend the Comprehensive Plan for two non-contiguous tracts (total of 32.5 acres) from office, conference center/hotel, industrial/flex & industrial uses at an average of 0.50 FAR to mixed-use and residential use at 5-8 du/ac (northern tract); and, from 0.1-0.2 du/ac to mixed-use with residential use at 5-8 du/ac. Map 44-2 ((18)) A1, 8, 9, 44-4 ((10)) 26.

RZ-95-Y-050 - QUAKER/DOYLE LANE L.P. - to rezone 9.10 acres from R-1 and WS to PDH-2 and WS for 18 single family detached residential dwelling units at 1.98 du/ac. Map 54-2 ((3)) 33.

FDP-95-Y-050 - QUAKER/DOYLE LANE L. P. - submission of the final development plan for residential development (Hidden Creek at Fair Lakes) of 18 single family detached residential units at 1.98 du/ac on 9.10 acres zoned PDH-2 and WS. Map 54-2 ((3)) 33.

FEATURE SHOWN DETERMINATION - FAIRFAX-FALLS CHURCH CSB - request that a two-story 36-bed facility to provide long term permanent housing and support services for adults with serious mental illness, proposed on Stevenson Street on 3.4 acres zoned R-1, be found a feature shown of the Comprehensive Plan. Map 56-2 ((3)) 9-14.

SE-96-Y-007 - CHANTILLY SIERRA ASSOC. L.P. - to permit an 89-room extended stay hotel (Sierra Suites Hotel) on 3.3 acres zoned I-3, I-5, AN and WS. Map 44-1 ((6)) 3A1.

SE-96-Y-001 - ATLANTIC HOMESTEAD VILLAGE INC. - to permit 116-room hotel (Homestead Village Weekly Suites), and increase sign area and height, on 2.51 acres zoned I-5, WS and AN. Map 44-1 ((6)) 3A2.
1996 Sully District Applications


SE-96-Y-012 - NATIONAL RESOURCES, INC. - to permit a child care center, with an enrollment of 100 or more students daily, on approx. 0.91 acres in the Fairfax Center Area zoned R-2, HC & WS. Map 46-3 ((1)) pt. 18; 46-3 ((10)) pt.C.

FDPA-82-P-069-1-11 - FAIR LAKES ASSOC. L.C., FOR GROUP HOSPITALIZATION & MEDICAL SERVICES - to amend the previously approved final development plan for Land Bay 1B of Fair Lakes to replace the two six-story office buildings with a 548-unit multifamily housing development (Summit at Fair Lakes) at a 25.74 du/ac on 21.29 acres zoned PDC & WS. Map 45-4 ((1)) 24D, 24E. (NOTE: This case was acted upon by the Commission in 1995 but was amended to delete 1.43 acres from the subject property).

SE-96-Y-015 - KINDERCARE LEARNING CENTERS, INC. - to permit a child care center, with a maximum enrollment of 200 children, on 54,541 square feet located in the northeast corner of the Sully Station Shopping Center zoned C-5, WS & AN. Map 44-3 ((7)) pt.B, B1, C, C1.

SE-96-Y-011 - PREMIUM DISTRIBUTORS OF VA, INC. - to permit a wholesale trade establishment (beverage distribution center) on 1.90 acres zoned I-3, WS and AN. Map 43-2 ((2)) pt.29D.

RZ-96-Y-001 - LINCOLN PROPERTY CO. S.W. INC. - to rezone 13.36 acres from R-1 & WS to PDH-20 & WS to permit a multifamily residential development at 21.26 du/ac, including bonus density for affordable dwelling units. Map 56-1 ((11)) 13, 13R.

FDP-96-Y-001 - LINCOLN PROPERTY CO. S.W. INC. - submission of the final development plan for multifamily residential development (Lincoln at Fair Oaks) consisting of 284 apartment units, including 18 units affordable dwelling units, on 13.36 acres zoned PDH-3 & WS & AN. Map 56-1 ((11)) 13, 13R.

PCA-85-S-013-2 - KINDERCARE LEARNING CENTER - to amend the previously approved proffers to permit three development alternatives, including retail use, a child care center, and a drive-thru bank, on 4.81 acres zoned C-5, WS & AN, within the Sully Station Shopping Center. Map 44-3 ((7)) A, pt.B.

PCA-84-S-027-5 - KINDERCARE LEARNING CENTER INC. - to amend the previously approved proffers by permitting three development alternatives (including retail use, a child care center, and drive-thru bank) in the Sully Station Shopping Center on 13.12 acres zoned PDH-3, WS & AN. Map 44-3 ((7)) pt.B, B1, C, C1.

PCA-76-S-003-2 - RALPH G. LOUK - to amend the previously approved proffers by reconfiguring the office buildings and uses on 10.78 acres zoned C-2 & WS. Map 65-2 ((1)) 14.

SEA-90-S-007 - UPPER OCCOQUAN SEWAGE AUTHORITY - to amend the previously approved development conditions for the Regional Treatment Plant and Disposal Facility by re-locating 19 processing buildings, increasing the height for 13 structures, deleting seven structures, adding 14 structures, redesigning ten structures and relocating parking on 471.12 acres zoned facilities instead of only to the children of employees and physicians of Fair Oaks Hospital) on 1.25 acres zoned R-1 & WS. Map 45-2 ((2)) 51B1.
1996 Sully District Applications

R-C & WS. Map 64-4 ((1)) 5, 6, 15-22; 65-3 ((1)) 75, 77, 78; 73-2 ((1)) 2, 3A; 74-1 ((1)) 1.

RZ-94-Y-056 - DARRELL H. HILDRETH - to rezone 3.03 acres from R-1 & WS to R-3 & WS to permit cluster residential development of eight single family detached units at a density of 2.64 du/ac. Map 44-2 ((1)) 12, 12A.

456-Y96-4 - BELL ATLANTIC - to construct a new 90-foot lattice tower with two microwave dish antennas with an adjacent building on the site of an existing telecommunications switching station in Deerwood Business Park. Map 34-2 ((6)) 2.

456-Y96-5 - FAIRFAX COUNTY WATER AUTHORITY - to extend 10,400 feet of 24-inch water main along the north side of Rt. 50 and the east side of Centreville Rd. to Skyhawk Drive, to facilitate connecting the Penderwood Storage Facility and an existing transmission main serving western Fairfax County. Maps 34-4, 35-3, 44-2, 45-1.

SEA-94-Y-054 - CENTREVILLE MOOSE LODGE NO. 2168 - to amend the approved development conditions by adding a second story to the unbuilt private club and public benefit association building (Moose Lodge) on 4.97 acres zoned I-5, WS & AN. Map 33-4 ((4)) 5.

FS-Y96-5 - APC - request that nine panel antennas and an equipment cabinet, to be located on the roof of Fair Oaks Hospital, be found a feature shown of the Comprehensive Plan. Map 45-2 ((4)) 41A.

FS-Y96-27 - AT&T WIRELESS SERVICES - request that nine panel antennas, proposed to be co-located on the roof of the four-story Fair Oaks Hospital, be found a feature shown of the Comprehensive Plan. Map 45-2 ((1)) 41A.

SEA-93-Y-036 - FAIRFAX CHURCH OF CHRIST - to revise the previously approved development conditions by adding 1640 square feet to the upper level of the existing church auditorium on 5.91 acres zoned R-1, HC & WS. Map 45-2 ((2)) 32A.

S96-II-F2- OUT-OF-TURN PLAN AMENDMENT - to revise the Comprehensive Plan for 120 acres (Sub-unit O1 of the Fairfax Center Area) now planned at 1 du/ac at the baseline level, 4 du/ac at the intermediate level, and mixed-use residential & office development not to exceed .35 FAR at the overlay level, by clarifying the land area subject to redevelopment at the overlay level, identifying appropriate residential redevelopment of commercial parcels along Rt. 29. Map 56-1 various parcels.

FS-Y96-3 - AT&T - request that nine panel antennas proposed to be co-located on the existing 124-foot Nextel monopole at 4511 Daly Drive be found a feature shown of the Comprehensive Plan. Map 44-1 ((3)) 13.

FDPA-82-P-069-13-5 - FAIR LAKES CENTER ASSOC. - to amend the previously approved final development plan for the Fair Lakes Retail Center by reducing the building square footage on 87.44 acres zoned PDC & WS. Map 55-1((14)) 5-7; 55-2 ((4)) 1, 3, 4, 7, 8, 12-20, 21A, 22A, 23-28.

FDPA-82-P-069-15-4 - FAIR LAKES CENTER ASSOC. - to amend the previously approved final development plan for the Fair Lakes Retail Center by reducing the amount of building square footage on 12.11 acres zoned PDC and WS. Map 55-1 ((14)) 4C2, 4C3, 4C4, C1.

FDPA-82-P-069-1-12 - FAIR LAKES NORTH & SOUTH L.P. - to amend the previously approved final development plan for Fair Lakes by converting child care center uses to offices uses; deleting the child care center play area; and adding volleyball courts and a basketball court to open space areas of the existing office development on 19.3 acres zoned PDC and WS. Map 45-4 ((1)) pt.24, 25E.

PCA-80-S-008 - DAVID S. PAINTER - to amend the previously approved proffers by permitting outside storage and rental of U-Haul/Ryder trucks in association with existing warehouse establishment on 3.30 acres zoned I-5, WS and AN. Map 44-2 ((1)) 3A.


FDP-95-Y-058 - MAYWOOD BUILDING CORP. - submission of the final development plan for Maywood residential development (132 attached units and 139 detached units) on 79.71 acres zoned PDH-3, WS and HC. Map 45-2 ((1)) 2, 3.

RZ-95-Y-031 -WILLIAM J. MCMENAMIN - to rezone 8.41 acres from R-1 and WS to R-3 and WS for cluster residential development (Moore's Hamlet) of 23 single family detached units at 2.73 du/ac. Map 55-3 ((3)) 25, 25A, 26, 27A, 34B.

SEA-84-S-107-2 - FIRST UNION NATIONAL BANK - to amend the previously approved development conditions for 3.0 acres zoned C-8, R-1, HC and SC by deleting parcel 28A (2.59 acre Centreville Plaza shopping center) from the subject area and retaining only parcel 28B (18,330 square feet developed with a three lane drive-thru freestanding bank) as a special exception use. Map 54-4 ((1)) 28A, 28B.
FS-Y96-37 - AT&T - request that nine panel antennas, to be co-located on the roof of the 13-story Centerpointe Office Building, be found a feature shown of the Comprehensive Plan. Map 46-3 ((1)) 41B.

PCA-86-S-083-3 - SULLY STATION CORP. - to amend the previously approved proffers for Sully Station Phase II by replacing elderly housing units with 37 single family detached units on 20.12 acres zoned R-C, PDH-4, WS. Map 53-2 ((6)) C.

FDPA-86-S-083-2 - SULLY STATION CORP. - to amend the previously approved final development plan for Sully Station Phase II by replacing 450 elderly housing units with 37 single family detached units on 20.12 acres zoned R-C, PDH-4, WS. Map 53-2 ((6)) C.
In 1997, the Planning Commission acted on ninety land use items in the Sully District. The Commission denied ten items and accepted withdrawal of four items. The remaining seventy-six items were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

**Items Denied**

SE-97-Y-023 - COSTCO COMPANY - to construct a three-island service station with 12 pumps, covered by a canopy 18 feet in height, as an ancillary use to the existing Costco retail establishment (Price Club) on 16.05 acres zoned C-8 and WS. Map 56-1 ((1)) 5C.

APR-97-III-4BR - AREA PLANS REVIEW ITEM - nomination by Keith Martin on behalf of Morgan and Company to amend the Plan for 5.85 acres on Centreville Road from residential 16-20 d/ac to 20+ and 30+ d/ac. Map 65-2 ((1)) 1-4.

APR-97-III-6BR - AREA PLANS REVIEW ITEM - nomination by Arthur Walters on behalf of CW Cobb & Associates to amend the Plan for 0.99 acres on Lee Jackson Hwy. by deleting text concerning preservation of the historic integrity of the Mitchell Weeks House and original outbuildings. Map 34-4 ((1)) 58, 59, 60D.

RZ-88-Y-058 - GERALD WALDMAN - to rezone 11.93 acres from R-1 and WS to R-3 and WS to permit cluster residential development of 30 units at a density of 2.52 du/ac. Map 55-3 ((2)) 60-64, 83-85.

**Items Withdrawn**


APR-97-II-8F - AREA PLANS REVIEW ITEM - to amend the Plan for 7.5 acres at 12100 Lee Hwy. from 1, 6 and 12 du/ac to 12-16 du/ac. Map 56-1 ((1)) 35.

APR-97-II-3BR - AREA PLANS REVIEW ITEM - to amend the Plan for 1.3 acres on Centreville Road from office use at 0.20 FAR to residential use at 5-8 du/ac. Map 65-2 ((1)) 17 and 65-2 ((2)) 2.

APR-97-III-10UP - AREA PLANS REVIEW ITEM - to amend the Plan for 65.2 acres on Thompson Road by adding an option for residential use at for 1-2 du/ac to the current designation of 5-1 du/ac. Map 35-3 ((1)) A1, A2, B, C1, D2, E1, F1, G, H, J1, M2, N.

APR-97-CW-8T - AREA PLANS REVIEW ITEM - to amend the Plan by keeping Westbrook Drive open to Stringfellow Road and eliminating the connection of Autumn Willow Drive to Lincoln Drive. Map 55-2.

APR-97-III-9BR - AREA PLANS REVIEW ITEM - to amend the Plan for 10.78 acres between Centreville and Old Centreville Roads by clarifying the current language for low intensity commercial use at an FAR up to .20 to enable development of neighborhood retail commercial uses. Map 65-2 ((1)) 14.

APR-97-III-7UP - AREA PLANS REVIEW ITEM - to amend the Plan for 39.68 acres on McLearen Road from industrial uses at 0.35 FAR to residential use at a density of 12-20 du/ac. Map 24-4 ((1)) 3.

APR-97-III-49UP - AREA PLANS REVIEW ITEM - to amend the Plan for 32.94 acres on McLearen Road from industrial uses to commercial/retail and other uses at 0.8 FAR. Map 24-4 ((1)) 11B.

APR-97-III-1BR - AREA PLANS REVIEW ITEM - to amend the Plan for 40.15 acres on Victoria Drive, Herbert Drive and Stringfellow Road by adding an option for private recreation to the currently planned residential uses. Map 55-1 various parcels.

APR-97-III-2BR - AREA PLANS REVIEW ITEM - to amend the Plan for 13.38 acres on Lee Highway by changing the overlay residential density from 6 du/ac with an option for 7 du/ac to residential up to 8 du/ac. 45-4 ((1)) 3, 4, 4A, 5, 10.

**Items Approved**

FDPA-82-S-077-3 - HUNTER DEVELOPMENT CO. - to amend the previously approved final development plan for a portion of Compton Village, by reducing the number of multifamily units from 120 to 108 and modifying the building footprint and layout, on 5.67 acres zoned PDH-3 & WS. Map 65-3 ((12)) P1.
1997 Sully District Applications

FS-Y96-42 - AT&T - to co-locate nine antennas on the existing Virginia Power transmission pole, with an equipment cabinet on the ground at the intersection of Sully Road and McLearen Road. Map 24-4 (11) 6A.

FDPA-78-C-118-10 - APC - to amend the previously approved final development plan to permit erection of a 120-foot monopole (to accommodate up to 12 telecommunication panel antennas and up to five equipment cabinets) on the 8.92 acre site of the Community of Faith Methodist Church in the Franklin Farm residential community zoned PDH-2. Map 35-1 (4) (19) C2.

456-Y96-13 - APC - to permit telecommunications facilities (up to 12 panel antennas and up to five equipment cabinets) on 120-foot tree pole on 8.92 acre site of the Community of Faith Methodist Church in the Franklin Farm residential community zoned PDH-2. Map 35-1 (4) (19) C2.

RZ-96-Y-030 - LEES CORNER, L.L.C. - to rezone 3.35 acres from R-1 to PDH-4 to permit residential development of 12 single family detached units at 3.58 du/ac. Map 35-3 (3) 6.


FS-Y96-67 - APC - to add nine panel antennas and three equipment cabinets to the existing APC facilities located on the rooftop of the 11-story Centrepoint II Office Building at 4050 Legato Road. Map 46-3 (11) 41B.

FS-Y96-69 - APC - to co-locate nine panel antennas and three equipment cabinets with the existing APC and AT&T telecommunications facilities on the roof of the six-story Fair Oaks Hospital at 3600 Joseph Siewick Drive. Map 45-2 (11) 41A.

PCA-95-Y-008 - WESTBROOK RESIDENTIAL INVESTMENT L.L.C. - to amend the previously approved final development plan for development of 154 multi-family dwelling units by adding an additional parking area for residents and visitors on 7.84 acres zoned PDH-20 & WS. Map 56-2 (11) 41, 42, 43; 56-2 (3) 1, 3, 8.

FS-Y97-1 - APC - to add nine panel antennas and three equipment cabinets to the existing APC facilities on the roof of the six-story Hallmark Building at 13873 Park Center Road. Map 24-2 (1) 22E.

RZ-1996-SU-033 - FCRHA - to rezone 2.87 acres from R-1 to R-12 to permit development of 18 single family attached units, at a density of 11.0 du/ac, and a 36-room adult care residence. Map 56-2 (3) 9-13.

PCA-93-Y-002 - VAN L.L.C. - to amend previously approved proffers by enclosing a 1100 square foot play area and increasing seating capacity from 114 to 148 for a McDonald's on 1.46 acres zoned C-8, HC, SC & WS. Map 54-4 (11) 73; (15) 1, 9A, 10-12A.

SEA-93-Y-005 - VAN L.L.C. - to amend previously approved development conditions by enclosing an 1100 square foot play area and increasing seating capacity from 114 to 148 seats for a fast food restaurant (McDonald's) on 1.46 acres zoned C-8, HC, SC & WS. Map 54-4 (11) 73; (15) 1, 9A, 10-12A.

456-Y96-18 - BELL ATLANTIC NYNEX MOBILE, INC. - to construct a telecommunications facility (195-foot monopole with nine directional antennas and an equipment building) on a portion of Bull Run Regional Park. Map 73-2 (1) 3.

FS-Y96-70 - APC - to add nine panel antennas and three equipment cabinets to the existing APC facilities on the roof of the Fair Lakes Hyatt Hotel at 12777 Fair Lakes Circle. Map 55-2 (11) 7A.

FS-Y97-3 - APC - to add nine panel antennas to the existing APC facilities on 112-foot monopole located at Chantilly Fire Rescue Station, with five equipment cabinets on the ground at 14005 Vernon Road. Map 34-4 (6) 61.

SE-97-Y-017 - KINDERCARE LEARNING CENTER - to permit a 9,912 square foot childcare center, with a maximum daily enrollment of 187 children, on 1.27 acres within the 14-acre McLearen Square shopping center zoned C-6. Map 25-3 (13) 6.
SE-97-Y-012 - JEM II, L.L.C. - to permit construction of a pharmacy with drive through window on 1.12 acres within the 14.03-acre McLearen Square Shopping Center zoned C-6. Map 24-4 ((5)) 1.

FDPA-88-S-098-1-3- WINCHESTER HOMES, INC. - to amend the previously approved final development plan for the Random Hills development by adding a tennis court to Land Bay on 7.86 acres zoned PDH-16 & HC. Map 56-2 ((11)) (A1) 1-73, G (formerly 56-2 ((11)) A1).

S95-III-UP1 - OUT-OF-TURN PLAN ITEM - to amend the Plan for 108.5 acres (31 parcels) from residential use at 0.5 to 1 du/ac to residential use at a density of up to 2 du/ac with possible modifications to the transportation network recommendations. Map 35-4 ((1)) 66, 68, 73-76, 78-83; 35-4 ((5)) 1-9, 10A1, 10A2, 10A5, 10A6; 35-4 ((9)) 1-6.

FDPA-82-P-069-6-6 - FAIR LAKES RETAIL DEVELOPMENT - to amend the sixth final development plan for the Fair Lakes Retail Center by reducing the amount of proposed office space for a 13.78 acre portion of Land Bay V-B3 and adding retail uses. Map 55-2 ((1)) 14B.

FDPA-82-P-069-14-2 - FAIR LAKES RETAIL DEVELOPMENT - to amend the 14th final development plan for the Fair Lakes Retail Center by reducing the amount of proposed office space for a 2.01 acre portion of Land Bay V-B3 and adding retail uses. Map 55-2 ((1)) 14B.

FDPA-82-P-069-15-5 - FAIR LAKES CENTER ASSOCIATES - to amend the 15th final development plan for a 12.11 acre portion of the 99.55 acre Fair Lakes Retail Center by reducing the amount of building square footage within Land Bay IV-C to that consistent with the actual 843,804 building square footage existing on the site. Map 55-1 ((14)) C1, 4C2, 4C3 & 4C4.

FDPA-82-P-069-13-6 - FAIR LAKES CENTER ASSOCIATES - to amend the 13th final development plan for a 87.44 acre portion of the 99.55 acre Fair Lakes Retail Center by reducing the amount of building square footage within Land Bay IV-A and Land Bay IV-B to that consistent with the actual 843,804 building square footage existing on the site. Map 55-1 ((14)) 5-7; 55-2 ((4)) 1, 3, 4, 7, 8, 12-21A, 22A, 23-28.

SEA-90-S-035 - A. J. DWOSKIN, TR. - to amend the previously approved development conditions by adding land area, expanding use, increasing parking spaces, changing hours of operation, and increasing employees for existing vehicle light service establishment on 1.91 acres in Centreville Square Shopping Center zoned C-7, HC, SC & WS. Map 54-4 ((1)) pt. 117.

PCA-78-S-063-2 - WESTFIELDS 21 LLC/AMOCO PETROLEUM PRODUCTS - to amend the previously approved proffers by deleting 1.16 acres (to permit it to be rezoned to the I-5 district) from the 9.88 acre Westfields Office Park site zoned I-3, AN & WS. Map 44-3 ((6)) 21.

RZ-1997-SU-002 - AMOCO PETROLEUM PRODUCTS - to rezone 1.16 acres from I-3 to I-5 to permit development of a service station, quick service food store and car wash. Map 44-3 ((6)) 21.

SE-97-Y-002 - AMOCO PETROLEUM PRODUCTS - to permit a service station, quick service food store and car wash on 1.16 acres zoned I-5, WS & AN. Map 44-3 ((6)) 21.

SE-96-Y-051 - WESTFIELDS 21 LLC - to permit a 4,400 square foot bank building with four drive-through lanes on 1.3 acres in the Westfields Office Park zoned I-3, WS & AN. Map 44-3 ((6)) 21.

SE-96-Y-054 - WESTFIELDS 21 LLC - to permit up to four eating establishments on a 7.5 acre portion of the Westfields Office Park site zoned I-3, WS & AN. Map 44-3 ((6)) pt. 21.

FS-Y97-42 - DEPARTMENT OF COMMUNITY & RECREATION SERVICES - to utilize the Centreville Presbyterian Church, for interim use as a teen center and senior center. Map 54-4 ((1)) 3A.

WAIVER 017747 - DORTZBACH PROPERTY - request for waiver of the public street frontage requirement for proposed subdivision of Lot 2 of Dortzbach property. Map 36-3 ((1)) 11.

SE-96-Y-024 - MILDRED K. DEBELL, TRUSTEE - to permit a 6,600 square foot childcare center building, with a maximum daily enrollment of 175 children, on 1.38 acres zoned R-1 and WS. Map 65-1 ((1)) pt. 8.

FS-Y96-71 - BELL ATLANTIC NYNEX - to attach nine omni-directional antennas near the top of an existing 105-
foot VEPCO transmission tower at 3799 Lees Corner Road. Map 35-3 (1) 9.

RZ-1997-SU-015 - STEPHEN A. BANNISTER, TRUSTEE - to rezone 25.01 acres from R-1 & WS to R-2 & WS to permit residential cluster subdivision (Maple Hill Estates) of 48 lots at a density of 1.92 du/ac. Map 44-4 (1) 9B.

APR-97-III-7UP & 456-Y95-29 - Executive Session with County attorney concerning possible litigation resulting from failure of FCPS to acquire 8 acres (of 41.4 acres approved for public middle school) for public park uses which are the subject of a pending APR nomination for commercial designation. Map 24-4 (1) 3.

FDPA-82-P-069-9-5 - MOBIL OIL CORPORATION - to amend the ninth final development plan for the Fair Lakes development by permitting expansion of an existing quick service food store, service station and car wash by increasing the area of the quick service food store from 1,117 square feet to 1,802 square feet and adding 216 square feet to the existing carwash for additional storage on 1.06 acres zoned PDC & WS. Map 55-2 (1) 10C.

PCA-86-P-089-4/FDPA-86-P-089 - FL PROMENADE - to amend the previously approved proffers and final development plan for Land Bay A of the 211-acre mixed use Governmental Center by redesigning the approved stormwater management wet pond into a two-phase dry pond system and reconfiguring the approved hotel and office development on 3.29 acres zoned PDC & WS. Map 55-2 (1) 15 pt.

PCA-86-W-001-7 and FDPA-86-W-001-5 - FL PROMENADE - to amend the previously approved proffers and final development plan for Land Bay A of the 211-acre Governmental Center by redesigning the approved stormwater management wet pond into a two-phase dry pond system and reconfiguring the approved hotel and office development on 30.78 acres zoned PDC & WS. Map 55-2 (1) 15 pt.

FS-Y96-48 - AT&T - to co-locate nine panel antennas on the existing 110-foot VEPCO transmission pole #2043-84 with an equipment cabinet on the grounds of Dulles International Airport. Map 24-3 (1) 1.

FS-Y97-48 - AT&T - to replace the existing 126-foot Virginia Power utility pole #200/43 with 136-foot pole to accommodate installation of nine panel antennas and equipment cabinet within utility easement. Map 55-1 (8) K.


APR-97-CW-4ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for the Fairfax Center Area by editorial revisions and updates to text and figures.

APR-97-CW-5ED - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for the Dulles Suburban Center by editorial revisions and updates to text and figures.

APR-97-III-7BR - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for 32 acres on Westfields Boulevard, Stonecroft Boulevard and Woodmere Court from industrial, private open space and residential uses at 2-3 du/ac to public facilities, private open space, residential at 2-3 du/ac and retail use at 0.25 FAR. Map 44-3 (7) A, B, B1, C, C1, D; 44-3 (1) 7G, 12; 44-3 (4) 48, Z.

APR-97-III-8BR - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan for the Bull Run Planning District by editorial revisions and updates to text and figures.

SEA-97-Y-012 - CENTREVILLE ROAD CVS, INC. - to amend the previously approved development conditions to permit an increase in the maximum allowable sign area for building mounted signs for the pharmacy located in the McLearen Square shopping center on 1.12 acres zoned C-6. Map 24-4 (5) 1.
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456-Y97-8 - BELL ATLANTIC NYNEX - to permit nine panel antennas and one equipment building on 100-foot monopole at Renaissance Park located at 2750 Towerview Road. Map 24-2 ((1)) 12C.

4894-SP-05-2 - DULLES GATEWAY CENTER SITE PLAN - submission of the site plan pursuant to the proffers associated with approval of RZ-74-2-021. Map 24-2 ((1)) 11C.

PCA-82-S-036 - CENTEX REAL ESTATE CORP. - to amend the previously approved proffers for the Lee Overlook residential subdivision by allowing for provision of the 22 affordable dwelling units for sale to families of moderate income through the ADU Program rather than the MIDS Program on 27,440 square feet of land zoned PDH-8. Map 53-4 ((10)) 84-99.

PCA-81-S-124 - CENTEX REAL ESTATE CORP. - to amend the previously approved proffers for the Lee Overlook residential subdivision to allow for provision of the 22 affordable dwelling units for sale to families of moderate income through the ADU Program rather than the MIDS Program on 8,759 square feet of land zoned PDH-8. Map 65-1 ((12)) 140-145.

APR-97-II-4F - AREA PLANS REVIEW ITEM - nomination by Lynne Strobel on behalf of MSW, Inc. to amend the Plan for 2.64 acres located on Lee Highway within the Fairfax Center Area by increasing the density at the Intermediate level from 4 du/ac to 5-8 du/ac. Map 56-1 ((1)) 38.

APR-97-II-16F - AREA PLANS REVIEW ITEM - nomination by Antonio Calabrese, on behalf of Fairfax Associates, to amend the Plan for the Fair Oaks Mall, located on 133.8 acres in the Fairfax Center Area, by deleting the requirement for a retail:office ratio of 70:30%. Map 46-3, 46-4, and 56-1.

APR-97-II-17F - AREA PLANS REVIEW ITEM - nomination by Martin Walsh, on behalf of Joshua Realty Corporation and Centrepoint III, to amend the Plan for 14.6 acres on Legato Road and West Ox Road, in the Fairfax Center Area, by adding an option for all office use at the Overlay level. Map 46-3 ((1)) 40, 41B, 41C, 51.

APR-97-III-1UP - AREA PLANS REVIEW ITEM - nomination by Carson Lee Fifer, on behalf of Alban Development Corporation, to amend the Plan for 16 acres on Centreville Road, within the Dulles Suburban Center, from industrial use to residential use at 5-8 du/ac. Map 25-3 ((1)) 1.

RZ-1997-SU-012 - TOLL BROTHERS, INC. - to rezone 25.37 acres from R-1 & WS to PDH-2 & WS for 49 single family detached residential units. Map 55-1 ((1)) 1; 55-1 ((3)) 8, 10, 12, 22.

FDP-1997-SU-012 - TOLL BROTHERS, INC. - submission of the final development plan for residential development (Fair Lakes Chase) of 49 single family detached residential units at a density of 1.93 du/ac on 25.37 acres zoned PDH-2 and WS. Map 55-1 ((1)) 1; 55-1 ((3)) 8, 10, 12, 22.

RZ-95-Y-003 - M/I SCHOTTENSTEIN HOMES, INC. - to rezone 22.28 acres from R-1, I-3 and WS to PDH-8 and WS to permit construction of 135 single family attached units and 33 single family detached units at a density of 7.54 du/ac. Map 44-2 ((1)) 6A.

FDP-95-Y-003 - M/I SCHOTTENSTEIN HOMES, INC. - submission of the final development plan for residential development (Walney Village) of 135 single family attached units and 33 single family detached units, at a density of 7.54 du/ac, on 22.28 acres zoned PDH-8 and WS. Map 44-2 ((1)) 6A.

456-Y97-15 - AT&T WIRELESS - to permit co-location of nine panel antennas on the existing Cellular One monopole at 4641 West Ox Road. Map 56-1 ((13)) 1.

PCA-74-2-112-2 - AT&T WIRELESS - to amend the previously approved proffers to clarify that the two-story height restriction applies only to the building on the property and not to the two existing monopoles located at 4641 West Ox Road on 9.35 acres zoned I-5 and R-1. Map 56-1 ((13)) 1-4.

456-Y97-11 - FAIRFAX COUNTY WATER AUTHORITY - to install 1920 feet of 30-inch water main at Route 50 from Dorforth Drive to Fair Ridge Drive. Maps 45-4 and 46-3.

PCA/FDPA-89-P-063-2 - THE MOST REVEREND JOHN R. KEATING - to amend the previously approved proffers and final development plan to expand the land area of the existing St. Paul Chung Catholic Church, construct a two-story addition and expand the number of parking spaces on 7.5 acres zoned PDH-3 and WS. Map 45-3 ((4)) D, E.

APR-97-III-53UP - AREA PLANS REVIEW ITEM - nomination by Martin D. Walsh, on behalf of Balbir Brar Associates, to amend the Plan for 13.48 acres located at 12306 Lee Jackson Highway from office and private open...
space uses to mixed use at .35 FAR and residential use at 30–40 du/ac. Map 46-3 ((1)) 14, 14A.


FDP-1997-SU-033 - TOLL BROTHERS, INC. - submission of the final development plan for residential development of 30 single family detached units on 15.35 acres zoned PDH-2 & WS. Map 54-2 ((3)) 26A, 26C, 27, 28.

FS-Y96-12 - AT&T - to permit co-location of nine panel antennas on the existing 133-foot Bell Atlantic monopole located at 4641 West Ox Road. Map 56-1 ((13)) 1.

SEA-97-Y-012 - CENTREVILLE ROAD CVS, INC. - to amend the previously approved development conditions to permit an increase in the maximum allowable sign area for building mounted signs for the pharmacy located in the McLearen Square shopping center on 1.12 acres zoned C-6. Map 24-4 ((5)) 1.
In 1998, the Planning Commission took action on eighty-nine Sully District land use applications. Of that number, the Commission accepted withdrawal of one item and denied four items. The remaining eighty-four applications were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Item Withdrawn**

APR-97-III-10BR – 1997 AREA PLANS REVIEW ITEM – nomination by Keith Collins to amend the Comprehensive Plan for 75 acres located on Leland Road, Pickwick Road, Newgate Boulevard and Shreve Street by merging Subsectors F1 and F2, decreasing the density for combined Sector F to 1-2 du/ac, changing the boundary for Subsectors A1 and A2, and decreasing the density of A1 to 2-3 du/ac. Maps 54-4 ((2)) 2-18, 46-57, 110-120, 130-140 and 55-3 ((2)) 44, 45.

**Items Denied**

SE-97-Y-039 – EBRAHIM A. BABAZEDAH – to permit a vehicle sales, rental and ancillary service establishment on 1.26 acres located at 13928 Lee Highway and zoned C-8, HC, SC and WS. Map 54-4 ((1)) 57.

SE-98-Y-007 – CV METROTECH L.C. – to permit a service station with mini-mart and car wash located adjacent to the Sully Place Shopping Center at 3911 Centreville Road on 2.05 acres zoned C-8 and WS. Map 34-4 ((1)) pt. 16A.


APR-98-III-1UP – 1998 AREA PLANS REVIEW ITEM – nomination by Scott Meyer to amend the Comprehensive Plan for 34.41 acres located on Thompson Road by adding an option for residential use at 1-2 du/ac. Map 35-3 ((2)) M2, D2, C1, B, A2, A1.

**Items Approved**

RZ-1997-SU-027 – FAIRFAX NURSING CENTER INC. – to rezone 17.25 acres from R-1 to R-3 for development of elderly housing units and a medical care facility. Map 56-2 ((1)) 61.


456-Y97-13 – FAIRFAX COUNTY PUBLIC SCHOOLS – to permit construction of the South Centreville Elementary School, comprised of 36 classrooms with two classrooms for the School Aged Child Care Program, on 40.8 acres across from the Lee Highway/Pleasant Valley Road intersection. Map 64-2 ((1)) 11 and 64-2 ((3)) 19.

456-Y97-12 – FAIRFAX COUNTY PUBLIC SCHOOLS – to permit construction of the West County High School with a projected capacity for 2500 students on 75 acres of a 160-acre parcel located west of the Stonecroft Boulevard/Old Lee Road intersection. Map 43-2 ((1)) 1, 1A.

RZ-1997-SU-047 – WESTBROOK ASSOCIATES LC – to rezone 8.19 acres from R-1 and WS to R-3 and WS to permit a cluster residential development. Map 55-1 ((8)).

SE-97-Y-053 – LAGUNA & GUZMAN INC. – to permit a six-bay vehicle light service establishment with accessory vehicle rental and wholesale auto parts establishment on the site of the former Chantilly Volunteer Fire Station located at 4004 Walney Road on 0.45 acre zoned C-8, HC, AN, and WS. Map 34-4 ((1)) 44.

S96-II-F1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for Subunit 03 of the Fairfax Center Area (consisting of 15 acres bounded by West Ox Road, Piney Branch Road, Cambryar subdivision, and the Bethlehem Baptist Church), currently planned for residential use at the Baseline and Intermediate Levels and townhouse office at the Overlay Level, by proposing industrial/flex use at the Baseline and Intermediate Levels with an option for a service station (with a fast food component) and other related uses on the West Ox Road frontage of the Subunit at the Overlay Level. Map 56-1 ((1)) 8, 9; ((13)) 1, 2, 3, 4.

SE-97-Y-050 – ARLINGTON-FAIRFAX CHAPTER OF IZAAK WALTON LEAGUE OF AMERICA – to permit building additions and site modifications, to include additions to the archery clubhouse and field house, lighting the outdoor archery range, and expanding the parking area, for the existing private club located on 107.94 acres zoned R-C and WS. Map 64-2 ((1)) 20.
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PCA-79-S-022 – EDGEMOORE HOMES LLC – to amend the previously approved proffers by revising the lot layout and design of the previously approved cluster residential development of 37 single family detached homes on 18.9 acres zoned R-2 and WS. Map 44-4 ((1)) 24.

RZ-1997-SU-030 – CHANTILLY AMUSEMENTS LLC – to rezone 1.27 acres from I-3 and WS to I-5 and WS for development of a commercial recreation park within the Brookfield Corporate Center. Map 44-1 ((6)) pt. 3B.

PCA-79-S-113 – CHANTILLY AMUSEMENTS LLC – to amend the previously approved proffers by allowing development of a commercial recreation park within the Brookfield Corporate Center, to include a water park, go-kart facility, indoor roller skating rink, party facilities, an arcade and office facilities, located on 5.0 acres zoned I-5 and WS. Map 44-1 ((1)) 3B.

FS-Y97-31 – DEPARTMENT OF PUBLIC WORKS – to permit expansion of the Ordway Road sanitary sewer and pump station located at 7122 Centreville Road. Map 74-1 ((1)) 15.

PCA-88-S-065 – WALNEY ROAD SELF STORAGE & EUGENE LANE – to amend the previously approved proffers to eliminate the requirement for oil/grit separators for the industrial/warehouse facility located on 11.01 acres zoned I-5, WS and AN. Map 44-2 ((1)) 25, 26, 27.

RZ-1997-SU-045 – FAIRLAND DEVELOPMENT & INVESTMENT CORP. – to rezone 4.13 acres from R-1 and WS to R-3 and WS to permit a cluster residential development (Compton Commons) consisting of 10 single family detached homes. Map 65-3 ((1)) 33.

RZ-1997-SU-046 – TOLL BROTHERS INC. – to rezone 31.73 acres from R-1 and WS to R-3 and WS for a cluster subdivision consisting of 85 family detached units and 13 single family detached units. Map 46-1 ((1)) 36-57.

RZ-1997-SU-050 – BATAL BUILDERS/WESTBROOK LLC – to rezone 22.54 acres from R-1 and WS to R-2 and WS for development of a cluster subdivision consisting of 42 homes. Map 55-2 ((2)) 15A1, 15A2 and 55-3 ((3)) B, C, D.

PCA-84-C-060 – FAIR OAKS SIERRA ASSOCIATES LP – to amend the previously approved proffers for an 8.09 acre portion of the 16.72 acre Fifty West Corporate Center zoned PDC, WS and HC by replacing a proposed office building and drive-through bank with a hotel and open space/park land. Map 46-3 ((17)) 2-5.

FDPA-84-C-060-2 – FAIR OAKS SIERRA ASSOCIATES LP – to amend the previously approved final development plan for an 8.09 acre portion of the 16.72 acre Fifty West Corporate Center zoned PDC, WS and HC by replacing a proposed office building and drive-through bank with a hotel and open space/park land. Map 46-3 ((17)) 2-5.

SEA-88-S-077-2 – MOBIL OIL CORPORATION – to amend the previously approved development conditions by permitting the addition of two pump islands, expansion of the canopy, and additional land area to the existing service station/quick service food store with car wash located within the 50-acre Chantilly Place Shopping Center (formerly known as Brookfield Shopping Center) at 4475 Daly Drive. Map 44-1 ((9)) A-D, E1, F1.

SEA-88-S-077-3 – BROOKFIELD-BEVERLY ROAD ASSOCIATES LP – to amend the previously approved final development plan for an 8.09 acre portion of the 16.72 acre Fifty West Corporate Center zoned PDC, WS and HC by replacing a proposed office building and drive-through bank with a hotel and open space/park land. Map 46-1 ((9)) A-D, E1, F1.

SEA-88-S-077-4 – BROOKFIELD-BEVERLY ROAD ASSOCIATES LP - to amend the previously approved proffers by permitting the addition of up to two hotels and increasing the maximum building height to 75 foot within the 50-acre Chantilly Place Shopping Center (formerly known as Brookfield Shopping Center) at 4475 Daly Drive. Map 44-1 ((9)) A-D, E1, F1.

PCA-88-S-026-2 – BROOKFIELD-BEVERLY ROAD ASSOCIATES LP - to amend the previously approved proffers by permitting the addition of up to two hotels and increasing the maximum building height to 75 feet within the 50-acre Chantilly Place Shopping Center (formerly known as Brookfield Shopping Center) at 4475 Daly Drive. Map 44-1 ((9)) A-D, E1, F1.

S98-III-BR1 – OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 72 acres (Leehigh Village Conservation Area) located outside the County’s Approved Sewer Service Area by considering its inclusion in Approved Sewer Service Area to address existing public health, safety and welfare issues caused by failed and failing septic systems in that Area. Map 56-3 ((1)) 25A; 56-3 ((3)) 69-77, 110, 111; 56-3 ((4)) 1-10; 56-3 ((12)) pt. E; 56-4 ((1)) SB, 21B, 21A, 21; 56-4 ((4)) 35-68, 78-80, 82-109, 112-121; 56-4 ((8)) 1-3; 56-4 ((10)) pt. A1.

PCA-88-S-097 – CANDLEWOOD FAIRFAX LLC & EXXON LAND DEVELOPMENT – to amend the previously approved proffers for the 8.21 acre Random Hill development zoned PDC and HC by shifting the property...
lines between Land Bay B1 and Land Bay B2 and allowing both land bays to be developed concurrently. Map 56-2 ((11)) B.

FDPA-88-S-097 – EXXON LAND DEVELOPMENT INC. – to amend the previously approved final development plan for a 4.43 acre portion of the Random Hills development zoned PDC and HC by decreasing the floor area of the approved office use from 300,000 to 270,436 square feet. Map 56-2 ((1)) pt. B.

FDPA-88-S-097-2 – CANDLEWOOD FAIRFAX LLC – to amend the previously approved final development plan for a 3.88 portion of the Random Hills development zoned PDC and HC by replacing a previously approved 30,000 square foot retail building in Land Bay B2 with a 59,564 square foot extended stay hotel. Map 56-2 ((11)) pt. B.

SE-97-Y-067 – to permit a 6-story hotel (Wingate Inn) on 3.22 acres zoned C-3, HC and WS. Map 54-4 ((1)) pt. 73A.

PCA-87-S-053-4 – HORIOM LLC – to amend the previously approved proffers to permit development of a 6-story hotel (Wingate Inn) in lieu of an office building on 3.22 acres zoned C-3, HC and WS. Map 54-4 ((1)) pt. 73A.

SE-98-Y-001 – EXXON CORPORATION – to permit a service station with quick-service food store on a 1.37 acre portion of the 75-acre Marlo Plaza commercial mixed use development zoned C-8 and WS. Map 34-3 ((1)) pt. B.

PCA-95-Y-016 – CHANTILLY 50-28 ASSOCIATES LP – to amend the previously approved proffers and generalized development plan for the 74-acre Marlo Plaza commercial development to permit a service station with quick-service food store on a 1.37 acre portion of the site which is zoned C-8, HC and WS. Map 34-3 ((1)) 7B, 19, 26, 33.

PCA-86-S-071 – TRINITY LAKE LLC – to amend the proffers associated with the prior approval of the 70.04 acre Trinity Center mixed use development zoned PDC, HC, SC and WS by revising the list of permitted secondary uses. Map 54-3 ((21)) 1-6, 8, 9, 11, 13; 54-4 ((15)) 7, 10, 12.

FDPA-86-S-071-2 – TRINITY LAKE LLC – to amend the previously approved final development plan for a 36.40 acre portion of the 70.04 acre Trinity Center mixed use development by revising the building layout and the mix of uses to include office, retail, drive-through banks, eating establishments and a possible child care center. Map 54-3 ((1)) 1, 8, 9, 11, 13; 54-4 ((15)) 10, 12.

FDPA-86-S-071 – TRINITY LAKE LLC – to reconsider the action previously taken by the Planning Commission to approve a final development plan amendment for a 33.61 acre portion of the 70.04 acre Trinity Center mixed use development by revising the building layout for the office and hotel uses and to revise the permitted secondary uses to include a health club. Map 54-3 ((21)) 2-6; 54-4 ((15)) 7.

RZ-1997-SU-057 – CENTEX HOMES – to rezone 14.33 acres from R-1, HC and WS to PDH-8, HC and WS for development of a residential subdivision. Map 54-4 ((1)) 76; 65-2 ((1)) 9, 10, 11.

FDP-1997-SU-057 – CENTEX HOMES - submission of the final development plan for the Deerfield Ridge residential development comprised of 126 townhouse units located on 14.33 acres zoned PDH-8, HC and WS. Map 54-4 ((1)) 76; 65-2 ((1)) 9, 10, 11.

RZ-1998-SU-009 – BALBIR BRAR ASSOCIATES INC. – to rezone 13.49 acres from C-8, PDC, HC and WS to PDC, HC and WS to permit a commercial development including a 150-unit hotel, four-story office building, and redevelopment of an existing service station with mini-mart and car wash facilities. Map 46-3 ((1)) 14, 14A.

FDP-1998-SU-009 – BALBIR BRAR ASSOCIATES INC. – submission of the final development plan for commercial development on 13.49 acres zoned PDC, HC and WS consisting of a 150-unit hotel, four-story office building, and redevelopment of an existing service station with mini-mart and car wash facilities. Map 46-3 ((1)) 14, 14A.

CSPA-82-P-069-3 – MERIDIAN FAIR LAKES LLC, TACO BELL CORPORATION & BERTUCCI’S RESTAURANT CORPORATION – to amend the previously approved Fair Lakes Comprehensive Signage Plan by permitting two 45-square foot monument signs to serve a 4.27 acre portion of the Fair Lakes development. Map 45-4 ((1)) 1A, 1B, 1C.

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PCA-87-P-052 – CENTERPOINTE III LP – to amend the previously approved proffers for a 2.44 acre portion of the Centerpointe mixed use development by deleting the approved but unconstructed high rise residential development from Land Bay C in order to develop a multifamily residential building on newly defined Land Bay B (combined area of previous Land Bays B and C). Map 46-3 ((1)) 40.

FDPA-87-P-052 - CENTERPOINTE III LP – to amend the previously approved final development plan for a 2.44 acre portion of the Centerpointe mixed use development by deleting the approved but unconstructed high rise residential development from Land Bay C in order to develop a multifamily residential building on newly defined Land Bay B (combined area of previous Land Bays B and C). Map 46-3 ((1)) 40.

PCA-84-P-007-2 – CENTERPOINTE III LP – to amend the previously approved proffers for a 5.41 acre portion of the Centerpointe mixed use development by deleting the approved but unconstructed five-story office building from Land Bay B in order to develop five multifamily residential buildings, 3-4 stories in height, for a total of 298 units on newly defined Land Bay B (combines area of previous Land Bays B and C). Map 46-3 ((1)) 51.

FDPA-84-P-007-2 - CENTERPOINTE III LP – to amend the previously approved final development plan for a 5.41 acre portion of the Centerpointe mixed use development by deleting the approved but unconstructed five-story office building from Land Bay B in order to develop five multifamily residential buildings, 3-4 stories in height, for a total of 298 units on newly defined Land Bay B (combines area of previous Land Bays B and C). Map 46-3 ((1)) 51.

RZ-88-Y-058 – GERALD WALDMAN – to rezone 12.16 acres from R-1 and WS to R-2 and WS for the Centreville Farms cluster residential subdivision to consist of 24 single family detached homes. Map 55-3 ((2)) 60-64, pts. 83, 84 and 85.

RZ-1998-SU-007 – ALBAN DEVELOPMENT CORPORATION – rezone 16.01 acres from R-1 to PDH-5 to permit townhouse residential development. Map 25-3 ((1)) 1.

FDP-1998-SU-008 - STRINGFELLOW DEVELOPMENT LC – submission of the final development plan for the Fair Lakes Crossing subdivision located on 39.08 acres zoned PDH-3 and WS and consisting of 96 single family detached and 14 single family attached units. Map 555-1 ((2)) 33, ((3)) C, D, 9A, 13, 15, 18A, 18B, 19, 19A.

AR-89-S-006 – JUANITA SMITH – to renew the Smith Local Agricultural and Forestal District, previously established in 1989, for an additional eight year period in order to preserve 28.66 acres for agricultural uses. Map 64-3 ((1)) 13, 14, 20.

PCA-82-P-069-6 – MERIDIAN/FAIR LAKES LLC – to amend the previously approved proffers and conceptual development plan for a portion of Land Bay 2 of the 65.06 acre Fair Lakes development zoned PDC and WS by increasing the allowable square footage for an eating establishment/fast food restaurant and by adding personal service establishments as optional uses. Map 55-1 ((1)) 33; 55-2 ((1)) 19, 21; 45-4 ((1)) 1A, 1B, 1C.

SEA-95-Y-033 – MERIDAN/FAIR LAKES LLC – to amend the previously approved development conditions for the Fair Lakes development by reducing land area from 2.58 to 1.24 acres, deleting one fast food restaurant, and enlarging the existing fast food restaurant by 2,300 square feet. Map 45-4 ((1)) 1A and 1B.

FDPA-82-P-069-2-2 – MERIDIAN/FAIR LAKES LLC – to amend the previously approved final development plan by permitting a 6,200 square foot personal service establishment on a 1.27 acre portion of Land Bay 2 of the Fair Lakes development in lieu of a fast food restaurant. Map 45-4 ((1)) 1B.

RZ-1998-SU-018 – APPLE FEDERAL CREDIT UNION – to rezone 1.91 acres from R-1 and HC to C-3 and HC to permit a four-story office building. Map 56-2 ((1)) 32.

SE-98-Y-033 – APPLE FEDERAL CREDIT UNION – to permit a 3,877 square foot with two drive-through windows on the first floor of a four-story office building located at 4029 Ridge Top Road on 1.91 acres zoned C-3 and HC. Map 56-2 ((1)) 32.

RZ-1998-SU-007 – ALBAN DEVELOPMENT CORPORATION – submission of the final development plan for the Albans Development Corporation subdivision located on 16.01 acres zoned PDH-5 and consisting of 96 single family detached and 14 single family attached units. Map 555-1 ((2)) 33, ((3)) C, D, 9A, 13, 15, 18A, 18B, 19, 19A.

FDP-1998-SU-007 – ALBAN DEVELOPMENT CORPORATION – submission of the final development plan for the Albans Development Corporation subdivision located on 16.01 acres zoned PDH-5 and consisting of 96 single family detached and 14 single family attached units. Map 555-1 ((2)) 33, ((3)) C, D, 9A, 13, 15, 18A, 18B, 19, 19A.
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plan for a townhouse development, on 16.01 acres zoned PDH-5, consisting of 96 units. Map 25-3 ((1)) 1.

FS-Y98-8 – AT&T – to permit replacement of an existing 126-foot Virginia Power utility pole with a 136-foot pole relocated 100 feet to the north of the existing pole to accommodate installation of nine panel antennas with equipment cabinets on the ground within the utility easement. Map 55-1 ((8)) K.

APR-97-III-11BR – 1997 AREA PLANS REVIEW ITEM – nomination by H. Joe Wiltse to amend the Comprehensive Plan for 47.5 acres known as Anna Mohr Estates and Marshall Farms by adding an option of a senior care community at a residential density up to 4 du/ac at the Overlay Level. Maps 55-1 ((7)) 27-29, ((8)) H; 55-2 ((2)) 12-14, 24-26, ((4)) B; and 55-2 ((3)) F, G2.

APR-97-II-15F – 1997 AREA PLANS REVIEW ITEM – nomination by Martin D. Walsh, on behalf of Jack Carney and Benjamin Smith, to amend the Comprehensive Plan for 79.9 acres located at the terminus of Government Center Parkway by consolidating three subunits into one subunit and increasing the residential intensity at the baseline, intermediate, and overlay levels. Map 56-2 ((1)) 69.

APR-98-III-5BR – 1998 AREA PLANS REVIEW ITEM – nomination by Frank A. McDermott to amend the Comprehensive Plan for 50.82 acres in the Chantilly Shopping Center from community-serving retail at .35 FAR to mixed use at .50 FAR, office use, retail, exhibition center and hotel uses. Map 44-1 ((9)) A-F.


APR-98-III-4T – 1998 AREA PLANS REVIEW ITEM – nomination by Janell Banit to amend the Comprehensive Plan by deleting the cul-de-sac at the west end of Westbrook Drive and deleting the connection of Autumn Willow Drive to Lincoln Drive. Map reference not applicable.

APR-98-III-5T – 1998 AREA PLANS REVIEW ITEM – nomination by the Office of Transportation to amend the Comprehensive Plan by upgrading Braddock Road to four lanes below the Loudoun County line and Old Lee Road extended and by widening and realigning Old Lee Road to four lanes between Stonecroft Boulevard and Braddock Road. Map reference not applicable.

APR-98-III-3TR – 1998 AREA PLANS REVIEW ITEM – nomination by the Northern Virginia Regional Park Authority to amend the Trails Plan component of the Comprehensive Plan by deleting the equestrian trail from Compton Run west along the Colonial Pipeline easement through the Bull Run Regional Park to Bull Run Drive. Map reference not applicable.

APR-98-III-4TR – 1998 AREA PLANS REVIEW ITEM – nomination by the Northern Virginia Regional Park Authority to amend the Trails Plan component of the Comprehensive Plan by deleting the stream valley trail and bicycle type I trail on Compton Road west to the Blue Trail at the Cub Run confluence with Bull Run. Map reference not applicable.

APR-98-III-5TR – 1998 AREA PLANS REVIEW ITEM – nomination by the Northern Virginia Regional Park Authority to amend the Trails Plan component of the Comprehensive Plan by relocating the existing equestrian trails in Bull Run Park. Map reference not applicable.

APR-98-III-2UP – 1998 AREA PLANS REVIEW ITEM – nomination by Frank A. McDermott to amend the Comprehensive Plan for 105.63 acres located in the vicinity of 13950 Barnsfield Road to mixed use up to .50 FAR with office, industrial/flex, retail, cultural, lodging, recreation and/or entertainment facilities to serve tourists. Map 24-4 ((1)) 7A, 34-2 ((1)) 1, 1A, 10A.

RZ-1998-SU-024 – S & S DEVELOPMENT – to rezone 1.68 acres from R-1, C-8, HC, SC and WS to C-8, HC, SC and WS to permit development of a Rite-Aid pharmacy with two drive-through windows. Map 54-4 ((2)) A, B, 127, 129.

SE-98-Y-025 – FIRST UNION NATIONAL BANK – to permit expansion of the existing drive-in bank from 2,177 to 2,947 square feet and to increase the number of drive-through lanes from two to three to accommodate a drive-through ATM on 29,145 square feet of land zoned C-7, HC, SC and WS and located at 14011-D St Germain Drive. Map 54-4 ((1)) 117.

SE-98-Y-027 – FIRST UNION NATIONAL BANK – to permit expansion of the existing drive-in bank from 2,177 to 2,947 square feet and to increase the number of drive-through lanes from two to three to accommodate a drive-through ATM on 29,145 square feet of land zoned C-7, HC, SC and WS and located at 14011-D St Germain Drive. Map 54-4 ((1)) 117.

FS-Y98-22 – PAGENET – to permit installation of five Omni whip antennas on the roof of the existing 7-story Hampton Inn located at 4050 Westfax Drive. Map 34-3 (9) 1.

RZ-1998-SU-014 – MOBIL OIL CORPORATION – to rezone 1.20 acres from I-3 and WS to I-5 and WS to permit a service station with quick service food store and car wash in the Chantilly Business Park. Map 54-3 (3) 5, 6, 7.

SE-98-Y-011 – MOBIL OIL CORPORATION – to permit a service station with quick service food store and automatic car wash in the Chantilly Business Park on 1.20 acres zoned I-5 and WS. Map 54-3 (3) 5, 6, 7.

RZ-1998-SU-016 – BSM LLC – to rezone 11.33 acres from R-1, I-3 and WS to I-5 and WS to permit nine one-story and two-story storage buildings with one two-story office building in the Chantilly Business Park. Map 54-3 (3) 5, 6, 7.

PCA-87-S-039-2 – FAIRFAX CORNER ASSOCIATES LC, JOHN F. SWART, JR. & SARAH THOMPSON SWART – to amend the previously approved proffers and conceptual development plan for the 113.46 acre Fairfax Corner development zoned PDC and HC by eliminating Land Bay 6, previously planned for affordable housing and a day care center, and developing two-thirds of the site as a commercial office and retail center with hotel with the remaining one-third of the site developed for multifamily residential units, including 41 affordable dwelling units, in 23 five-story buildings with a clubhouse, swimming pool and two recreation courts. Maps 56-1 (1) 41, 41A-41F, 47; 56-2 (1) 1, 1A, 2, 2A, 3, 3A, 4B.

FDPA-87-S-039-6 - FAIRFAX CORNER ASSOCIATES LC, JOHN F. SWART, JR. & SARAH THOMPSON SWART – to amend the previously approved final development plan for the 113.46 acre Fairfax Corner development zoned PDC and HC by eliminating Land Bay 6, previously planned for affordable housing and a day care center, and developing two-thirds of the site as a commercial office and retail center with hotel with the remaining one-third of the site developed for multifamily residential units, including 41 affordable dwelling units, in 23 five-story buildings with a clubhouse, swimming pool and two recreation courts. Maps 56-1 (1) 41, 41A-41F, 47; 56-2 (1) 1, 1A, 2, 2A, 3, 3A, 4B.

FDPA-87-S-039-6 - FAIRFAX CORNER ASSOCIATES LC, JOHN F. SWART, JR. & SARAH THOMPSON SWART – to amend the previously approved final development plan for the 113.46 acre Fairfax Corner development zoned PDC and HC by eliminating Land Bay 6, previously planned for affordable housing and a day care center, and developing two-thirds of the site as a commercial office and retail center with hotel with the remaining one-third of the site developed for multifamily residential units, including 41 affordable dwelling units, in 23 five-story buildings with a clubhouse, swimming pool and two recreation courts. Maps 56-1 (1) 41, 41A-41F, 47; 56-2 (1) 1, 1A, 2, 2A, 3, 3A, 4B.

PCA-82-S-032 – SOUTHERN STATES COOPERATIVE - – to amend the previously approved proffers by permitting the addition of an above-ground 30,000 gallon propane tank at the existing Southern States facility located at 14001 Penrose Place on 9.75 acres zoned I-6 and WS. Map 34-3 (1) 30.

FDP-94-Y-006-2 – AHMADIYYA MOVEMENT IN ISLAM, INC. – submission of the final development plan for a private school of general education with child care center on a 4.69 acre portion of the Walney subdivision zoned PDH-2 and WS. Map 44-2 (20) 1B.

RZ-1998-SU-038 – EDGEMOORE HOMES LLC – to rezone 5.23 acres from R-1, WS and HC to R-8, WS and HC for residential development of 41 townhouse units at a density of 7.84 du/ac. Map 54-4 (1) 78, 79.
In 1999, the Planning Commission took action on eighty-six Sully District land use applications. Of that number, the Commission denied three items and accepted withdrawal of three items. The remaining eighty-eight applications were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Denied

RZ-1998-SU-045 - STOR-ALL PROPERTIES, INC. - to rezone 1.94 acres from C-8, R-1, HC, WS & SC to C-8, HC, WS & SC to permit a mini-warehousing establishment with an overall FAR of 0.30. Map 54-4 ((1)) 105.

SE-98-Y-044 - STOR-ALL PROPERTIES, INC. - to permit a mini-warehouse establishment on 1.94 acres proposed to be zoned C-8, HC, WS & SC at 13821 Lee Highway. Map 54-4 ((1)) 105.

SE-98-Y-053 - HAFT/EQUITIES - SULLY PLAZA L.P. - to permit a fast food restaurant with a drive-thru window on 0.93 acres zoned C-8 within the Sully Plaza Shopping Center. Map 34-4 ((1)) 16C.

Items Withdrawn

APR-98-III-7BR - AREA PLANS REVIEW ITEM - to amend the Plan for 2.92 acres at 6400 Centreville Road from residential use at 1-2 and 5-8 du/ac to residential use at 5-8 du/ac for the whole parcel. Map 65-1 ((1)) 14.

FDPA-94-Y-021 - CENTEX HOMES - to amend the previously approved final development plan to permit the single family detached dwelling unit on lot 78, in the Woodlands of Fair Lakes subdivision to have a minimum rear yard setback of 22.7 feet in lieu of 25 feet, on 0.38 acres zoned PDH-2 & WS. Map 55-1 ((19)) 78 (formerly 55-3 ((1)) pt. 24B).

APR-97-III-5BR - AREA PLANS REVIEW ITEM - to amend the Plan for 70 acres in the Centreville Suburban Center by deleting the planned mixed use residential uses at 20 du/ac. Map 54-3 ((21)) 1-6, 11, 13; 54-4 ((15)) 7, 10, 12.

Items Approved

S98-III-UP3 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 12.46 acres bounded by McLearen Road, Route 28 and Park Center Road from hotel use up to .50 FAR to hotel use up to .75 FAR. Map 24-2 ((1)) 22D.

456-Y97-16 - VIRGINIA TOWERS - to construct a 199-foot telecommunications tower for up to 60 panel antennas, 12 whip antennas and associated equipment buildings at the Luck Stone Quarry at 15950 Lee Highway. Map 64-1 ((1)) 38.


FDPA-82-P-069-5-1 - THE OAKS APARTMENTS L.P. - to amend the previously approved fifth final development plan for a 20.9 acre site within the Fair Lakes development by adding a 32-unit multifamily residential dwelling in the southwestern corner of the existing Oaks at Fair Lakes project. Map 56-1 ((8)) 2, 3.

FS-Y98-26 - AT&T WIRELESS SERVICES - to co-locate nine panel antennas with an equipment building on 10-foot extension to existing 98-foot Bell Atlantic Mobile monopole, located at 2750 Towerview Road. Map 24-2 ((1)) 12C.

FS-Y98-29 - MEDIA GENERAL CABLE - to construct a 38x26 hub building for telecommunication switching equipment on a 4.3 acre site containing Media General offices at 14650 Old Lee Road. Map 44-1 ((1)) 3B.

RZ-1998-SU-042 - WINCHESTER HOMES, INC. - to rezone 17.3 acres from R-1 and WS to R-3 and WS to permit 44 single family detached units at a density of 2.54 du/ac. Map 45-2 ((1)) 8, 9, 10, 10A, 11, 20.
1999 Sully District Applications

2232-Y98-23 - REDEVELOPMENT & HOUSING AUTHORITY - to acquire 1.89 acres at 13525 Leland Road for lease to the Fairfax-Falls Church Community Services Board for group home use. Map 55-3 ((2)) 100.

FS-Y99-1 - PAGEMART WIRELESS INC. - to install two whip antennas and one satellite dish on the roof of the 7-story Hampton Inn Hotel building at 4050 Westfax Drive. Map 34-3 ((9)) 1.

PCA-82-S-077-3 - HUNTER DEVELOPMENT COMPANY OF FAIRFAX, INC. - to amend the previously approved development conditions by permitting single family attached dwelling units in lieu of multi-family units on a 5.06 acre portion, zoned PDH-3 and WS, of Compton Village. Map 65-3 ((12)) P1.

FDPA-82-S-077-3-1 - HUNTER DEVELOPMENT COMPANY OF FAIRFAX, INC. - to amend the previously approved final development plan for Compton Village by permitting 53 single family attached dwelling units in lieu of 92 multi-family units on 5.06 acres zoned PDH-3 and WS. Map 65-3 ((12)) P1.


PCA-86-C-105-2 - HAFT/EQUITIES - SULLY PLAZA L.P. - to amend the previously approved proffers for retail and office uses (Sully Plaza Shopping Center) by permitting pharmacy with drive-thru window and fast food restaurant with drive-thru window on 0.68 acres zoned C-8, HC & WS. Map 34-4 ((1)) 26A.

SE-98-Y-054 - HAFT/EQUITIES - SULLY PLAZA L.P. - to permit a pharmacy with drive-thru window on 1.02 acres zoned C-8, HC and WS within the Sully Plaza Shopping Center. Map 34-4 ((1)) 26A, 16C.

SE-98-Y-056 - THE MARK WINKLER COMPANY - to increase the height of three proposed office buildings to a maximum of 90 feet resulting in three six-story office buildings on 20.88 acres zoned I-5 and WS. Map 44-1 ((4)) 43; 44-1 ((1)) 4A.

FS-Y99-5 - PAGENET INC. - to install three whip antennas and an equipment cabinet on the roof of the 222-foot Hyatt Fair Lakes Hotel building at 12777 Fair Lakes Circle. Map 55-2 ((1)) 7A.

RZ-1998-SU-047 - PULTE HOME CORPORATION - to rezone 19.44 acres from R-1 & WS to R-1, R-8 & WS to permit proffered open space and residential development of single family attached dwelling units at a density of 8.38 du/ac. Map 45-4 ((1)) 3, 4, 4A, 5, 10, 45-4 ((5)) A.

SEA-96-Y-054 - VIRGINIA INNS & WESTFIELDS 21 - to amend the previously approved development conditions by permitting a six-story hotel and a maximum of two eating establishments in lieu of a maximum of four eating establishments with no hotel on 7.43 acres zoned I-3 and WS. Map 44-3 ((6)) 21.

SEA-82-C-031-4 - DULLES HOTEL CORP. - to amend the previously approved development conditions by increasing the floor area ratio to 0.74 for expansion of the existing Washington Dulles Hilton hotel facilities (addition of 155 guest rooms and 10,000 square feet of meeting space) on 12.46 acres zoned I-5 and WS. Map 24-2 ((1)) 22D.

RZ-1998-SU-060 – BOARDS’ OWN MOTION - to rezone 0.49 acres from I-5 and WS to I-6 and WS to correct a mapping error on portions of the three subject parcels to permit the total land area of all three parcels to be under one zoning (I-6) classification. Map 64-1 ((4)) pt. 1, pt. 2 and pt. 3.


FDPA-94-Y-055 - HUNTER DEVELOPMENT COMPANY OF FAIRFAX, INC. - submission of the final development plan for Timber Ridge residential development of 10 acres zoned PDH-12 for 116 single family townhouse units, including 14 affordable dwelling units, at a density of 12.29 du/ac. Map 56-2 ((1))

FDPA-1998-SU-057 - COSCAN WASHINGTON, INC. - to rezone 10 acres from I-5 to PDH-12 to permit residential development of 116 single family attached units, including 14 affordable dwelling units, at a density of 12.29 du/ac. Map 56-2 ((1))
RZ-1998-SU-025 - CENTEX HOMES - to rezone 31.25 acres from I-5 to PDH-12 to permit 175 single family attached units and 244 multiple family units, including 37 affordable dwelling units, at a density of 13.37 du/ac. Map 56-2 ((1)) 72.

FDP-1998-SU-025 - CENTEX HOMES - submission of the final development plan on 31.25 acres zoned PDH-12 for 175 single family attached units and 244 multiple family units, including 37 affordable dwelling units at 13.37 du/ac. Map 56-2 ((1)) 72.

RZ-1998-SU-041 - JACK W. CARNEY, TR. & BENJAMIN M. SMITH, JR., TR. - to rezone 63.05 acres from PDH-5 to PDH-12 to permit 275 single family attached units and 460 multifamily units at 11.65 du/ac. Map 56-2 ((1)) 69A.

FDP-1998-SU-041 - JACK W. CARNEY, TR. & BENJAMIN M. SMITH, JR., TR. - submission of the final development plan for 275 townhouse units and 460 multifamily units at 11.65 du/ac on 63.05 acres zoned PDH-12. Map 56-2 ((1)) 69A.

RZ-1998-SU-040 - JACK W. CARNEY, TR. & BENJAMIN M. SMITH, JR., TR. - to rezone 20.48 acres from PDH-5 and C-3 to C-6 to permit development of 94,400 square feet of retail and 89,300 square feet of office use. Map 56-2 ((1)) pt. 69A, 70, 71.

SE-98-Y-038 - JACK W. CARNEY, TR. & BENJAMIN M. SMITH, JR., TR. - to permit a drive-in bank, fast food restaurant with a drive through window, and a service station/mini-mart on 20.48 acres zoned C-6. Map 56-2 ((1)) pt. 69A, 70 and 71.

PCA-74-2-112 - MOBIL OIL CORP. - to amend the previously approved proffers by deleting 1.12 acres from the previously approved I-5 zoning of 9.35 acres to permit rezoning of the 1.12 acres to C-8 for special exception approval of a service station, quick service food store and car wash. Map 56-1 ((13)) 1-4.

RZ-1999-SU-005 - WINCHESTER HOMES, INC. - to rezone 20.85 acres from R-1, HC and WS to PDH-8, HC and WS to permit residential development of 45 single family detached units, 99 townhouse units, and 360 multifamily units at a density of 15.6 du/ac. Map 45-4 ((1)) 12, 13A, 14-21.


RZ-1998-SU-067 - INOVA HEALTH CARE SERVICES - to rezone 25.61 acres from R-1 and WS to C-3 and WS to permit the addition of an assisted living facility for the

PCA-85-C-091-4 - INOVA HEALTH CARE SERVICES - to amend the previously approved proffers for 38.26 acres zoned C-3 and WS and developed with the Fair Oaks Hospital, two medical office buildings and associated parking by permitting the addition of two medical office buildings and an assisted living facility for the elderly. Map 45-2 ((1)) 25L, 41A.

SEA-84-C-076-5 - INOVA HEALTH CARE SERVICES - to amend the previously approved development conditions for Fair Oaks Hospital to permit an increase in land area, addition of an assisted living facility for the elderly, and construction of building additions and site modifications on 63.87 acres zoned C-3 and WS. Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1; 45-2 ((1)) 25L, 41A.

FDP-1999-SU-005 - WINCHESTER HOMES, INC. - submission of the final development plan for 123 single family attached units, including eight affordable dwelling units, at 5.9 du/ac on 20.85 acres zoned PDH-8, HC, & WS. Map 45-4 ((1)) 12, 13A, 14-21.

PCA-79-C-079-3 - HERMIS, INC. - to amend the previously approved proffers associated with a portion of the Dulles Business Park zoned I-5, HC, WS, AN, by permitting a hotel use. Map 34-4 ((12)) 1A, 2, 10, 11, 12.

SEA-94-Y-007 - HERMIS, INC. - to amend the previously approved development conditions by permitting a hotel with an eating establishment in lieu of two restaurants within a 9.8 acre portion of the Dulles Business Park zoned I-5, I-3, C-8, HC, WS, AN. Map 34-4 ((12)) 1A, 2, 10, 11, 12.

SE-99-Y-006 - BELL ATLANTIC - VIRGINIA - to expand an existing one-story telecommunications facility on 52,468 square feet of land zoned R-1 and WS to meet the forecasted demand for telephone service in the Centreville community for the next five years. Map 55-3 ((3)) 1, 2.

2232-Y99-4 - BELL ATLANTIC - VIRGINIA - to expand an existing one-story telecommunications facility on 52,468 square feet of land zoned R-1 and WS. Map 55-3 ((3)) 1, 2.

RZ-1999-SU-018 - WEST*GROUP MANAGEMENT, LLC - to rezone 50.6 acres from C-8, WS and AN to I-5, WS and AN for a business park for industrial, industrial/flex and/or office uses. Map 33-2 ((1)) 6A and 33-4 ((1)) 3.

PCA-94-Y-033 - AJB ASSOCIATES, INC. - to amend the previously approved proffers for development of 103.48 acres zoned C-8, AN, HC and WS consisting of an auto sales park, child care center for customers and employees, fast food court, service station and car wash by deleting 50.6 acres from the Dulles International Auto Park and revising the site layout for the remaining 52.9 acres. Map 33-4 ((1)) 3; 33-2 ((1)) 6A.

SEA-94-Y-038 - AJB ASSOCIATES, INC. - to amend the previously approved development conditions for 103.48 acres to be developed with an auto sales park, child care center for customers and employees, fast food court, service station and car wash, by deleting 50.6 acres from the Dulles International Auto Park, deleting the child care center and fast food court, and revising the site layout for the remaining 52.9 acres. Map 33-4 ((1)) 3; 33-2 ((1)) 6A.

PCA-88-S-097-2 - EXXON LAND DEVELOPMENT, INC. - to amend the previously approved proffers for Land Bay B1 of Random Hill by permitting a ten-story office building with parking garage in lieu of two ten-story office buildings on 4.73 acres zoned PDC and HC. Map 56-2 ((11)) B1.

FDPA-88-S-097-1 - EXXON LAND DEVELOPMENT, INC. - to amend the previously approved final development plan for Land Bay B1 of the Random Hill development by permitting a ten-story office building with parking garage in lieu of two ten-story office buildings on 4.73 acres zoned PDC and HC. Map 56-2 ((11)) B1.

PCA-80-S-088 - GLEN ALDEN, LLC - to amend the previously approved proffers by permitting a one-story child care center, with a maximum daily enrollment of 150 children, on the 1.19 acre commercial portion of the PDH-8 Glen Alden townhouse development in the Fairfax Center Area. Map 56-1 ((1)) 39A.

FDP-80-S-088-2 - GLEN ALDEN, LLC - submission of the final development plan for a one-story childcare center on the 1.19 acre commercial portion of the PDH-8 Glen Alden townhouse development in the Fairfax Center Area. Map 56-1 ((1)) 39A.

AR-91-Y-001 - TOM VAN & JOAN JOHNSON RICHARDSON - to renew the Richardson Local Agricultural and Forestal District on 40.0 acres zoned R-C. Map 42-4 ((1)) 15.
PCA-85-S-061-2 - CALIBER/SPATIUM LLC - to amend the previously approved proffers to permit a building height increase from 35 feet to 72.5 feet, for a four-story office building (Building B) in the International Corporate Center at Dulles (Westfields), on 8.0 acres zoned I-3 and WS. Map 43-4 ((6)) 13.

FDPA-78-C-118-11 - AT&T WIRELESS PCS, INC. - to amend the final development plan for Franklin Farm by permitting the addition of nine panel antennas to the tree monopole on property owned by the United Methodist Church. Map 35-1 ((4)) (19) C2.

FS-Y99-15 - AT&T WIRELESS PCS, INC. - to co-locate an equipment cabinet on the ground and nine panel antennas on the existing 99-foot APC telecommunications tree monopole located on property owned by the Community of Faith United Methodist Church, at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.


RZ-1999-SU-030 - EDGEMOORE HOMES LLC - to rezone 53.29 acres from R-1 to R-2 to permit a cluster subdivision (Walney Park) of 108 single family detached dwelling units, to include 16 single family attached affordable dwelling units and retention of three existing houses, for a density of 2.33 du/ac. Map 44-4 ((1)) 11-13, 19, 21-23, 25 and 54-2 ((1)) 13.

PCA-87-S-053-4 - HORIZON, LLC - to amend the previously approved proffers by permitting development of a 100-room hotel (Wingate Inn) in lieu of an office building on 3.22 acres zoned C-3, HC, SC and WS. Map 54-4 ((1)) 73B.

SE-97-Y-067 - HORIZON, LLC - to permit development of a 100-room hotel (Wingate Inn) on 3.22 acres zoned C-3, HC, SC and WS. Map 54-4 ((1)) 73B.

PCA-89-Y-072 - MICHELE & LENA STANCO - to amend the proffers associated with the prior approval for the Clifton Pines single family residential development by permitting construction of a new home on a 10,891 square foot portion (lot 10) of the 3.92 acre subdivision to replace the demolished dwelling which was not preserved as proffered. Map 66-1 ((13)) 10.

PCA-80-S-088 - GLEN ALDEN, LLC - (Rehearing) to amend the previously approved proffers by permitting construction of a one-story child care center, with a maximum daily enrollment of 150 children, on the 1.19 acre commercial portion of the PDH-8 Glen Alden townhouse development located in the Fairfax Center Area. Map 56-1 ((1)) 39A.

FDP-80-S-088-2 - GLEN ALDEN, LLC - (Rehearing) submission of the final development plan for a one-story child care center, with a maximum daily enrollment of 150 children, on the 1.19 acre commercial portion of the PDH-8 Glen Alden townhouse development in the Fairfax Center Area. Map 56-1 ((1)) 39A.

RZ-1999-SU-043 - FOREST HILL LLC - to rezone 17.7 acres from R-1 to PDH-2 for development of 35 single family detached homes at a density of 1.98 du/ac. Map 56-4 ((1)) 6, 8; 56-4 ((2)) 42, 43, 44; 56-4 ((5)) 45.

FDP-1999-SU-043 - FOREST HILL LLC - submission of the final development for Forest Hills of Fairfax gated community consisting of 35 single family one-story detached homes on 17.7 acres zoned PDH-2. Map 56-4 ((1)) 6, 8; ((2)) 42-44; ((5)) 45.

SE-99-Y-016 - SOUTHWESTERN YOUTH ASSOCIATION - to permit a quasi-public park and uses in a floodplain to include up to 14 athletic fields, a recreation center, associated maintenance and sanitary facilities, tot lot and picnic area, and fill in a floodplain on 117.10 acres zoned R-C and WS. Map 52-4 ((1)) 7, 8, 9, 10, 17.

2232-Y99-7 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to construct two new buildings to store and maintain Fire and Rescue Department vehicles, and expand the existing West Ox Vehicle Maintenance Facility at 4620 West Ox Road. Map 56-1 ((1)) 2, 2D.


RZ-1999-SU-041 - EMBASSY DEVELOPMENT CORP. - to rezone 4.0 acres from R-1 and WS to R-3 and WS for a cluster residential subdivision of 39 single family detached lots at a 1.94 du/ac. Map 55-1 ((8)) R2, 55-2 ((3)) R4, 55-4 ((3)) R5, R6.

RZ-1999-SU-041 - EMBASSY DEVELOPMENT CORP. - to rezone 4.0 acres from R-1 and WS to R-3 and WS to permit development of ten single family detached lots at a density of 2.54 du/ac. Map 45-2 ((1)) 21, 22, 23.

PCA-84-C-097-2 - DULLES INDOOR SPORTS COMPLEX, LLC - to amend the previously approved proffers (associated with prior rezoning of 7.84 acres from R-1 to I-5 for industrial flex development) to permit revision to the layout commitment to accommodate co-location of an indoor commercial recreation center,
consisting of indoor sports fields for soccer, volleyball, roller hockey, field hockey and lacrosse, with a relocated business manufacturer of trophies, plaques and other sports related items. Map 34-2 ((1)) 7, 8.

FS-Y99-29 - NEXTEL - to co-locate twelve panel antennas on an existing 108-foot monopole, also used by Bell Atlantic Mobile and AT&T Wireless Communications, and one equipment cabinet on the ground of the GT Warehouse property (formerly known as the Redskins NFL football park) at 2750 Towerview Road. Map 24-2 ((1)) 12C.

SE-99-Y-033 - HACOR, INC. - to permit a cluster subdivision consisting of 51 single family detached residential units, with 198.5 acres of open space, on 266.05 acres zoned R-C and WS. Map 53-1, 53-3.

RZ-1999-SU-028 - CENTEX HOMES - to rezone 23.7 acres from R-1 and WS to PDH-3 and WS for single family residential development at a density of 3.12 du/ac. Map 55-1 ((1)) 3A, 4; ((3)) 41, 41A, 42, 42A, 43, 43A; ((5)) 1, 2.

FDP-1999-SU-028 - CENTEX HOMES - submission of the final development plan for residential development consisting of 66 single family detached units and eight single family attached affordable dwelling units, proposed for addition to the existing Fair Lakes Crossing residential development, at a density of 3.12 du/ac, on 23.7 acres zoned PDH-3 and WS. Map 55-1 ((1)) 3A, 4; ((3)) 41, 41A, 42, 42A, 43, 43A; ((5)) 1, 2.
In 2000, the Planning Commission took action on sixty-two land use applications in the Sully District. The Commission accepted withdrawal of one item and approved the remaining sixty-one items, either wholly or in part. Additional information on the items listed below may be obtained from the Planning Commission Office.

**Item Withdrawn**

APR-98-III-6BR - AREA PLANS REVIEW ITEM - nomination by Robert Lawrence and David Hunter to amend the Plan by encompassing approximately 1900 acres located in the Bull Run Planning District into an approved sewer service area to permit cluster development at the current planned density range of .1 to .2 du/ac. Maps 33-3, 42-2, 42-4, 43-1, 43-2, 43-3, 53-1.

**Items Approved**

2232-Y99-2 - FAIRFAX COUNTY PARK AUTHORITY - to lease 28 acres owned by the Fairfax County Public Schools for development of a multiple resource public park with indoor and outdoor recreation facilities and field house (West County RECcenter). Map 43-2 ((1)) 1, 1A.

PCA-1997-SU-027 - FAIRFAX NURSING CENTER, INC. - to revise the previously approved proffers by permitting conversion of the southernmost entrance on Forest Hill Drive from an emergency access to a full public access for the elderly housing facility located on 17.25 acres zoned R-3. Map 56-2 ((1)) 61, 61A.

SEA-1997-Y-035 - FAIRFAX NURSING CENTER, INC. - to revise the previously approved development conditions by permitting conversion of the southernmost entrance on Forest Hill Drive from an emergency access to a full public access for the elderly housing facility located on 8.99 acres zoned R-3. Map 56-2 ((1)) 61.

SEA-79-S-026 - UPPER OXOCOQUAN SEWAGE AUTHORITY - to increase the land area and make improvements to loading, parking and access to the Little Rocky Run Sewage Pumping Facility located on a 1.92 acre portion of the 3.9 acre site at 14100 Compton Road. Map 74-2 ((1)) 20.

RZ-1999-SU-048 - LAFAYETTE II, LLC - to rezone 8.78 acres within the Lafayette Business Center from I-3 to I-4 to permit office, warehouse and other permitted industrial uses with a maximum gross floor area ratio of 0.26. Map 33-2 ((4)) 3.

PCA-87-S-039-3 - FAIRFAX CORNER MIXED USE LC - to amend the proffers associated with the prior approval of RZ-87-S-039 for a 48 acre portion of the 114 acre Fairfax Corner development zoned PDC by reconfiguring the approved retail and office within Land Bays A, B and C and adding a new mid-rise residential component. Map 56-1 ((1)) 41, 41A, 41B, 41D, 41E, 41F, 47.

FDPA-87-S-039-7 - FAIRFAX CORNER MIXED USE LC - to amend the final development plan associated with the prior approval of RZ-87-S-039 for a 48 acre portion of the 114 acre Fairfax Corner development by reconfiguring the approved retail and office within Land Bays A, B and C and adding a new mid-rise residential component. Map 56-1 ((1)) 41, 41A, 41B, 41D, 41E, 41F, 47.

SE-99-Y-041 - CHADSWORTH HOMES - to permit a six lot cluster subdivision, to be known as Thompson's Crest, on 6.0 acres zoned R-1. Map 35-3 ((2)) A1.

S99-CW-T3 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan by removing the segment of Steuben Pike north from Summit Drive to Lee Highway from the Plan.

S99-III-BR2 - OUT-OF-TURN PLAN AMENDMENT - to amend the Plan for 410 acres (Centreville Farms Area) by revising the Redevelopment Option and Concept Plan by increasing the overall density to 4.3 du/ac with a maximum of 1850 units. Map 55-1, 55-3, 54-2, 54-4.

RZ-1999-SU-054 - CHANTILLY GREEN/CHANTILLY EAST - to rezone 43.65 acres from R-1 and WS to PDH-3 and WS for development of 126 single family detached dwellings at a density of 2.88 du/ac. Map 34-4 ((1)) 7, 8, 17, 18, 19.

FDP-1999-SU-054 - CHANTILLY GREEN/CHANTILLY EAST - submission of the final development plan Chantilly Green consisting of 126 single family detached dwellings at a density of 2.88 du/ac on 43.65 acres zoned PDH-3. Map 34-4 ((1)) 7, 8, 17, 18, 19.

2232-Y99-18 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to construct the Sully Police Station to accommodate a police substation, district supervisor's office, public community room, prisoner intake and short term holding area, Magistrate's teleconferencing area and parking area to include 50 spaces for commuter parking. Map 44-3 ((1)) 7G, 12.

SE-00-Y-001 - A&R FOODS, INC. - to permit a fast food restaurant (Burger King) with a drive-through window, as well as a future building with associated parking to be constructed by right, on 2.95 acres zoned C-6, SC, HC and WS. Map 54-4 ((5)) 2-4, 4A, 5-9.
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FS-Y00-5 - METRICOM - to co-locate up to 16 panel antennas on the roof of the Hallmark Building (co-utilized by APC), with one equipment cabinet in the penthouse, at 13873 Park Center Road. Map 24-2 ((1)) 22E.

FS-Y00-8 - METRICOM - to install up to 16 panel antennas on the roof and one equipment cabinet in the basement of the existing 36-foot tall Old Centreville Crossing office building located at 13890 Braddock Road. Map 54-4 ((1)) 87D.

FS-Y00-18 - METRICOM - to co-locate up to 16 antennas at the 180-foot level of the existing 195-foot monopole (co-utilized by Bell Atlantic) with one equipment cabinet on the ground, located off Ordway Road in the Bull Run Regional Park. Map 73-2 ((1)) 3.

RZ-1999-SU-067 - COSCAN WASHINGTON, INC. - to rezone 5 acres from R-1 and WS to R-2 and WS to permit a cluster subdivision of ten single family detached dwellings at a density of 2.0 du/ac. Map 44-4 ((1)) 15A.

FS-Y00-34 - NEXTEL - to install 12 panel antennas on the roof, with one equipment cabinet inside the penthouse, of the existing seven-story office building located at 11781 Lee Jackson Highway. Map 46-4 ((9)) 18B1.

FS-Y00-37 - METRICOM - to co-locate 16 antennas on the roof, with one equipment cabinet in the penthouse, of the existing office building in the Greenbriar Office Park (co-utilized by Nextel) at 13135 Lee Jackson Highway. Map 45-1 ((1)) 10D.

SE-93-Y-035 - CENTREVILLE LAND CORP./TARMAC MID-ATLANTIC, INC. - to permit a concrete mixing and batching plant and related accessory uses on 2.64 acres zoned I-6, WS and NR. Map 64-1 ((4)) 2, 3, 4, 5A.

FS-Y00-33 - AT&T - to co-locate nine panel antennas and one equipment cabinet on the roof of the 69-foot Hampton Inn hotel (co-utilized by PageNet, PageMart and Bell Atlantic) located at 4050 Westfax Drive. Map 34-3 ((9)) 1.

2232-Y00-3 - AT&T, APC SPRINT & NEXTEL - to approve the existing placement of telecommunication antennas (nine each by AT&T and APC Sprint and 12 by Nextel) on a 150-foot VDOT monopole, with equipment cabinets on the ground, located at the northwest quadrant of the I-66/Route 28 interchange. Map 54-4.

2232-Y99-19 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to install a second sewer pump at 4722 Village Drive to provide sewer service to the Leehigh Village community. Map 56-4 ((4)) 64.

FS-Y99-41 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to install a sanitary sewer pump station at 4904 Briggs Road to serve the Leehigh Village community. Map 56-4 ((1)) 21A.

2232-Y00-9 - BELL ATLANTIC - to approve the existing placement of nine antennas on a 104-foot monopole (co-utilized by VDOT) with one equipment cabinet on the ground located in the VDOT right-of-way between I-66 and Bobann Drive. Map 54-2.

FS-Y00-53 - NEXTEL - to install 12 flush-mounted panel antennas to the penthouse and parapet, with an equipment cabinet on the roof, of the existing five-story United Bank Building located at 4221 Walney Road. Map 44-2 ((8)) 35.

FS-Y00-55 - NEXTEL - to co-locate 12 panel antennas and an equipment cabinet on the roof of an existing three-story office building (co-utilized by Meticom) at 13135 Lee Jackson Memorial Highway. Map 45-1 ((1)) 10D.

RZ-1999-SU-070 - IVY DEVELOPMENT, LC - to rezone 14.18 acres from R-1 and WS to R-3 and WS to permit cluster development of 37 single family detached dwellings at a density of 2.61 du/ac. Map 46-1 ((1)) 58, 59, 64-72.

RZ-1999-SU-065 - LANDMARK PROPERTIES DEVELOPMENT CORP. - to rezone 2.95 acres from R-1 and WS to R-3 for cluster development of six single family detached dwellings at a density of 2.04 du/ac. Map 44-2 ((1)) 13.

FS-Y00-51 - NEXTEL - to co-locate 12 panel antennas on the roof of the existing seven-story Hampton Inn hotel (co-utilized by Bell Atlantic, PageNet, PageMart and AT&T), with one equipment cabinet on the ground, at 4050 Westfax Drive. Map 34-3 ((9)) 1.

FSA-Y96-17-1 - AT&T - to amend the previously approved feature shown application by replacing the existing equipment cabinet with four new cabinets on the roof of the Fair Oaks Hospital located at 3600 Joseph Siewick Drive. Map 45-2 ((1)) 41A.

FS-Y00-59 - METRICOM - to co-locate up to 16 panel antennas on a 123-foot tall monopole (co-utilized by Nextrange and AT&T), with one equipment cabinet inside the adjacent Daly Drive industrial building in the Brookfield Corporate Center at 4511 Daly Drive. Map 44-1 ((3)) 13.

RZ-2000-SU-008 - EDGEMOORE HOMES, LLC - to rezone 58.31 acres from R-1 and R-2 to R-3 for a cluster subdivision (The Preserve at Wynmar) comprised of 122
2000 Sully District Applications

single family detached dwellings and 17 single family attached affordable dwelling units at 2.38 du/ac. Map 44-4 ((1)) 11-13, 16, 19, 21-23, 25; 54-2 ((1)) 13.


SE-00-Y-005 - DAMON HARWOOD COMPANY, INC. - to permit an increase in building height from 75 to 98 feet, not including a 20 foot penthouse or screening wall, for the proposed Cherrywood Plaza office building to be located on 5.29 acres zoned I-5 and HC. Map 56-2 ((1)) 33G2.

RZ-2000-SU-009 - MSW, INC. - to rezone 2.69 acres from R-1 and WS to R-8 and WS for 16 single family detached units at a density of 5.95 du/ac. Map 56-1 ((1)) 38, 38A.

SE-00-Y-011 - RAINBOW DAY CARE CENTER, INC. - to permit an 5,108 square foot addition to an existing day care center for 250 additional children with a maximum enrollment of 390 children on 6.17 acres zoned R-1 and PDH-12 at 14311 Braddock Road. Map 54-1 ((1)) 18, 26B.

FS-Y00-44 - XM SATELLITE RADIO - to co-locate three antennas and one equipment cabinet on the roof of the existing Centerpointe office building located at 4000 Legato Road. Map 46-3 ((1)) 41C.

SE-00-Y-018 - COSCAN WASHINGTON, INC. - to permit a cluster subdivision of 40 single family detached units in a R-C District. Map 43-1 ((1)) 12; 43-3 ((1)) 6.

CSPA-86-S-071 - TRINITY LAKE LLC - to amend the previously approved comprehensive signage plan for the Trinity Centre development by submission of a new plan depicting building-mounted and freestanding signs for the office, hotel, fitness center and restaurant buildings on 64.91 acres zoned PDC, HC, SC and WS. Map 54-3, 54-4.

RZ-2000-SU-001 - TRUSTEES OF MOUNT OLIVE BAPTIST CHURCH - to rezone 12.42 acres from R-1 and R-2 to R-2 to permit building additions and an increase in the floor area ratio for the Mt. Olive Baptist Church located at 6600 Old Centreville Road. Map 65-1 ((1)) 34, 35, 45; 65-3 ((1)) 8, 8A.

SE-00-Y-004 - TRUSTEES OF MOUNT OLIVE BAPTIST CHURCH - to expand the existing Mt. Olive Baptist Church by a 1000 seat sanctuary and related facilities with a child care center/nursery school with a maximum daily enrollment of 100 children on 12.42 acres zoned R-2. Map 65-1 ((1)) 34, 35, 45; 65-3 ((1)) 8, 8A.

SE-00-Y-017 - AXAR MANAGEMENT, INC. - to permit two hotels (Hawthorn Suites Hotel and Staybridge Suites Hotel) on 10.0 acres zoned I-5, AN, WS and HC and located in the Dulles Business Park. Map 34-4 ((12)) C2.

SEA-98-Y-007 - CV METROTECH, LC - to amend the development conditions associated with the prior approval of SE-98-Y-007 by replacing the approved car wash use with a drive-in bank or an office building within an existing shopping center on 2.22 acres zoned C-8 and WS. Map 34-4 ((1)) 62A.

9044-SP-02-1 - BROWN'S DULLES DODGE - submission of the site plan depicting architectural elevations, general building materials, tree preservation and/or landscape plans for the facility previously approved for the Dulles International Auto Park under RZ-1999-SU-018 and SEA-94-Y-038. Map 33-4 ((1)) 3.

RZ-2000-SU-015 - ROCKLAND VILLAGE, LC - to rezone 0.51 acres from R-1 and WS to PDH-8 and WS for four single family detached units at a density of 7.92 du/ac. Map 34-4 ((6)) 24.

FDP-2000-SU-015 - ROCKLAND VILLAGE, LC - submission of the final development plan for four single family detached units to be incorporated into the Rockland Village development previously approved under RZ-1998-SU-050. Map 34-4 ((6)) 24.

PCA-85-S-061-3 - THE ST. JOE COMPANY - to amend the proffers associated with the prior approval of RZ-85-S-061 to increase the height of the two proposed office buildings from 35 to 75 feet in the Parkstone Plaza located in the Westfields Corporate Center at Dulles on 14.77 acres zoned I-3 and WS. Map 43-4 ((6)) 27, 37A.

2232-Y00-15 - AT&T - to install a new 150-foot combination monopole/athletic field light standard at Chantilly High School to accommodate nine panel antennas with an equipment cabinet on the ground at 4201 Stringfellow Road. Map 45-1 ((1)) 9, 9A.


FDP-2000-SU-012 - CENTEX HOMES - submission of the final development plan for Buckley's Reserve residential development consisting of 65 single family detached and 185 single family attached units including 29 affordable dwelling units at a density of 3.44 du/ac on
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SEA-97-Y-012-2 - SUN LIFE ASSURANCE COMPANY OF CANADA - to amend the development conditions associated with the prior approval of SE-97-Y-012 to permit an increase in the maximum allowable sign area for freestanding signs for the McLean Square Shopping Center on Centreville Road on 1.12 acres zoned C-6. Map 24-4 ((5)) 1.

SE-00-Y-024 - SUN LIFE ASSURANCE COMPANY OF CANADA - to permit an increase in the maximum allowable sign area for freestanding signs for the McLean Square Shopping Center on Centreville Road on 0.86 acres zoned C-6. Map 24-4 ((5)) 3.

SEA-98-Y-025 - CENTREVILLE PICKWICK LLC - to amend the development conditions associated with the prior approval of SE-98-Y-025 by modifying the site layout for the drive-through CVS Pharmacy located on 1.68 acres zoned C-8, HC, SC and WS. Map 54-4 ((2)) B1.

PCA-1998-SU-024 - CENTREVILLE PICKWICK LLC - to amend the proffers associated with the prior approval of RZ-1998-SU-024 by modifying the site layout for the drive-through pharmacy window, adding a mezzanine and deleting an interparcel connection on 1.68 acres zoned C-8, HC, SC and WS. Map 54-4 ((2)) B1.

FS-Y00-93 - XM SATELLITE RADIO - to install one dish antenna and one panel antenna on the existing 140-foot Virginia Power monopole located between I-66, Quail Creek Lane and the Fair Lakes Shopping Center. Map 55-1 ((8)) D.

RZ-2000-SU-033 - RITA POWELL - to rezone 6.05 acres from I-3, WS and AN to I-5, WS and AN to permit a kennel, veterinary hospital, animal crematory and caretaker’s quarters at 4500 Upper Cub Run Drive. Map 33-4 ((1)) 9.

RZ-2000-SU-032 - INOVA HEALTH CARE SERVICES - to rezone 63.87 acres from C-3 to C-3 in order to consolidate the property of two separate previous applications (PCA-85-C-091-4 and RZ-1999-SU-067) into one case with one set of proffers, to revise the proffers to replace two un-built medical office buildings with an addition to the existing Fair Oaks Hospital building and a single medical office building, to relocate an equipment building, realign Joseph Siewick Drive and modify the parking area. Map 45-2 ((1)) 25L, 41A; ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1.

SEA-84-C-076-6 - INOVA HEALTH CARE SERVICES - to amend the development conditions associated with the prior approval of SE-84-C-076 by replacing two un-built medical office buildings with an addition to the existing Fair Oaks Hospital building and a single medical office building, relocating an equipment building, realigning Joseph Siewick Drive, and modifying the parking area on 63.87 acres zoned C-3. Map 45-2 ((1)) 25L, 41A; ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1.

BUILDING ELEVATIONS & LANDSCAPE PLAN - FAIRFAX CORNER - submission of the conceptual building elevations and detailed landscape plan for Phase I of Fairfax Corner, pursuant to the development conditions associated with the prior approval of FDPA-87-S-039-7. Map 56-1 ((1)) 41, 41A, 41B, 41D, 41E, 41F, 47.

BUILDING ELEVATIONS & LANDSCAPE PLAN - FAIRFAX CORNER - submission of the conceptual building elevations and detailed landscape plan for Phase I of Fairfax Corner, pursuant to the development conditions associated with the prior approval of FDPA-87-S-039-7. Map 56-1 ((1)) 41, 41A, 41B, 41D, 41E, 41F, 47.
In 2001, the Planning Commission took action on seventy-one items located in the Sully District, all of which were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

### Items Approved

<table>
<thead>
<tr>
<th>Item Number</th>
<th>Applicant</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>RZ-2000-SU-040</td>
<td>JOHN M. BATAL</td>
<td>to rezone 4.07 acres from R-1 and WS to R-2 and WS to permit residential development of six single family detached units at a density of 1.47 du/ac. Map 55-2 (3) N2.</td>
</tr>
<tr>
<td>RZ-2000-SU-037</td>
<td>KEYSTONE LLC</td>
<td>to rezone 5.18 acres from R-1 and WS to R-3 and WS to permit twelve single family detached residences at a density of 2.32 du/ac. Map 65-1 (4) 24A.</td>
</tr>
<tr>
<td>RZ-2000-SU-054</td>
<td>ROCKLAND VILLAGE, L.C.</td>
<td>to rezone 21,806 square feet from R-1 and WS to PDH-8 and WS to permit four single family detached residences at density of 7.99 du/ac. Map 44-2 (2) 6.</td>
</tr>
<tr>
<td>FDP-2000-SU-054</td>
<td>ROCKLAND VILLAGE, L.C.</td>
<td>submission of the final development plan for four single-family detached units, to be incorporated into the adjacent Rockland Village Homeowners Association, on 21,806 square feet of land zoned PDH-8 and WS. Map 44-2 (2) 6.</td>
</tr>
<tr>
<td>RZ-2000-MD-048</td>
<td>PULTE HOME CORPORATION</td>
<td>to rezone 15.01 acres from R-C, R-1 and WS to PDH-2, R-C and WS to permit 26 detached residential units at a density of 1.9 du/ac. Map 74-2 (1) 4-6.</td>
</tr>
<tr>
<td>FDP-2000-MD-048</td>
<td>PULTE HOME CORPORATION</td>
<td>submission of the final development plan for 26 single-family detached lots on 15.01 acres zoned PHD-2, R-C and WS. Map 74-2 (1) 4-6.</td>
</tr>
<tr>
<td>RZ 2000-SU-043</td>
<td>WINCHESTER HOMES, INC.</td>
<td>to rezone a 58.09 acre portion of Centreville Farms from R-1, R-2, WS and HC to PDH-4, WS and HC to permit 103 single family detached units and 122 single family attached units at a density of 3.87 du/ac. Map 55-3 (1) various parcels; 54-4 (2) 102-110, 142-144.</td>
</tr>
<tr>
<td>FDP-2000-SU-043</td>
<td>WINCHESTER HOMES, INC.</td>
<td>submission of the final development plan for 103 single family detached units and 122 single family attached units on a 58.09 acre portion of Centreville Farms zoned PDH-4, WS and HC. Map 55-3 (1) various parcels; 54-4 (2) 102-110, 142-144.</td>
</tr>
<tr>
<td>RZ-2000-SU-042</td>
<td>WINCHESTER HOMES, INC.</td>
<td>to rezone a 46.92 acre portion of Centreville Farms from R-1 and WS to PDH-8 and WS to permit 47 single family detached units and 262 townhouse units, for a residential development at a density of 6.59 du/ac. Map 54-2 (2) 6, 7; 54-4 (2) 16-18, 47, 48; 55-1 (2) 19-23, 38-43; 55-3 (2) 44, 45, 65-69.</td>
</tr>
<tr>
<td>FDP-2000-SU-042</td>
<td>WINCHESTER HOMES, INC.</td>
<td>submission of the final development plan for 309 single family residential units (47 detached and 262 attached, including 17 affordable dwelling units) on a 46.92 acre portion of Centreville Farms zoned PDH-8 and WS. Map 54-2 (2) 6, 7; 54-4 (2) 16-18, 47, 48; 55-1 (2) 19-23, 38-43; 55-3 (2) 44, 45, 65-69.</td>
</tr>
<tr>
<td>RZ-2000-SU-029</td>
<td>PULTE HOME CORPORATION</td>
<td>to rezone a 160.93 acre portion of Centreville Farms from R-1, R-2, HC and WS to PDH-8, HC and WS to permit residential development of 147 single family detached units, 408 townhouse units and 402 multifamily units, with 14 acres dedicated for a school site, 24 acres reserved for passive and active recreation, and 4.5 acres for a transit station. Map 54-4 (2) 58; 55-1 (1) various parcels; 55-1 (2) 34-37, 70-76; 55-1 (3) A, B, C, 9B, 19B; 55-3 (1) various parcels; 55-3 (2) various parcels.</td>
</tr>
<tr>
<td>FDP-2000-SU-029</td>
<td>PULTE HOME CORPORATION</td>
<td>submission of the final development plan for 147 single-family detached units, 408 single family attached units, and 400 multifamily units on a 132.49 acre portion of Centreville Farms zoned PDH-8, HC and WS. Map 54-4 (2) 58; 55-1 (1) various parcels; 55-1 (2) 34-37, 70-76; 55-1 (3) A, B, C, 9B, 19B; 55-3 (1) various parcels; 55-3 (2) various parcels.</td>
</tr>
<tr>
<td>RZ-2000-SU-021</td>
<td>EQUITY HOMES, L.P.</td>
<td>to rezone 17.96 acres from C-8, R-1 and WS to R-2 and WS to permit residential cluster development of 27 single family detached units (Estates at Leewood) at a density of 1.50 du/ac. Map 56-2 (1) 64, 65; 56-2 (7) 1-3; 56-4 (1) 5, 5A.</td>
</tr>
<tr>
<td>CSP-87-S-039-2</td>
<td>FAIRFAX CORNER MIXED USE L.C.</td>
<td>to amend the previously approved comprehensive signage plan for the Fairfax Corner mixed used development on 48.06 acres zoned PDC by the addition of building-mounted and freestanding signs for the office, hotel, retail and multifamily residential uses proposed for land bays 1-4. Map 56-1 (1) 47A; 56-2 (1) 75.</td>
</tr>
</tbody>
</table>
| FDP-2000-SU-043 | WINCHESTER HOMES, INC. | reconsideration of the prior action to approve the final development plan for 103 single family detached units and
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122 single family attached units on a 58.09 acre portion of Centreville Farms zoned PDH-4, WS and HC. Map 55-3 ((1)) 5; 55-3 ((2)) 9-97, 101, 145-154, 154A, 155, 156, 158-162, 162A,

2232-Y00-37 – SPRINT - to install eight panel antennas on a new 60-foot monopole with an equipment cabinet on the ground on the site of the Fairfax County police training center at 3721 Stonecroft Blvd. Map 34-1 ((1)) 25.

2232-Y00-32 – COX COMMUNICATIONS - to permit a one-story structure, to serve as the "west hub" and to be connected to the Merrifield Operations Center, located in Landbay 7A of the Fair Lakes development at 112801 Fair Lakes Parkway. Map 45-4 ((1)) A.

PCA-82-P-069-10 - COXCOM, INC. - to amend the proffers associated with the prior approval of RZ-82-P-069 by permitting a telecommunications facility on a 41,519 square foot portion of Landbay 7A of the Fairfax development zoned PDC and WS. Map 45-4 ((11)) A.

FDP 82-P-069-7-6 - COXCOM, INC. - to amend the previously approved final development plan to permit a telecommunications facility with an overall FAR of 0.11 on 41,519 square feet of Landbay 7A of the Fair Lakes development zoned PDC and WS. Map 45-4 ((11)) A.

PCA-87-S-039-4 - SUMMIT PROPERTIES L.P. - to amend the proffers associated with the prior approval of RZ-87-S-039-4 by modifying the proposed building layout for the multifamily residential portion of Landbay 4 of the Fairfax Corner Development and eliminating a previously proposed travelway at the northeast corner of the site. Map 56-2 ((1)) 75.

FDP-87-S-039-8 - SUMMIT PROPERTIES L.P. - to amend the previously approved final development plan to modify the proposed building layout for the multifamily residential portion of Landbay 4 of the Fairfax Corner Development on 5.76 acres zoned PDC and HC and eliminating a previously proposed travelway at the northeast corner of the site. Map 56-2 ((1)) 75.

FS-Y00-134 – NEXTEL - to install nine panel antennas on an existing 95-foot Virginia Power pole with an equipment cabinet on the ground at 3799 Lees Corner Road. Map 35-3 ((1)) 9.

FSA-24-1 – VERIZON - to amend a previously approved feature shown by adding eight panel antennas on the roof of the existing Gateway/Dulles Comfort Inn at 4050 Westfax Drive. Map 34-3 ((9)) 1.

456A-Y96-18-1 – VERIZON – to amend a previously approved public facility application by permitting nine additional panel antennas and a additional equipment cabinet to the 195-foot monopole located at Bull Run Regional Park. Map 73-2 ((1)) 3.

FDP-2000-SU-029-2 - FAIRFAX COUNTY SCHOOL BOARD & FAIRFAX COUNTY PARK AUTHORITY - submission of the final development plan for an elementary school, to be constructed on 17.07 acres, and expansion of the existing Arrowhead Park to a community park comprising 24.4 acres on land zoned PDH-8 and WS. Map 55-1 ((1)) 23, 26; 55-3 ((1)) 20, 21, 21A, 22A, 23; 55-3 ((2)) 88, 89, 90.

2232-Y01-02 – FAIRFAX COUNTY PARK AUTHORITY – to permit expansion of the existing Arrowhead neighborhood park into a community park following the addition of 11.4 acres, pursuant to the proffers of FDP-2002-SU-029-2, located at 5200 Arrowhead Park Drive; Map 55-1 ((1)) 24, 23, 21, 21A, 22, 26.

FSA-Y97-50-1 – AT&T – to amend a previously approved features shown application by replacing the equipment cabinet located adjacent to a 145-foot monopole in the Cub Run Stream Valley Park. Map 65-1 ((7)) T.

SE-01-Y-001 - BUDGET RENT-A-CAR CORPORATION - to permit addition of a car rental counter within the existing Sears Department store located within the Fair Oaks Mall regional shopping center on 15.07 acres zoned C-7 and HC. Map 46-3 ((8)) 2.

456A-Y93-18-1 – VERIZON – to amend a previously approved public facility application by permitting the addition of nine panel antennas to the existing monopole located at the Centreville VFD Fire Station #17 at 5830 Old Centreville Road. Map 54-4 ((1)) 63.

RZ-2000-SU-024 - ALD GROUP, INC. - to rezone 1.06 acres from R-1 and WS to PDH-12 and WS to permit residential development at a density of 11.3 du/ac. Map 56-2 ((1)) 44.

FDP-2000-SU-024 - ALD GROUP, INC. - submission of the final development plan for twelve multifamily units, located in one building on 1.06 acres zoned PDH-12, to be incorporated into the adjacent Westbrook Court Condominium development. Map 56-2 ((1)) 44.

456A-Y97-8-1 – VERIZON – to amend a previously approved public facility application by permitting the addition of nine antennas to the existing 100-foot monopole
located at Renaissance Park at 2750 Towerview Road. Map 24-2 ((1)) 12C.

PCA-82-P-069-11 - FAIR LAKES CTR. ASSOCIATES L.P. - to amend the previously approved proffers for the Fair Lakes development by reallocating 50,000 square feet from hotel use to non-residential square footage on 35.86 acres zoned PDC and WS. Map 55-2 ((4)) 7, 8, 12, 14, 16, 18, 19, 21A, 22A, 25, 26A, 28.

FDPA-82-P-069-13-8 - FAIR LAKES CTR. ASSOCIATES L.P. - to amend the previously approved final development plan to permit an increase in the maximum square footage of development in Landbays IVA and IVB of the Fair Lakes development on 32.92 acres zoned PDC and WS. Map 55-2 ((4)) 7, 8, 12, 14, 16, 19, 21A, 22A, 25, 26A, 28.

RZ-2000-SU-050 - THE RYLAND GROUP - to rezone 18.00 acres from R-1 and WS to PDH-2 and WS to permit residential development at a density of 2.0 du/ac. Map 56-1 ((1)) 42, 43; 56-2 ((1)) 68.

FDP-2000-SU-050 - THE RYLAND GROUP - submission of the final development plan for 36 single-family detached units on 18.00 acres zoned PDH-2 and WS. Map 56-1 ((1)) 42, 43; 56-2 ((1)) 68.

FS-Y01-11 – FAIRFAX CO. WATER AUTHORITY - to replace 9,500 feet of existing 14-inch water main with 24-inch water main along West Ox Road from Manderley Way to south of Ox Trail. Maps 35-2, 35-4, 45-2.

FSA-41-1 – VOICESTREAM – to amend a previously approved feature shown application by permitting replacement of the three existing whip antennas with six panel antennas on an existing 150-foot monopole located on Centreville VFD property at 5856 Old Centreville Road. Map 54-4 ((1)) 63.

SE-01-Y-007 - QUARLES PETROLEUM, INC. - to permit the operation of an unstaffed fleet service station with ten fuel pumps on 37,704 square feet located within the Chantilly Industrial Park zoned I-5. Map 44-2 ((8)) 33.

FS-Y01-26 – CINGULAR – to co-locate one whip antenna on existing 115-foot tall Media General Cable Tower, with an equipment cabinet on the ground, at 14650 Old Lee Road. Map 44-1 ((1)) 3B.

456A-S83-32-1 – VERIZON - to amend a previously approved public facility application by permitting the addition of six panel antennas to the existing 130-foot monopole located in the West Ox Industrial Park at 4641 West Ox Road. Map 56-1 ((13)) 3, 4.

S99-III-BR1 – OUT-OF-TURN PLAN AMENDMENT - to revise the Comprehensive Plan for 2 acres of land, currently planned for retail use up to .25 FAR with a condition that the historic Mitchell-Weeks House be preserved on site, by adding an option of office use up to .35 FAR and modifying the preservation condition to allow the Mitchell-Weeks House to be relocated and preserved off site. Map 34-4 ((1)) 57A, 58, 59, 60D.

S00-III-UP3 - OUT-OF-TURN PLAN AMENDMENT - to revise the Comprehensive Plan for the Murray Farms subdivision, comprised of approximately 24 acres currently planned for residential use at 1-2 du/ac with an option for residential use at 4-5 du/ac with consolidation, by considering revision of the consolidation requirements to permit development in two separate consolidations. Map 45-2 ((2)) 2-18, 30, 31, 32A.

S00-III-UP4 - OUT-OF-TURN PLAN AMENDMENT - to revise the Comprehensive Plan for 10.32 acres currently planned for retail and townhouse office use up to a .25 FAR by considering an option for multifamily residential use at a density up to 20-25 du/ac. Map 34-4 ((1)) 9.

SE-01-Y-015 – REDWOOD COMMERCIAL REAL ESTATE – to permit the operation of a drive-in bank on 25,959 square feet of land zoned C-2 and WS, with offices and a child care center proposed on the remaining property. Map 65-2 ((1)) 14B.

2232-Y01-20 – FAIRFAX CO. PARK AUTHORITY – to permit interim use (consisting of four full-size unlighted athletic fields with a gravel surface parking area to accommodate 140 vehicles) of a 17.5 acre portion of land known as the Quinn Farms site, located within the northeast portion of 1,554 acres of parkland known as the Hunter Hacor Assemblage. Map 43-2 ((5)) A.


FS-Y01-47 – SPRINT – to permit the co-location of up to nine panel antennas on an 8-foot extension mount on top of an existing 110-foot tall Virginia Power electrical
transmission pole, with five equipment cabinets placed on a steel beam adjacent to the pole, located at 15125 Braddock Road. Map 43-4 ((1)) 9.

S00-III-UP2 – OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan for 74.44 acres, currently planned for public park and office use up to .15 Floor Area Ratio (FAR) with options for office use up to .35 FAR and mixed use development to include hotel, conference center, trade or cultural facilities with conditions, by considering the addition of a mix of uses including development containing office, retail and multifamily residential up to a maximum of .50 FAR. Map 24-2 ((1)) 1-4, 10.

RZ-2001-SU-016 – STARWOOD CERUZZI II, LLC – to rezone 1.38 acres from C-8 and WS to I-5 and WS to accommodate the relocation of an existing motor vehicle impoundment facility from an adjacent parcel to the subject site. Map 34-3 ((1)) 33, 33A.

RZ-2001-SU-015 – STARWOOD CERUZZI II, LLC – to rezone 2.26 acres from I-3 and I-5 to C-8 and WS to incorporate the land into the Chantilly Crossing shopping center Map 34-3 ((1)) 27, 28, 29.

PCA-95-Y-016-2 – STARWOOD CERUZZI II, LLC – to amend the previously approved proffers by deleting 1.38 acres from the original rezoning to permit that property to be rezoned from the C-8 to I-5 district under RZ-2001-SU-016 and to revise the site layout of the Chantilly Crossing shopping center on 55.38 acres zoned C-8, HC and WS. Map 34-3 ((1)) 7B, 7C, 7D, 19, 26, 33, 33A.

SEA-95-Y-024 – STARWOOD CERUZZI II, LLC – to amend the previously approved development conditions for a 56.29 acre portion of the 75.59 acre size by deleting 1.38 acres from the Chantilly Crossing shopping center site to accommodate RZ-2001-SU-016; adding 2.26 acres to the site to accommodate RZ-2001-SU-015; redesigning the service station/quick service foot store to include a car wash; and adding a drive-through bank; and adding a fast food drive-through restaurant. Map 34-3 ((1)) 7B, 7C, 7D, 19, 26-29, 33, 33A.

FS-Y01-27 – SPRINT – to install six panel antennas and five equipment cabinets on the penthouse of the existing four-story Corporate Point 3 Office Building located within the Westfields International Center at Dulles at 14280 Park Meadow Drive. Map 44-3 ((6)) 14C.

PCA-79-S-119-3 – KENNETH & WILLIAM BECKER – to amend the proffers associated with the prior approval of RZ-79-S-119 by allowing two buildings in lieu of three buildings and permitting stormwater management facilities to be designed in accordance with current standards on 5.04 acres zoned I-4, I-5 and WS. Map 34-3 ((3)) A3.

SE-01-Y-031 – GUY A. PAOLOZZI – to permit the operation of a single-lane automatic car wash (Suds Car Wash) with two accessory detailing bays on 42,772 square feet of land zoned C-6, WS and HC located at 13661 Lee Jackson Memorial Highway. Map 34-4 ((1)) 58, 59, 60D.

PCA-81-S-077-2 – GUY A. PAOLOZZI – to amend the proffers associated with the prior approval of RZ-81-S-077 by adding a car wash to the list of permitted uses and to restore the Mitchell-Weeks house for retail use or use as an eating establishment on 42,772 square feet of land zoned C-6, WS and HC. Map 34-4 ((1)) 58, 59, 60D.

SE-01-Y-026 – RGK REAL ESTATE DEVELOPMENT, LLC – to permit a vehicle light service establishment with seven service bays (Tires Plus) on 30,890 square feet zoned C-6 within the McLearen Square Shopping Center. Map 25-3 ((1)) 23B.

S00-CW-T2 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for the Ratcliff subdivision, consisting of 26.6 acres located in the Land Unit B-6 of the Centreville Area and Suburban Center, by vacating certain rights-of-way on the property and permitting direct access to the site from Lee Highway. Map 54-4 and 55-3.

RZ-2001-SU-034 – MADISON HOMES, INC. – to rezone 1.93 acres from R-1 and WS to R-5 and WS for development of nine single family attached units. Map 45-2 ((2)) 17.

RZ-2001-SU-035 – MADISON HOMES, INC. – to rezone 14.88 acres from R-1 and WS to R-5 and WS for residential development of 85 single family attached units, eleven of which are affordable dwelling units. Map 45-2 ((2)) 5-15.

SE-01-Y-040 – SULLY STATION, LLC – to permit a fast food restaurant without a drive-through window (Popeye's) on a portion of the Sully Station Shopping located on 14.25 acres zoned PDH-3, C-5 and WS. Map 44-3 ((7)) B3.

PCA-85-S-013-3 – SULLY STATION, LLC – to amend the proffers associated with the prior approval of RZ-85-S-013 to delete language prohibiting fast food restaurants on 1.21 acres within the Sully Station Shopping Center zoned C-5. Map 44-3 ((7)) B3.

PCA-84-S-027-6 – SULLY STATION, LLC – to amend the proffers associated with the prior approval of RZ-84-S-027 by deleting language prohibiting fast food restaurants
within the Sully Station Shopping Center located on 13.14 acres zoned PDH-3. Map 44-3 ((7)) B3.

FDPA-84-S-027-4 – SULLY STATION, LLC – to amend the previously approval final development plan for the Sully Station Shopping Center by removing the prohibition of fast food restaurants and allowing a fast food restaurant without a drive-through window (Popeye’s) within the Sully Station Shopping Center located on 14.35 acres zoned C-5 and PDH-3. Map 44-3 ((7)) B3.

RZ-2001-SU-033 - STANLEY MARTIN HOMEBUILDING LLC – to rezone 7.81 acres from R-1 to PDH-8 for single family detached residential development at a density of 6.02 du/ac. Map 54-4 ((1)) 13-17 and ((3)) 1-3.

FDP-2001-SU-033 – STANLEY MARTIN HOMEBUILDING LLC – submission of the final development plan for residential development (to be known as the Village at Mount Gilead) of 47 single family detached dwellings on 7.81 acres zoned PDH-8. Map 54-4 ((1)) 13-17 and ((3)) 1-3.

PCA-81-C-005 – CATHOLIC DIOCESE OF ARLINGTON – to amend the proffers associated with the prior approval of RZ-81-C-005 to delete 16.33 acres from the original application property of 30.39 acres zoned I-5 to accommodate the use proposed under SE-97-Y-006. Map 34-2 ((1)) 22, 24, 25, 26.

PCA-78-C-024 – CATHOLIC DIOCESE OF ARLINGTON - to amend the proffers associated with the prior approval of RZ-78-C-0245 to delete 3.66 acres from the original application property of 26.47 acres zoned I-5 to accommodate the use proposed under SE-97-Y-006. Map 34-2 ((1)) 10.

SE-97-Y-006 – CATHOLIC DIOCESE OF ARLINGTON – to permit a place of worship (St. Veronica’s Parish) with a private school of general education with a maximum enrollment of 500 students, including before and after school care, and a nursery school on 19.99 acres zoned I-5. Map 34-2 ((1)) 10, 22, 24, 25, 26.
In 2002, the Planning Commission took action on fifty-nine Sully District land use applications. Of that number, the Commission denied five items and approved the remaining fifty-four applications, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Denied

APR-01-III-3BR - AREA PLANS REVIEW ITEM – nomination by Richard Labbe, on behalf of Eastwood Properties Inc., to amend the Comprehensive Plan for 4.39 acres located at 14519 and 14529 Old Mill Road from residential use at 1-2 du/ac to residential use at 2-3 du/ac. Map 65-1 ((1)) 18, 19.

APR-01-III-9BR - AREA PLANS REVIEW ITEM – nomination by J. Randall Minchew, on behalf of Westview Associates LLC, to amend the Comprehensive Plan for 12.22 acres located at 5714 Sully Road and 14100 Lee Highway from office, research and development, retail and high density residential use up to .60 FAR to mixed use with high density residential up to 3.0 FAR. Map 54-4 ((1)) 7, 8C.

APR-01-III-11BR - AREA PLANS REVIEW ITEM – nomination by Martin Walsh, on behalf of TST Westfields LLC, to amend the Comprehensive Plan for 50.99 acres located in Land Unit J of the Dulles Suburban Center by deleting the recommendation that the residential component be limited to mid-rise and high-rise buildings and deleting the recommendation that intensity over .50 FAR be transferred from other sites in Land Unit J. Map 44-3 ((1)) 15.

APR-01-III-12BR - AREA PLANS REVIEW ITEM – nomination by Fred Pinciaro, on behalf of the Sully Station Community Association, to amend the Comprehensive Plan for the 584 acre Ellanor C. Lawrence Park by moving the proposed entrance to the athletic fields on the west side of Route 28 from the planned northern location on Poplar Tree Road to a location on Braddock Road. Maps 54-2, 44-3, 44-4 and 54-1.

APR-01-III-2UP - AREA PLANS REVIEW ITEM – nomination by Richard L. Labbe, on behalf of Eastwood Properties, to amend the Comprehensive Plan for 2.89 acres located at 3933 Chantilly Road from residential use at 1-2 du/ac with an option for 3-4 du/ac with consolidation to residential use at 3-4 du/ac and commercial use. Map 34-4 ((5)) B.

Items Approved

PCA-79-S-119-4 – CLARKE-HOOK CORPORATION – to amend the previously approved proffers for the West Fairfax Commerce Center, located on 3.92 acres zoned I-4 and I-5, by permitting an additional access point onto Lee Road. Map 34-3 ((4)) 1, 2.

FS-Y01-64 – NEXTEL – to permit installation of nine panel antennas on an existing Virginia Power transmission pole located at 3901 Fair Ridge Drive. Map 46-3 ((1)) 15.

2232A-Y003-1 – SPRINT PCS – to amend the previously approved telecommunications facility located at the northwest quadrant of the I-66/Route 28 interchange in VDOT right-of-way by increasing the number of permitted equipment cabinets from three to six. Map 54-4.

FS-Y01-69 – NEXTEL – to co-locate up to twelve panel antennas on an existing 116-foot tall Cox Communications telecommunications tower, with an equipment cabinet on the ground, at 14650 Old Lee Road. Map 44-3 ((1)) 15.

FS-Y01-21 – NEXTEL – to permit the addition of nine pole-mounted panel antennas (later revised to twelve antennas) to an existing 99-foot tall stealth tree monopole and an additional equipment cabinet on the ground located on the site of the United Methodist Community of Faith Church at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.

FDPA-78-C-118-12 – NEXTEL – to amend the development plan previously approved for the Franklin Farms subdivision by permitting the addition of twelve panel antennas on the existing tree monopole located on the grounds of the United Methodist Community of Faith Church at 13224 Franklin Farm Road, with additional associated equipment cabinets located on the ground at the base of the tree pole. Map 35-1 ((4)) (19) C2.

2232-Y01-34 – VERIZON – to permit the expansion of an existing telephone operations facility located at 2905 Fox Mill Road in order to meet the forecasted demand for telephone connection service in the Reston/Herndon area. Map 36-1 ((1)) 21.

SEA-81-C-051-2 – VERIZON – to amend the previously approved development conditions by permitting a two-phased expansion of the existing telecommunications switching station building located at 2905 Fox Mill Road on 1.82 acres zoned R-1. Map 36-1 ((1)) 21.
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9044-SP-05 – DULLES INTERNATIONAL AUTO PARK – submission of the site plan for the Dulles International Auto Park, pursuant to the development conditions associated with the prior approval of SEA-94-Y-038 as well as the proffers associated with the prior approval of RZ-1999-SU-018 (both in the name of A JB Associates) to determine conformance with the proposed development and to ensure resolution of soil, landscaping, open space, stormwater management, water quality, best management practices, grading, and fencing issues. Map 33-5 ((5)) H.

APR-01-III-1BR – AREA PLANS REVIEW ITEM – nomination by Sheri Hoy, on behalf of Shankar K. Patel, to amend the Comprehensive Plan for 2.81 acres located on Old Centreville Road and Centreville Road, from residential use at 5-8 du/ac to mixed use in order to develop a hotel. Map 65-2 ((1)) 5-8.

APR-01-III-2BR – AREA PLANS REVIEW ITEM – nomination by Patricia Moore, on behalf of the Little Rocky Run Homeowners Association, to amend the Comprehensive Plan for 2.8 acres located on Centreville Road and Old Centreville Road, from residential use at 5-8 du/ac to an urban park with a Civil War monument and an option for non-conventional office uses (such as an underground data center). Map 65-2 ((1)) 5-8.

APR-01-III-6BR – AREA PLANS REVIEW ITEM – nomination by staff of the Department of Planning and Zoning to amend the Comprehensive Plan for Land Unit E-4 of the Dulles Suburban Center by removing the recommendations for office and/or industrial use in three specific areas to better reflect the existing residential character of the area and recent rezoning approvals. Maps 34-4 ((6)); 34-4 ((1)) 52A, 53, 54A; 44-1 ((1)) 1; 44-2 ((2)) 6.

APR-01-III-8BR – AREA PLANS REVIEW ITEM – nomination by Lynne Strobel, on behalf of J.A. Loveless Homes XI, to amend the Comprehensive Plan for 38 acres located on Mt. Olive Road, Caddington Road, Old Mill Road, and Old Centreville Road, from residential use at 1-2 du/ac to residential use at 2-3 du/ac. Map 65-1 ((1)) 6, 18, 19, 20, 21, 22, 28, 33, 34, 35, 45 and 65-3 ((1)) 8, 8A.

APR-01-III-1UP – AREA PLANS REVIEW ITEM – nomination by Molly E. Harbin, on behalf of Axar Management, to amend the Comprehensive Plan for 134 acres located on Lee Jackson Memorial Highway, Thunderbolt Place, Centerview Drive, and Centreville Road from mixed use, office, retail and other uses by removing the restriction to .35 FAR for hotels/motels. Map 34-4 ((1)) and ((12)) various parcels.

APR-01-III-3UP – AREA PLANS REVIEW ITEM – nomination by John Thillmann, on behalf of Landmark Communities Inc., to amend the Comprehensive Plan for 2.89 acres located at 3933 Chantilly Road from residential use at 1-2 du/ac with an option for 3-4 du/ac with consolidation to residential use at 3-4 du/ac. Map 34-4 ((5)) B.

APR-01-III-4UP – AREA PLANS REVIEW ITEM – nomination by Martin Walsh and Elizabeth Baker, on behalf of Dominion Virginia Power, to amend the Comprehensive Plan for 35.37 acres located at 12217 Ox Hill Road in Sub-Unit A5 of the Fairfax Center Area, by revising the overlay level recommendation to add public facility use with an option for hotel development not to exceed .15 FAR. Map 46-3 ((1)) pt. 15.

APR-01-III-8UP – AREA PLANS REVIEW ITEM – nomination by Timothy Sampson, on behalf of Inova Health Care Services, to amend the Comprehensive Plan for 65.17 acres located on Rugby Road, OX Trail, and Joseph Siewick Drive by permitting up to .30 FAR over the site with low intensity ancillary medical office uses. Map 45-2 ((1)) and ((2)), various parcels.

2232-Y01-33 – FAIRFAX COUNTY PARK AUTHORITY – to permit an increase in land area and building as well as expansion of the parking area for the proposed recreation facility located at Stonecroft Boulevard. Map 43-2 ((1)) pt. 1, pt. 1A and 33-4 ((1)) 12C.

SE-01-Y-047 – UPPER OCCOQUAN SEWAGE AUTHORITY – to permit expansion of an existing sewage pumping facility (Cub Run Pump Station) located within a 100 year floodplain and requiring approximately 6,000 cubic yards of fill on 14.5 acres zoned R-C and WS and located at 14631 Compton Road. Map 64-2 ((1)) 23, 24.

2232-Y02-1 – UPPER OCCOQUAN SEWAGE AUTHORITY – to permit expansion of the Cub Run Pump Station located at 14631 Compton Road to increase the maximum flow capacity from 9 million gallons per day to 18 million gallons per day and to permit an additional structure between the existing pump building and the generator building. Map 64-2 ((1)) 23, 24.

APR-01-III-11UP – AREA PLANS REVIEW ITEM – nomination by Frank McDermott, on behalf of the Peterson Companies, to amend the Comprehensive Plan for three parcels comprising 20.5 acres located on Barnsfield Road to office and industrial flex uses up to .50 FAR with an option for mixed use at .35 FAR and multifamily residential uses. Map 24-4 ((1)) 7A, 34-2 ((2)) 3, 3B.
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SE-01-Y-051 – HUMANE SOCIETY OF FAIRFAX COUNTY, INC – to permit an animal shelter and construct a dog kennel on 12.79 acres zoned R-C, HD and WS and located at 15911 Lee Highway. Map 64-1 ((1)) 22.

RZ-2001-SU-051 – PULTE HOME CORPORATION – to rezone 6.10 acres from R-1 to PDH-8 to permit the development of 47 single family attached dwelling units at an overall density of 7.7 du/ac. Map 65-2 ((1)) 13.

FDP-2001-SU-051 – PULTE HOME CORPORATION – submission of the final development plan for residential development of 47 single family attached dwelling units at an overall density of 7.7 du/ac on 6.10 acres zoned PDH-8 and WS. Map 65-2 ((1)) 13.

FSA-Y97-1-1 – SPRINT – to amend the previously approved telecommunications facility located on the roof of the building located at 13873 Park Center Road by permitting an increase in the number of equipment cabinets from three to four. Map 24-2 ((1)) 22E.

RZ-2001-SU-044 – RATCLIFFE ASSOCIATES, LC – to rezone 26.61 acres from R-1 to PDH-8 to permit the development of 94 single family attached dwelling units and 83 single family detached dwelling units for a total of 177 units at an overall density of 6.65 du/ac. Map 54-4 ((6)) 1-20, 31-50, 56-73, 73A, 73B, 81-95.

FDP-2001-SU-044 – RATCLIFFE ASSOCIATES, LC – submission of the final development plan for residential development (Sully Manor) of 94 single family attached dwelling units and 83 single family detached dwelling units for a total of 177 units at an overall density of 6.65 du/ac. Map 54-4 ((6)) 1-20, 31-50, 56-73, 73A, 73B, 81-95.

FSA-Y98-8-1 – AT&T – to amend the previously approved telecommunications facility, consisting of a monopole and equipment cabinets located with Virginia Power right-of-way on Westbrook Drive near Stringfellow Road, by permitting the addition of a new equipment cabinet. Map 55-1 ((22)) A.

2232A-Y00-3-2 – AT&T – to amend the previously approved telecommunications facility, consisting of a monopole and equipment cabinets located in the Cub Run Stream Valley Park by permitting the addition of a new equipment cabinet. Map 65-1 ((7)) T.

SEA-00-Y-001 – CHEVY CHASE BANK – to amend the previously approved SE-00-Y-001 for a fast food restaurant to permit the addition of a drive-in bank, other site modifications, a waiver of the lot width requirement for the fast food restaurant, and a waiver of certain sign regulation on 2.83 acres zoned C-6, WS, SC and HC and located in the triangle formed by Centreville Road, Westview Drive, and Old Centreville Road. Map 54-4 ((5)) 2A.

SEA-97-Y-002 – CHANTILLY ASSOCIATES, INC – to amend the previously approved SE-97-Y-002 for a car wash, quick service food store and service station to permit a 622 square foot increase in the quick service food store building area and two additional gasoline dispensers on 1.16 acres zoned I-5 and WS and located at 5000 Westone Plaza. Map 44-3 ((6)) 21D.

PCA-1997-SU-002 – CHANTILLY ASSOCIATES, INC – to amend the proffers and generalized development plan associated with the prior approval of RZ-1997-SU-002 to reflect an increase in the building area and additional gasoline dispensers on 1.16 acres zoned I-5 and WS and located at 5000 Westone Plaza. Map 44-3 ((6)) 21D.

FS-Y01-50 – VOICESTREAM – to permit installation of six panel antennas on the roof of the existing office building located at 14900 Conference Center Drive. Map 43-4 ((6)) 25.

FS-Y02-14 – VERIZON – to co-locate six panel antennas on an existing 150-foot tall monopole (co-utilized by VoiceStream, Cingular, PageNet and CVFD) with an equipment cabinet on the ground on the Centreville Volunteer Fire Department located at 5856 Old Centreville Road. Map 54-4 ((1)) 63.

PCA-95-Y-016-3 – CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP – to amend the proffers associated with the prior approval of RZ-95-Y-016 to revise the layout and re-allocate the previously approved square footage within the retail/service development by deleting 67,000 square feet from the southernmost hotel and combining that with 8,000 square feet approved for the westernmost eating establishment to allow for an additional hotel on the 14.4 acre site zoned C-8, HC, WS, and AN and located at 14409 Lee Jackson Memorial Highway. Map 34-3 ((1)) 7B part and 19 part.

SEA-95-Y-024-2 – CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP – to amend a 14.4 acre portion of SE-95-Y-024 to reaffirm the previously approved requests for an increase in height for a hotel and a waiver of

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sign regulations, and to permit an increase in height for an additional hotel on 14.4 acres zoned C-8, HC, WS, and AN and located at 14409 Lee Jackson Memorial Highway. Map 34-4 ((1)) 57A.

SEA-87-S-099 – Q-U PARTNERSHIP – to amend the development conditions associated with the prior approval of SE-87-S-099 to permit Sunday hours of operation from 10 a.m. to 4:30 p.m. for the vehicle light service establishment and to permit a waiver of certain sign regulations to erect a second freestanding sign with an area of 76 square feet on the 1.02 acre site zoned C-8, HC, and WS and located at 13701 through 13707 Lee Jackson Memorial Highway. Map 34-4 ((1)) 57A.

FS-Y02-5 – NEXTEL – to permit installation of up to nine panel antennas on an existing 130-foot tall electrical transmission pole with an equipment cabinet on the ground in a Dominion Virginia Power easement located at Lee Road near Route 50. Map 34-3 ((1)) 19.

PCA-79-C-089 – AXAR MANAGEMENT, INC – to amend the proffers associated with the prior approval of RZ-79-C-089 to modify the construction standard applicable to the portion of the structures built in the Airport Noise Overlay District to conform with current standards and to permit a maximum floor area ratio of 0.42 on 10 acres zoned I-5, AN, and HC and located on the southwest quadrant of the intersection of Centreville Drive and Thunderbolt Place. Map 34-4 ((12)) C2.

SEA-00-Y-017 – AXAR MANAGEMENT, INC – to amend the previously approved SE-00-Y-017 for two hotels to increase the building square footage of both hotels and construct an additional building for an overall increase of 29,434 square feet, to enclose two previously approved outdoor swimming pools, and to permit an eating establishment in addition to office use on 10 acres zoned I-5, AN, and HC and located on the southwest quadrant of the intersection of Centreville Drive and Thunderbolt Place. Map 34-4 ((12)) C2.

SEA-84-S-094-3 – THE MOST REVERENT PAUL S. LOVERDE – to amend the development conditions associated with the prior approval of SE-84-S-094 for St. Timothy’s Parish (previously located in the Springfield District and now located in the Sully District) to permit building additions, site modifications, and an increase in enrollment for the church and private school on 17.76 acres zoned R-1 and WS and located at 13807 Poplar Tree Road. Map 44-4 ((11)) 8.

FSA-Y01-64-1 – NEXTEL – to amend the previously approved feature shown application by relocating the nine existing panel antennas from one Virginia Power transmission pole to a different transmission pole on the same property located at 3901 Fair Ridge Drive to reduce visibility and better screen the equipment cabinet. Map 46-3 ((1)) 15.

RZ-2002-SU-011 – EASTWOOD PROPERTIES – to rezone 2.86 acres from R-1 to R-3 for a cluster subdivision of five single family detached lots. Map 65-3 ((1)) 7.

SEA-00-Y-018 – BROOKFIELD PLEASANT VIEW, LLC – to amend the development conditions associated with the prior approval of SE-00-Y-018 to modify the requirement for a historical marker within the proposed development on 48.2 acres zoned RC, Cluster, and WS and located on Pleasant Valley Road. Map 43-1 ((2)) 1-20 and 30-40 and 43-1 ((4)) 21-29.

S02-III-UP1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 17 acres south of Armfield Farms and north of Chantilly Green, currently planned for residential use at 3-4 du/ac with an option for 5-8 du/ac subject to conditions including consolidation, by revising the consolidation requirement. Map 34-2 ((1)) 18; 34-4 ((11)) 4, 5, 6; 34-4 ((2)) 1-12, and 34-4 ((3)) 1-12.

RZ-2001-SE-055 – JAGDISH BERRY – to rezone 2.37 acres from R-1 and WS to R-3 and WS to permit development of five single family detached units at a density of 2.1 du/ac. Map 65-1 ((1)) 39.

ARCHITECTURAL ELEVATIONS – REDWOOD SQUARE – submission of the architectural elevations, pursuant to the proffers associated with the prior approval of PCA-76-S-003-2 (in the name of Ralph G. Louk for C-2 development on 10.78 acres), to determine compatibility of buildings 1 and 2 with existing buildings and the adjacent residential development. Map 65-2 ((1)) 14.

FS-Y02-20 – TERIMETER – to permit co-location of six panel antennas and one whip antenna on an existing 155-foot monopole (co-utilized by Verizon, VoiceStream, Cingular, PageNet and CVFD ) with an equipment cabinet on the grounds of the Centreville Volunteer Fire Department located at 5856 Old Centreville Road. Map 54-4 ((1)) 63.

RZ-1999-SU-071 – BADREDDIN PLAIEIED – to rezone 1.0 acres from R-1 and WS to R-3 and WS to permit subdivision of three single family lots at a density of 3.0 du/ac. Map 46-3 ((1)) 2A.
PCA-78-C-079-2 – BADREDDIN PLASEIED – to amend the proffers associated with the prior approval of RZ-78-C-079 (formerly in the Hunter Mill District) by dedicating public road right-of-way through homeowner association open space to allow development of adjacent parcels. Map 46-3 ((9)) E.

RZ-2002-SU-021 – ALD GROUP, INC – to rezone 2.48 acres from R-1 and WS to R-8 and WS to permit the development of 17 single family attached dwelling units at an overall density of 6.85 du/ac. Map 54-3 ((2)) 40 and 41.

SEA-84-C-076-7 – INOVA HEALTH CARE SERVICES – to amend the previously approved development conditions to permit expansion of the Fair Oaks Hospital, located at 3600 Joseph Siewick Drive on 61.82 acres zoned C-3, by adding two stories to the existing building, constructing a one-story addition for radiation oncology addition, enlarging the existing Medical Office Building 3, constructing a five-level parking garage, adding 100 surface parking spaces to the site, and adding a freestanding sign. Map 45-2 various parcels.

PCA-2000-SU-032 – INOVA HEALTH CARE SERVICES – to amend the previously approved proffers by permitting expansion of the Fair Oaks Hospital, located at 3600 Joseph Siewick Drive on 61.82 acres zoned C-3, by adding two stories to the existing building, constructing a one-story addition for radiation oncology addition, enlarging the existing Medical Office Building 3, constructing a five-level parking garage, adding 100 surface parking spaces to the site, and adding a freestanding sign. Map 45-2, various parcels.
The Planning Commission took action on 43 Sully District land use items in 2003, all of which were approved either wholly or in part. Additional information on the items listed below is available upon request.

Approved Items

FDPA-78-C-118-13 – AT&T – to amend the previously approved final development plan for Franklin Farm to permit one additional telecommunications equipment cabinet on the site of the existing Community of Faith United Methodist Church located at 13224 Franklin Farm Road on 8.91 acres zoned PDH-2. Map 35-1 ((4)) (19) C2.

RZ-2002-SU-028 – P-Q LLC - to rezone 1.85 acres from R-1 and C-8 to C-8 for development of a car wash and vehicle light service establishment. Map 54-4 ((1)) 105.

SE-2002-SU-033 – P-Q LLC – to permit a car wash use (Suds Car Wash) with three detail bays and eight vacuum bays as well as a vehicle light service establishment (Jiffy Lube) on 1.85 acres zoned C-8 and located at 13821 Lee Highway. Map 54-4 ((1)) 105.

2232-Y02-17 – FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION - to permit the installation of lights, a concession stand/storage shed, scoreboard, and two flagpoles on a 10 acre portion of the Chantilly Regional Library site located at 4000 Stringfellow Road, currently used by the Chantilly Youth Association for interim ball fields. Map 45-1 ((1)) part 7.

S02-III-BR1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for the Chantilly Crossing commercial area in Land Unit I of the Dulles Suburban Center by substituting a furniture showroom for the planned hotel and recreation facility uses on property located across from the Air and Space Museum Annex. Map 34-3 ((1)) 7B, 7C, 7D, 19, 26, 27, 28, 29, 33, 33A.

2232-Y02-18 – FAIRFAX COUNTY PUBLIC SCHOOLS – to establish and construct a school bus parking facility for 150 buses and 260 personal vehicles with parking lot, office structure, fueling island, communication pole, security lights and security fence, on 10.8 vacant acres located on the east side of Stonecroft Boulevard. Map 43-2 ((1)) 1A.

2232-Y02-31 - FAIRFAX COUNTY WATER AUTHORITY - to extend 5,800 feet of 24-inch water main along the north side of Lee Jackson Memorial Highway from Stringfellow Road to Rugby Road and install 12,300 feet of 24-inch water main along the west side of Stringfellow Road from I-66 to Route 50 to close an existing gap in the Route 50 West Water Transmission Corridor. Maps 45-1, 45-2, 45-3 and 55-1.

2232-Y02-30 – FAIRFAX COUNTY DEPARTMENT OF COMMUNITY & RECREATION SERVICES – to permit installation of athletic field lights on an existing ball field at Rachel Carson Middle School, for evening and weekend use by the Girls’ Fast Pitch Softball League, located at 13618 McLearen Road. Map 24-4 ((1)) 11A.

SEA-97-Y-058 – VERIZON WIRELESS - to amend the development conditions for the previously approved 150-foot tall telecommunications tower with panel antennas and equipment cabinets on the site of the Luck Stone Quarry, located at 15717 Lee Highway on 6.46 acres zoned P-C, WS and NR, to permit an increase in the size of the panel antennas and to reconfigure the location of the equipment cabinets and shelters. Map 64-1 ((1)) part 17, part 38 and part 39.

SE-97-Y-042 – FAI OLD CENTREVILLE LLC – to permit a freestanding site identification sign with a maximum sign area of 442 square feet and maximum height of 20 feet to be located at the Old Centreville Crossing Shopping Center on 15.9 acres zoned C-6 and C-8 located at 13810 Braddock Road. Map 54-4 ((1)) 87.

RZ-2002-SU-029 – LANDMARK PROPERTY DEVELOPMENT LLC – to rezone 2.89 acres from R-1, HC and WS to R-3 cluster, HC and WS for development of a cluster subdivision (Chantilly Estates II) consisting of eight single family detached units. Map 34-4 ((5)) B.

FS-Y01-40 – NEXTEL – to co-locate twelve telecommunications antennas on the approved 150-foot tall Verizon monopole located on the site of the Luck Stone Quarry at 15717 Lee Highway. Map 64-1 ((1)) 38.

FS-Y02-22 – VERIZON WIRELESS – to permit three additional telecommunications users (T-Mobile, Sprint, and the Fairfax County Department of Information Technology) on the approved 150-foot tall Verizon monopole located on the site of the Luck Stone Quarry at 15717 Lee Highway. Map 64-1 ((1)) 38.

9491-SP-02 – REDWOOD SQUARE CENTER - pursuant to the proffers associated with the prior approval of PCA-76-S-003-2 (Ralph Louk/Centre Ridge Professional Park), submission of the site plan and architectural renderings (bank building, child care center and Building I) for the office development located on 10.78 acres zoned C-2. Map 65-2 ((1)) 14B.
PCA-95-Y-016-4 – CHANTILLY 50-28 ASSOCIATES LP – to amend the proffers associated with the prior approval of the Chantilly Crossing mixed use commercial center on 75.59 acres including retail area, two hotels, eating establishments, and related uses in order to revise the site layout for a 14.4 acre portion of the site by deleting two previously approved buildings for hotel and recreational use (Buildings B and C), restricting the two restaurants (Buildings E and F) to 6,000 and 6,500 square feet, and combining the resultant unused floor area to accommodate a retail use (furniture store). Map 34-3 ((13)) 1, 2, 3, 4.

SEA-95-Y-024-3 - CHANTILLY 50-28 ASSOCIATES LP – to reaffirm the development conditions associated with the prior approval of an increase in building height and waiver of certain sign regulations for a 14.4 acre portion of the 75.59 acre Chantilly Crossing mixed use commercial center. Map 34-3 ((13)) 1, 2, 3, 4.

SE-2003-SU-001 – MULFORD ENTERPRISES INC. – to permit a nursery school with two daily sessions and a maximum daily enrollment of 150 students on 7.52 acres zoned R-C and located at 15109 Lee Highway. Map 64-2 ((3)) 22.

456A-C86-5-1 – FAIRFAX COUNTY POLICE DEPARTMENT – to amend the previously approved application for the Fairfax County Public Safety Training Facility, located at 3725 Stonecroft Boulevard on 127.9 acres, which limited use of the facility to authorized public safety personnel, to permit temporary limited private use of the Driver Training Track for a period up to 20 days by the BMW Automotive Group for a one-time event scheduled to be held in August, 2003. Map 34-1 ((1)) 5.


SEA-96-Y-011 – OGETHERPE LIMITED PARTNERSHIP – to amend the previously approved application for a wholesale trade establishment (Premium Distributors) on .947 acres of a 21.22 acre site zoned I-3 and I-4 within the Westfields Corporate Center to permit a building addition located at 15001 Northridge Drive. Map 43-2 ((2)) parts of 9B, 17 and 29D.

SE-2003-SU-011 – KIDS LAND INC. T/A BUSY KIDS CHILD CARE – to enlarge an existing child care center/nursery school from 3,000 to 4,500 gross floor area located at 13880 Metrotech Drive on 40,000 square feet within the Sully Place Shopping Center. Map 34-4 ((1)) part 16D.

SEA-88-S-077-4 – ENTERPRISE LEASING COMPANY – to amend the previously approved development conditions and site plan for a quick-service food store, car wash, service station, drive-in banks fast food restaurant, and hotels in the 49.53 acre Chantilly Place shopping center zoned C-6 to permit a vehicle rental establishment (Enterprise Rent-A-Car) in an existing retail building. Map 44-1 ((9)) A, B, C, D1, E2, F2, F3.

RZ-2002-SU-034 – DENNIS & KAREN HOGGE – to rezone 1.79 acres from R-1 and C-1 to C-6 for commercial development. Map 54-4 ((1)) 65-68.

SE-2002-SU-039 – to permit development of a vehicle light service establishment (Midas Muffler) and a fast food restaurant (Wendy’s) with drive-through on 1.79 acres zoned C-6. Map 54-4 ((1)) 65-68.

FS-Y03-13 – FAIRFAX COUNTY WATER AUTHORITY – to replace 2600 feet of 14-inch water main with a new 24-inch water main to be installed in conjunction with a VDOT project to widen West Ox Road. Maps 45-2, 46-1, 46-3.

PCA-2002-SU-028 – P-Q CENTREVILLE, LLC – to amend the proffers associated with the prior approval of a car wash (Suds Car Wash) and vehicle light service establishment (Jiffy Lube) to permit expansion of the car wash building footprint from 7204 to 8672 square feet and relocation of the car wash from the center of the site to the eastern property boundary on 1.85 acres zoned C-8, WS, HC and SC. Map 54-4 ((1)) 105.

SEA-2002-SU-033 – P-Q CENTREVILLE, LLC – to amend the development conditions associated with the prior approval of a car wash (Suds Car Wash) and vehicle light service establishment (Jiffy Lube) to permit expansion of the car wash building footprint from 7204 to 8672 square feet and relocation of the car wash from the center of the site to the eastern property boundary on 1.85 acres zoned C-8, WS, HC and SC. Map 54-4 ((1)) 105.

FDPA-78-C-118-14 – GIANT OF MARYLAND, LLC – to amend the previously approved final development plan for the Franklin Farm Village Center, located at 13330
2003 Sully District Applications

Franklin Farm Road on 20.06 acres zoned PDH-2, by permitting the existing grocery store (Giant) to expand 3,300 square feet into a portion of previously occupied retail space. Map 35-1 (((4))) 1, 2A, 2B, 3-5.

FS-Y03-10 – FAIRFAX COUNTY DEPT. OF INFORMATION TECHNOLOGY – to co-locate three telecommunications panel antennas on an existing 140-foot tower, with an equipment cabinet on the ground next to the tower, located at the Luck Stone Quarry at 15717 Lee Highway. Map 64-1 ((1))) 38.

RZ-2003-SU-028 – MICHAEL & MARIE RICCIARDI – to rezone 3.15 acres from R-1 and R-3 to R-3 Cluster to permit cluster development of eight single-family detached units at a density of 2.54 du/ac. Map 66-1 ((2)) 1, 2.

SEA-93-Y-005-2 – VAN, LLC – to amend the development conditions previously approved under SE-93-Y-005 to allow an opening time one hour earlier seven days per week for the McDonalds fast food restaurant with drive-through window located on 1.36 acres at 5931 Fort Drive. Map 54-4 ((5)) 1A.

RZ-2003-SU-005 – KUSTOM KASTLES, LLC – to rezone 2.65 acres from R-1 to R-2 to permit cluster development of five single-family detached dwelling units at a density of 1.89 du/ac. Map 55-1 ((2)) 32.


2232A-Y02-17-1 – FAIRFAX COUNTY PARK AUTHORITY - to amend the application previously approved for the installation of lights, a concession stand/storage shed, scoreboard, and two flagpoles on a 10 acre portion of the Chantilly Regional Library site located at 4000 Stringfellow Road by reducing the number of light poles from ten to seven, increasing the height of four outfield poles, and shifting the location of four outfield poles. Map 45-1 (((1))) part 7.

PCA-78-S-063-3 – WESTFIELDS CORPORATE CENTER ASSOCIATES – to amend the proffers associated with the prior approval of RZ-78-S-063 for the 249 acre Westfields office development by redefining the scope and timing of proffer 9 concerning the phasing of road improvements. Maps 44-1 and 44-3.

2232A-Y00-3-3 – AT&T WIRELESS – to amend the previous application for installation of telecommunications antennas on a 150-foot monopole by permitting the addition of a third equipment cabinet on the ground at the base of the monopole which is located in VDPT right-of-way at the intersection of I-66 and Route 28. Map 54-4.

FS-Y03-29 – OMNIPOINT COMMUNICATIONS – to co-locate nine telecommunications panel antennas and three equipment cabinets on the roof of the existing four story office building located at 14685 Avion Parkway. Map 34-1 ((3)) B6.

FDPA-86-S-071-4 – TRINITY CENTRE THREE LLC & TRINITY LAKE LLC – to amend the previously final development plan to add an option for additional floor area and to revise the proposed uses in particular buildings located on 36.43 acres zoned PDC, WS, SC and HC. Maps 54-3 ((21)) 1B, 1C, 1D, 8A1, 8A2, 13B2, 9B and 54-4 ((15)) 12A.

RZ-2003-SU-024 – MHI RUGBY ROAD, LLC – to rezone 2.81 acres from R-1 and R-5 to R-5 to permit residential development consisting of thirteen single family attached units. Map 45-2 ((2)) A, 17.

PCA-88-C-015 – SHEILA & PRESTON HARRELLE – to amend the proffers associated with the prior approval of the Ashburton Manors residential development to permit an addition to an existing two-story home on 9,707 square feet of land zoned PDH-2 and located at 3022 Ashburton Manor Drive. Map 35-2 ((14)) 42.

FDPA-88-C-015 – SHEILA & PRESTON HARRELLE – to amend the previously approved final development plan for the Ashburton Manors residential development to reflect an addition to an existing two-story home on 9,707 square feet of land zoned PDH-2 and located at 3022 Ashburton Manor Drive. Map 35-2 ((14)) 42.

FS-Y03-32 – VERIZON WIRELESS – to flush-mount twelve telecommunications panel antennas to the penthouse wall, with an equipment cabinet on the roof, of the existing 59-foot tall office building located at 15000 Conference Center Drive within the Westfields Corporate Center area. Map 43-2 ((1)) 9A.
2004 Sully District Applications

In 2004, the Planning Commission took action on 24 land use applications located in the Sully District, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

Items Approved

RZ-2003-SU-040 – LWL, LLC – to rezone 3.0 acres from I-3, WS and AN to C-6, WS and AN for the development of three free-standing commercial buildings to include business service and supply establishments, eating establishments, retail sales establishments, financial institutions, personal service establishments and up to six fast food restaurants. Map 44-3 ((6)) part of 21A.

PCA-78-S-063-4 – LWL, LLC - to amend the proffers associated with RZ-78-S-063, previously approved for industrial development (Westfields) by deleting the northern 3.0 acres of parcel 21A from the subject property to permit its incorporation into RZ-2003-SU-040. Map 44-3 ((6)) part of 21A.

SE-2003-SU-025 – LWL, LLC - to permit up to six fast food restaurant uses (with no drive-through lanes) in the three buildings proposed for development under RZ-2003-SU-040 on 3.0 acres proposed to be zoned C-6, WS and AN. Map 44-3 ((6)) part of 21A.

FS-Y03-44 – NEXTEL - to install up to twelve antennas mounted on an existing monopole and one equipment shelter on the ground next to the monopole, located at I-66 VDOT right-of-way near Summit Street. Map 54-2.

FS-Y04-2- VERIZONE - to construct a 20,400 square foot addition to an existing 15,672 square foot telecommunication office and switching facility building located on a 3.7 acre site at 3675 Centerview Road. Map 34-2 ((6)) 1-3.

RZ-2003-SU-061 – STANLEY MARTIN COMPANIES, INC. – to rezone 13.4 acres from R-1 and WS to PDH-3 and WS for the development of 33 single family detached dwelling units. Map 65-1 ((1)) 6, 18, 19, 20, part of 21.

SEA-94-Y-050 – STANLEY MARTIN COMPANIES, INC. – to amend the previously approved development conditions by deleting 3,133 square feet of land from the application property of SE-94-Y-050 to permit this area to be rezoned under RZ-2003-SU-061. Map 65-1 ((1)) 21.

SE-2003-SU-027 – INTERNATIONAL TOWN & COUNTRY CLUB INC. – to permit a country club/golf course and related facilities on 222.32 acres zoned R-1, HC and WS located at 13200 Lee Jackson Highway. Map 35-3 ((1)) 11 and 45-1 ((1)) 11.

RZ-2003-SU-057 – CONTINENTAL-PACKAGING ASSOCIATED & CAFFERTY LAYAYETTE L.C. – to rezone 10.46 acres from I-3 to I-4 to permit the expansion of the existing use (Oberthur Card Systems) to include warehousing. Map 33-2 ((4)) 6, 9.

SEA-94-Y-038-3 - ROBERT M. ROSENTHAL – to amend the previously approved development conditions for vehicle sales, rental and ancillary service establishments, service station, car wash and waiver of certain sign regulations and to permit modification of development conditions pertaining to site lighting on 3.48 acres zoned C-8, WS, AN and HC and located at 4120 Auto Park Circle. Map 33-2 ((5)) B.

FS-Y04-43 – OMNINOINT - to install six antennas flush-mounted to facade, three antennas flush-mounted to penthouse, and three equipment cabinets placed indoors on rooftop of existing office building located at 14151 Park Meadow Drive. Map 44-4 ((1)) 26A.

RZ-2004-SU-009 – POPLAR TREE, LLC – to rezone 25.4 acres from R-1 to PDH-2 for a residential development. Map 44-4 ((1)) 9A.


PCA-C-131-6 - NEWGATE HOMEOWNERS ASSOCIATION, INC. - to amend the previously proffers for the Newgate residential development to permit reduction in open space and addition of off-street parking spaces on the 48.05 acre site zoned PDH-12 and WS. Map 54-1 ((9)) T and 54-3 ((11)) A, A1, C, D, F, G, H, K, L, M, P and R.

FDPA-C-131-6 - NEWGATE HOMEOWNERS ASSOCIATION, INC. - to amend the previously-approved final development plan for the Newgate residential development to reflect a reduction in open space and the addition of off-street parking spaces on the 48.05 acre site zoned PDH-12 and WS. Map 54-1 ((9)) T and 54-3 ((11)) A, A1, C, D, F, G, H, K, L, M, P and R.
FS-Y04-50 – OMNIPOINT - to co-locate nine panel antennas on an existing 100-foot monopole with three equipment cabinets at the base of the monopole located at 5408 Bobann Drive in VDOT right-of-way. Map 54-2 and 55-1.

RZ-2004-SU-014 – TRUSTEES FOR OX HILL BAPTIST CHURCH - to rezone 5.76 acres from R-1, HC and WS to R-12, HC and WS to permit an increase in the floor area ratio (FAR) from 0.09 to a maximum of 0.32 to accommodate expansion of an existing place of worship with a child care center, nursery school and public. Map 34-4 ((6)) 46; 34-4 ((1)) 54A.

SE-2004-SU-012 – TRUSTEES FOR OX HILL BAPTIST CHURCH - to permit expansion of an existing place of worship with a child care center and nursery school as well as new public uses (to include an After-School Teen Center, Senior Center and Family Resource Center) on 5.76 acres zoned R-12, HC and WS. Map 34-4 ((6)) 46; 34-4 ((1)) 54A.

RZ-2004-SU-015 – NATIONAL CAPITAL LAND & DEVELOPMENT INC. – to rezone 19.72 acres from R-1 to PDH-5 for a residential development consisting of attached and detached single family units. Map 34-2 ((1)) 18; 34-4 ((1)) 4-6; 34-4 ((2)) 1-12; 34-3 ((3)) 1-4 and 6-12.

FDP-2004-SU-015 – NATIONAL CAPITAL LAND & DEVELOPMENT INC. – submission of the final development plan for a residential development comprised of 96 units (87 single family detached dwelling units and 9 single family attached affordable dwelling units on 19.72 acres zoned PDH-5. Map 34-2 ((1)) 18; 34-4 ((1)) 4-6; 34-4 ((2)) 1-12; 34-3 ((3)) 1-4 and 6-12.

SE-2004-SU-028 – SULLY NORTH INVESTMENTS – to permit a commercial entrance in a residential district on 2.79 acres zoned R-1 and WS to serve proposed office uses located in an adjacent Industrial District. Map 34-2 ((1)) part of 3.

SE-2004-SU-023 – ROSENLAL BECHAR D/B/A HAPPY FACES DAYCARE – to permit enlargement of an existing child care center located at 13923 Braddock Road on 21, 611 square feet of land zoned C-8, HC, SC & WS. Map 54-1 ((1)) 48.

SE-2004-SU-021 – CHEVY CHASE BANK – to permit a 3,200 square foot bank with a drive-through facility located at 14001 Lee Jackson Memorial Highway on 25,379 square feet of land zoned C-8, HC and WS. Map 34-4 ((1)) 43.

SE-2004-SU-025 – STANFORD HOTEL CORPORATION – to permit an increase in building height from 40 to 75 feet for a new hotel to be constructed on 5.61 acres zoned C-8, HC and AN. Map 34-4 ((12)) 3A2, 3A3, 3A4, 3A5.
## COUNTYWIDE ACTIONS
### 1995-2004

![Countwide Actions Graph]

### CASES BY APPLICATION TYPE
#### 1995-2004

| Year | SE | SEA | RZ | PCA | CPA | CSP | FDP | FDPA | CDPA | CPA | CSPA | FSA | 456 | 456A | 2232 | 2232A | OTPA | APR | Policy Plan | Amend | AR | Plan Review | Code | Misc | BZA Cases | Code Amend | Total |
|------|----|-----|----|-----|-----|-----|-----|------|------|-----|------|-----|-----|------|------|-------|------|-----|------------|-------|-----|-----------|-------|------|
| 1995 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 1   | 0   | 0    | 0    | 0     | 1    | 0   | 0          | 0     | 0   | 0         | 0     | 25  |
| 1996 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 1    | 0    | 0   | 0    | 0   | 3   | 0    | 0    | 0     | 0    | 0   | 114        | 0     | 0   | 0         | 0     | 16  |
| 1997 | 0  | 1   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 0   | 2   | 4    | 0    | 0     | 0    | 0   | 0          | 15    | 3   | 0         | 0     | 141 |
| 1998 | 0  | 1   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 0   | 4   | 4    | 0    | 0     | 0    | 0   | 0          | 0     | 0   | 16        | 0     | 25  |
| 1999 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 0   | 1   | 0    | 0    | 0     | 0    | 0   | 0          | 10    | 5   | 0         | 0     | 29  |
| 2000 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 0   | 0   | 1    | 0    | 0     | 0    | 0   | 0          | 15    | 3   | 0         | 0     | 19  |
| 2001 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 0   | 0   | 0    | 0    | 0     | 0    | 0   | 0          | 11    | 4   | 0         | 0     | 15  |
| 2002 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 0   | 9   | 0    | 0    | 0     | 0    | 0   | 0          | 12    | 2   | 0         | 0     | 23  |
| 2003 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 0    | 1    | 0   | 0    | 0   | 0   | 0    | 0    | 0     | 0    | 0   | 0          | 16    | 7   | 0         | 0     | 24  |
| 2004 | 0  | 0   | 0  | 0   | 0   | 0   | 0   | 0    | 0    | 0   | 0    | 0   | 8   | 0    | 0    | 0     | 0    | 0   | 0          | 10    | 3   | 0         | 0     | 21  |
| Total| 0  | 2   | 0  | 0   | 0   | 0   | 1   | 0    | 26   | 8   | 118  | 0   | 0   | 0    | 0    | 0     | 0    | 0   | 0          | 146   | 44  | 0         | 0     | 345 |

370
The Planning Commission acted upon thirty-two countywide items in 1995, all of which were approved, either wholly or in part. More information on the cases listed below may be obtained from the Planning Commission Office.

Approved Items

CODE AMENDMENT - to provide for a comprehensive revision of provisions related to the general requirements for site plans; provide regulations, requirements and fees for public improvement plans (Ch. 112, Articles 3, 4, 5, 8, 9, 10, 13, 16, 17, 18 & 20; new Ch. 120).

CODE AMENDMENT - to revise the notice requirements for public hearings by requiring notification to adjoining jurisdictions fifteen days prior to the public hearing involving land located within one-half mile of the boundary of that jurisdiction (Ch. 112, Article 18).

PUBLIC FACILITIES MANUAL AMENDMENTS - to align the PFM with various VDOT requirements concerning drainage, sight distance, roadway shoulder cross slopes, maintenance of concrete trails, references to "bituminous"; requirements and procedures for: locating guardrails and handrails, obtaining necessary permits prior to construction, allowing VDOT review of plans for waterline improvements within VDOT rights-of-way, distinguishing between use of peak hour and average daily traffic analysis, and noting required curb elevations across frontages of drive-way entrances on private streets; to delete an inapplicable requirement concerning sight distance along sag vertical curves; to add criteria for locating percolation trenches adjacent to public roads; to add sanitary sewer tunnel bore detail drawings; and to make editing revisions (Sections 1, 2, 6, 7, 8, 9).

CODE AMENDMENT - to allow minor ancillary retail sales in conjunction with certain industrial uses as permitted uses in I-4, I-5 and I-6 Districts and allow either furniture stores or retail sales establishments as principal uses by special exception in I-4 & I-5 Districts (Ch. 112, Art. 5, 9, 20).

CODE AMENDMENT - to allow administrative approval by staff of advance density/intensity credit, to allow density/intensity credit for any type of public street right-of-way dedication, and to allow such density/intensity credit to prospectively continue to run with the land in perpetuity (Ch. 112, Sec. 2-308).

CODE AMENDMENT - to allow the Zoning Administrator to modify or waive the information required for a variance plat when it is determined that such information is not necessary for review of a variance application (Ch. 112, Sec. 18-403).

CAPITAL IMPROVEMENT PROGRAM (CIP) - review of the CIP for Fiscal Years 1996 - 2000 for development, renovation/modernization or replacement of 458 proposed physical public projects as follows: 92 Public Schools program projects; 36 FCPA projects for park development/land acquisition; 23 Northern Virginia Regional Park Authority projects; 3 Public Library projects; 5 Human Services projects; 13 Community Development projects; 16 Human Development affordable housing projects; 8 Criminal Justice projects; 15 Public Safety projects; 7 Facilities Management/Maintenance projects; 8 Solid Waste projects; 50 Neighborhood Improvement projects; 148 Transportation projects; 19 Sanitary Sewerage System projects; 15 Water Supply Projects).

CODE AMENDMENT - to permit veterinary hospitals by right in the C-5 District and to eliminate the special permit requirement for such facilities in the C-5 District (Ch. 112, Art. 4, 8).

CODE AMENDMENT - to delete the special exception requirement for eating establishments in the C-3 and C-4 Districts and to allow eating establishments by right in the C-3 and C-4 Districts (Ch. 112, Art. 4 & 9).

CODE AMENDMENT - to provide limitations on the types of uses permitted to be established in major underground pipeline utility easements, to require notice to owners of major underground utility easements, and to require the location of easements and pipelines within easements to be reflected on plans of development (Ch. 112, Art. 2, 8, 9, 16, 17, 18, 20).

CODE AMENDMENTS - to amend the Subdivision Ordinance and the Public Facilities Manual (PFM) to require notice to owners of major underground utility easements; require the location of certain subsurface transmission lines and pipelines to be shown on subdivision site & public improvement plans; to place use limitations on off-street parking facilities on major underground utility easements; and to make editing revisions. (Ch. 101, Sec. 101-2-2; PFM, Sec. 2 & Sec. 7).

S95-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan by adding text to the Environment Section (Objective 9) of the Policy Plan regarding the location of development near major underground pipeline utilities and to provide guidelines to minimize exposure of County residents to pipeline accidents.

CODE AMENDMENTS - proposed new 1995 Public Facilities Manual which clarifies and reconciles existing requirements with current practices and incorporates all
amendments to the 1988 PFM adopted by the Board through December 12, 1994.

CODE AMENDMENT - to increase the floor area ratio limitation by .05 for public uses in the R-A, R-P, R-C, R-E, R-1, R-2, R-3 & R-4 Districts (Ch. 112, Sec. 3).

WORK PROGRAM FOR 1995 PLAN MONITORING YEAR - review of the draft work program for the 1995 Plan Monitoring Year, including the schedule, summary of activities and work program components.

PUBLIC FACILITIES MANUAL AMENDMENTS - to align the process for partial and final bond release with the Code of Virginia and to specify using design speed in determining intersection sight distance at commercial entrances in conformance with VDOT requirements.

CODE AMENDMENT - to correct a number of minor editorial inconsistencies and oversight resulting from adoption of previous Zoning Ordinance amendments and to correct outdated references to VDOT (Ch. 112, Art. 2, 4, 6, 9, 12, 17 & 20).

CODE AMENDMENT - to eliminate the separate application process for the renewal of a special permit and a special exception use, to incorporate the renewal process into the amendment application process for such uses, and to impose the same fee schedule applicable to other amendment applications (Ch. 112, Art. 8, 9, 18).

CODE AMENDMENT - STATEWIDE A&F DISTRICTS - to incorporate the open space benefits of watershed protection & wildlife habitat into the Policy & Purpose Statement, consistent with the Code of Virginia (Ch. 114).

CODE AMENDMENT - LOCAL A&F DISTRICTS - to reduce the minimum acreage requirement for local A&F Districts from 25 to 20 acres; to insert provisions for an initial notice upon receipt of an A&F District application consistent with those of the Code of Virginia; and to modify the guidelines for establishment of a district as they pertain to historic sites (Ch. 115, Art. 3, 4, 5, 6).

PROCEDURES FOR 1997 AREA PLANS REVIEW - review of the procedures recommended by the Policy & Procedures Committee for the 1997 Area Plans Review.

CODE AMENDMENT - to allow vehicle rental establishments by special exception in the C-3, C-4, I-3, I-4 and I-5 Districts (Ch. 112, Articles 4, 5 and 9).

CODE AMENDMENT - to revise the procedures and provisions for appeal applications to the Board of Zoning Appeals of decisions made by the Zoning Administrator or any administrative office in the administration or enforcement of the Zoning Ordinance (Ch. 112, Article 18).

CODE AMENDMENT - to conform to the Code of Virginia, deletion of the minimum width requirement for manufactured homes in the Rural-Agricultural (R-A) District (Ch. 112, Article 3).

CODE AMENDMENT - to allow individual enterprises not located within shopping centers, and located along major thoroughfares within Sign Control Overlay Districts, to have freestanding signs (Ch. 112, Article 12).

CODE AMENDMENT - to delete the provisions allowing outdoor advertising signs (billboards) as special exception uses in the I-5 and I-6 Districts and to add language allowing non-commercial content on signs wherever signs are permitted containing other content (Ch. 112, Art. 9, 12, 14).

CODE AMENDMENTS - to align various sections of the Subdivision Ordinance with recent amendments to the Code of Virginia and to make editing revisions (Ch. 101, Sections 1, 2, and 4).

BYLAWS AMENDMENT - to amend Appendix 1 of the Planning Commission Bylaws & Procedures by revising the Instructions for Preparing Legal Notices for Planning Commission Public Hearings to be consistent with revisions to the State and County Codes, by allowing written notice of a proposed rezoning to be provided to a condominium or cooperative units owners association rather than to each unit owner.

TRANSPORTATION COMMITTEE - proposal by the Planning Commission's Transportation Committee that four issue groups be established to review the following items prior to the 1996 Policy Plan Review Year: #1 - making transit systems more effective and user friendly; #2 - land use plan refinements; #3 - moderating peak demand; #4 - planning for the 21st century.

PROCEDURES FOR 1996 POLICY REVIEW YEAR - recommendation from the Policy & Procedures Committee that the work program and Citizen's Guide for the 1996 Policy Review Year be approved, as revised, and forwarded to the Board of Supervisors.

CODE AMENDMENT - to amend the provisions, which allow the location of temporary mobile and land based telecommunication testing facilities as a special permit use (Ch. 112, Articles 3 and 8).
The Planning Commission took action on 141 countywide land use items in 1996, 114 of which were proposals to amend the Policy Plan volume of the Comprehensive Plan. The Commission accepted withdrawal of five items, denied 44 items, and approved the remaining 92 items. Additional information on the applications listed below may be obtained from the Planning Commission Office.

Withdrawn Items

PY-96-LU-06 - POLICY PLAN AMENDMENT, LAND USE SECTION - to add two new appendices to address the location and density/intensity for Medical Care Facilities/Elderly Housing.

PY-96-EN-01 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to revise Policy a of Objective 10 to make the EQC criteria clearer, quantifiable and more predictable.

PY-96-PF-01 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to add a new policy to Objective 5 regarding an expedited review process for incidental telecommunications facilities outside the 456" Review Process.

PY-96-PF-02 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to add new policies to Objectives 40 and 42 to encourage placement of minor telecommunication facilities on park properties and to develop standards for the sitting and review of telecommunications facilities.

PY-96-PR-06 - POLICY PLAN AMENDMENT, PARKS & RECREATION SECTION - to add a new policy to Objective 3 on placement of minor telecommunications facilities in appropriate areas of park properties and to provide guidance in expanding opportunities to utilize public assets to generate revenue.

Denied Items

S96-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - to revise the Transportation Section of the Policy Plan by adding a new policy to encourage installation of traffic-calming measures in residential neighborhoods in order to discourage cut through traffic.

PY-96-LU-02 - POLICY PLAN AMENDMENT, LAND USE SECTION - to add a new policy to Objective 6 allowing secondary uses, not specifically serving the primary use, in Planned Development Districts as an option in Transit Station Areas, to reduce automobile dependency.

PY-96-LU-03 & PY-96-LU-10 - POLICY PLAN AMENDMENTS, LAND USE SECTION - to revise the Introduction and Land Use Pattern sections to emphasize the need for mixed use zoning to provide housing in proximity to employment and to emphasize the need to protect the vitality of older residential community areas.

PY-96-LU-07 - POLICY PLAN AMENDMENT, LAND USE SECTION - to add a new policy under Objective 1 to address limits of acceptable change to all different land uses based on community values.

PY-96-LU-16 - POLICY PLAN AMENDMENT, LAND USE SECTION - to modify the land use goal to ensure that land related objectives and policies encourage reasonable and flexible development guidance and incentives, and to add an economic development goal to reflect the focus of attracting and retaining quality economic development in Fairfax County.

PY-96-LU-03 & PY-96-LU-10 - POLICY PLAN AMENDMENTS, LAND USE SECTION - to add new policies under Objectives 6 and 11 and to add action agenda items encouraging mixed use development and redevelopment within two-miles of transit stations.

PY-96-LU-16 - POLICY PLAN AMENDMENT, LAND USE SECTION - to revise the Land Use section to allow residential development in nonresidential zoning districts.

PY-96-TR-01 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new policy under Objective 10 establishing a citizen’s advisory panel to monitor transportation projects costing more than 20 million dollars.

PY-96-TR-03 AND PY-96-TR-05 - POLICY PLAN AMENDMENTS, TRANSPORTATION SECTION - to add new policies under Objectives 10 and 13 to address consistency of road design and other facilities with replanned land use and the new character of an area.

PY-96-TR-04 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new policy under Objective 6 requiring the support of adjacent residential communities before undertaking transportation projects.

PY-96-TR-07 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new Objective for a multi-modal transportation system to support Dulles Airport as an economic magnet.
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PY-96-TR-10 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new policy under Objective 2 regarding provision of information about available transit services.

PY-96-TR-18 & PY-96-TR-19 - POLICY PLAN AMENDMENTS, TRANSPORTATION SECTION - to add policies to Objectives 2 and 10 for provision of bicycle and pedestrian paths, and promotion of mixed use development and redevelopment within two-mile radius of transit stations.

PY-96-TR-26 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new policy under Objective 13 concerning review and updating of transportation related data.

PY-96-TR-28 & PY-96-TR-29 - POLICY PLAN AMENDMENTS, TRANSPORTATION SECTION - to add new policies to Objectives 2 and 10 encouraging the use of mixed use development in and around Transit Station Areas.

PY-96-EN-02 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to revise the Air Quality subsection introduction, and to add a new policy to Objective 1, concerning creation of an interjurisdictional notification process for new sources of air pollution.

PY-96-EN-03 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to add text to Objective 2 policies on implementation of a stormwater utility fee program and to establish limits on percentage of allowed impervious surfaces created as a result of development.

PY-96-EN-07 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to add a new policy to Objective 12 concerning development of an Environmental Quality Master Plan.

PY-96-EN-08 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to add a new policy to Objective 10 encouraging coordination of ecological inventories of County programs.

PY-96-HR-01 - POLICY PLAN AMENDMENT, HERITAGE RESOURCES SECTION - to add policies to Objective 5 to increase awareness of information pertaining to heritage resources.

PY-96-HR-02 - POLICY PLAN AMENDMENT, HERITAGE RESOURCES SECTION - to add text to the introduction to clarify specific references to the Code of Virginia and decisions of the Virginia Supreme Court.

PY-96-PR-01 - POLICY PLAN AMENDMENT, PARKS & RECREATION SECTION - to amend Appendix 2 to provide a guide to citizen participation in the decision making process.

PY-96-PR-02 - POLICY PLAN AMENDMENT, PARKS & RECREATION SECTION - to add a new policy to Objective 5 requiring that changes to the approved park master plan be permitted only with majority approval of families residing within 3/4 mile radius of a park.

PY-96-PR-03 - POLICY PLAN AMENDMENT, PARKS & RECREATION SECTION - to add a new objective ensuring responsiveness to needs and desires of the public regarding the use of county parkland.

PY-96-GI-01 - POLICY PLAN AMENDMENT, PARKS & RECREATION SECTION - to revise the stated goals for Land Use and Growth and Adequate Public Facilities section to refocus on the relationship of land use and public facilities, and the development review process.

PY-96-GI-03, PY-96-LU-17, PY-96-TR-17, PY-96-HO-06, PY-96-EN-09, PY-96-PF-04, PY-96-HS-01, PY-96-PR-07 - POLICY PLAN AMENDMENTS, ALL SECTIONS - to add text regarding the legal authority of the Comprehensive Plan to the introduction of each section of the Policy Plan, to include specific references to the Code of Virginia and Virginia Supreme Court decisions.

PY-96-GI-05 - POLICY PLAN AMENDMENT, INTRODUCTION - to retain references to the Action Agenda and Policy Plan Supplement.

PY-96-GI-06 - POLICY PLAN AMENDMENT, INTRODUCTION - to add a goal addressing the interrelationships among the County’s goals and add charts monitoring these interrelationships.

PY-96-GL-01 - POLICY PLAN AMENDMENT, GLOSSARY - to add a new definition for “Neighborhood, Residential” to help preserve the character of stable communities.

PY-96-GL-03 - POLICY PLAN AMENDMENT, GLOSSARY - to revise the definition for Transit Station Area to constitute two tiers (areas within one and two miles of transit stations) rather than the existing policy based on walking times and characteristics of surrounding neighborhoods.
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PY-96-NS-02 & PY-96-NS-03 - POLICY PLAN AMENDMENTS, NEW SECTIONS - to add a fiscal section addressing the estimated fiscal impact of implementing the Policy Plan; and to add an economic development section (without specific proposed text).

Approved Items

STATE OF THE PLAN - submission of the report entitled State of the Plan, An Evaluation of Comprehensive Plan Activities between 1990-1995 with an Assessment of Impacts through 2010, culminating the 1995 Comprehensive Plan Monitoring Year, the purpose of which was to evaluate how the Comprehensive Plan changed since adoption of the revised Area Plans in 1991 and to assess the County’s progress toward implementing the objectives in the Policy Plan.

CAPITAL IMPROVEMENT PROGRAM (FY 1997-2001) - submission of the Capital Improvement Program for Fiscal Years 1997 - 2001 proposing development, modernization or replacement of 413 physical public projects in fifteen program areas as follows: Schools - 94 projects; Fairfax County Park Authority - 27 projects; Northern Virginia Regional Park Authority - 23 projects; Fairfax County Public Libraries - three projects; Human Services - five projects; Community Development - 12 programs; Housing Development - 16 projects; Criminal Justice - seven projects; Public Safety - 12 projects; Facilities Management & Maintenance - seven projects; Solid Waste Management - 43 projects; Sanitary Sewerage System - 17 projects; Water Supply - 12 projects; Transportation - 127 projects.

CODE AMENDMENTS - to convert measurements in the Design Review fee schedule to the metric standard to facilitate conversion to a metric-based review process; and to increase certain Design Review fees up to 20% except for the following specific fee increases: $300 (plus $15.00 per lot or division of land) for initial submission of final subdivision plats; $1400 for a public street frontage waiver request; $1400 for a minor site plan (Ch. 2, 101, 104, 112).

DULLES AIRPORT NOISE CONTOURS STUDY COMMITTEE REPORT- recommendation that the Board authorize advertisement of the following proposed amendments to the Comprehensive Plan (update the DNL 60, 65, 70 and 75 dB contours for Washington Dulles International Airport; recommend against new residential development inside the updated DNL 60 dB contour; recommend disclosure measures for new residential development in areas near Dulles Airport) and to the Zoning Ordinance (adopt the updated DNL 60, 65, 70 and 75 dB contours and define the boundary of the ANIOD to be the updated DNL 60 dB contour; and, amend the ANIOD to establish an interior noise standard of DNL 45dB for residential development inside the updated DNL 60 dB contour).

PUBLIC FACILITIES MANUAL AMENDMENTS - to specify information required on plans to verify compliance with accessibility provisions for persons with disabilities; to clarify design parameters for modified storm drainage outfalls; to add sand filtration systems as a BMP; to add two modified yard inlet structures; to prohibit use of grate inlets in County easements; and, to provide design criteria for placement of sanitary sewer pipes and manholes.

SUBMISSION PERIOD FOR 1997 AREA PLAN REVIEW NOMINATIONS - recommendation from the Planning Commission Policy & Procedures Committee that the submission period for nominations to amend the Comprehensive Plan, under the 1997 Area Plans Review process, be revised so as not to commence any sooner than January 1, 1997 (to avoid overlapping the 1996 Policy Review Year).

REPORT OF COMMITTEE ON MINI-MARTS - proposal by the Planning Commission Committee on Mini-Marts that the Board of Supervisors authorize a proposed amendment to the Zoning Ordinance that would establish a new service station-mini-mart special exception use and provide for limited by-right sales of convenience retail items at service stations.
CODE AMENDMENT - to revise uses allowed in the convention/conference center designation of the PRC District (Ch. 112, Article 6).

CODE AMENDMENT - to amend the Subdivision Ordinance and Public Facilities Manual by requiring all subdivision, site, and public improvement plans, and all preliminary plats, construction plans and final subdivision plats, to be prepared/developed under the metric standard beginning 10/1/96. (Ch. 101 & PFM).

CODE AMENDMENT - to increase the application fees for variances, special permits, special exceptions, rezonings or amendments thereto (Option 1 increases filing fees by 90%, Option 2 increases filing fees by 50%); to establish a definition of “Zoning Compliance Letter” and a new fee of $50.00 for single family residential uses and $200.00 for all other uses; and to increase the filing fee for proffer interpretation appeals to $210.00 and $425.00 for appeals to the BZA (Ch. 112, Articles 18 and 20).

CODE AMENDMENTS - to revise the provisions regarding accessibility improvements for persons with disabilities to accommodate a change to the VA Uniform Statewide Building Code and to facilitate the provision of accessibility improvements for uses such as nonconformities (Ch. 112, Articles 1, 2, 8, 9, 11, 15, 16, 17, 18, 20; PFM).

CODE AMENDMENT - to add a requirement for the Federal Emergency Management Agency’s Elevation Certificates and Floodproofing Certificates for structures in floodplains; and, to allow the DEM Director to approve certain minor accessory structures in a floodplain and additions closer than 15-feet from a floodplain for single family dwellings built prior to 8/14/78 (Ch. 112, Art. 2, 18).

FEATURE SHOWN DETERMINATION - METRICOM INC. - request that the wireless digital communications network (1500 wireless radio units placed on existing street light poles, and, wired access points each consisting of a communications equipment cabinet and 4 to 8 panel antennas to be placed on existing buildings throughout the County), be found a feature shown on the Comprehensive Plan.


PUBLIC FACILITIES MANUAL AMENDMENTS - to clarify the purpose of the two-phased regulation of land disturbing activities, to specify the requirement for issuance of a two-phased construction permit in coordination with a two-phased erosion and sedimentation plan, and to align the standards and specifications for sediment traps and basins with State requirements (Section 11-0000).

CODE AMENDMENT - to allow, by-right and without the requirement for a temporary special permit, the use of mobile and land based telecommunications temporary testing facilities for a duration of 12 hours or less (Ch. 112, Article 8).

CODE AMENDMENT - to require both English and metric measurements on all plats and plans accompanying applications for special permits, special exceptions, variances, rezonings and house location surveys; to require metric measurements on site plans; and, to delete all references to the Fairfax County Soil Science Office (Ch. 112, Articles 2, 8, 9, 16, 17, 18).

CODE AMENDMENT - to revise/expand the provisions allowing mobile and land based telecommunication facilities as a use by right, by allowing greater flexibility for locating antennas on existing multiple family and nonresidential buildings and on existing structures within public and utility rights-of-way; and, by permitting new monopoles and towers within certain major utility transmission rights-of-way where utility poles and towers are presently located (Ch. 112, Art. 2, 20.)

S96-CW-3CP - OUT-OF-TURN PLAN AMENDMENT - to provide additional policy guidance for locating and establishing mobile and land based telecommunications facilities in the County; and adding new objectives and policies to the Public Facilities element of the Policy Plan for evaluating the appropriate location, character and extent of such facilities under the 456 review process.

S95-CW-2CP - OUT-OF-TURN PLAN AMENDMENT - to revise the Housing Section of the Policy Plan by adding a new policy regarding spot blight abatement to the objective addressing conservation of stable neighborhoods and revitalization of older neighborhoods.

PY-96-LU-01 - POLICY PLAN AMENDMENT, LAND USE SECTION - to add a new development criteria for assignment of density/intensity development criteria to increase the parking ratio for multifamily units.
PY-96-LU-04, PY-96-LU-13 & PY-96-LU-14 - POLICY PLAN AMENDMENT, LAND USE SECTION - to change the title of the Neighborhood Consolidation subsection and revise the Guidelines for Neighborhood Redevelopment.

PY-96-LU-05 - POLICY PLAN AMENDMENT, LAND USE SECTION - to add a new policy to increase the use of public transit and to increase densities inside the Transit Station Areas through use of Transit Development Rights.

PY-96-LU-08 - POLICY PLAN AMENDMENT, LAND USE SECTION - to revise Objectives 2 and 12 by supporting redevelopment of areas for mixed uses and higher intensities within suburban centers other than in core areas only.

PY-96-LU-11 & PY-96-LU-12 - POLICY PLAN AMENDMENTS, LAND USE SECTION - to replace Preservation and Revitalization introductory text and Objective 7 subsection; and, to add two new policies to Objective 7 regarding programs to improve quality of life in older residential areas and funding contributions for revitalization from land owners and businesses in revitalization areas.

PY-96-LU-15 - POLICY PLAN AMENDMENT, LAND USE SECTION - to revise various policies and objectives to provide greater flexibility in the location and form of future developments.

PY-96-LU-20 - POLICY PLAN AMENDMENT, LAND USE SECTION - to update introductory text throughout the Land Use Element and to establish two new policies concerning creation of a data base to monitor Plan changes and to specify dwelling unit type.

PY-96-TR-02 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new policy to Objective 1 to develop an on-demand ridesharing system to promote increased passenger load per vehicle mile.

PY-96-TR-06 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to strengthen procedures promoting alternatives to the single-occupant automobile for peak hour commuting; to initiate intercounty transit service to major employment sites within Fairfax County; and to add a new objective addressing emerging trends in suburb-to-suburb commuting.

PY-96-TR-08 & PY-96-TR-24 - POLICY PLAN AMENDMENTS, TRANSPORTATION SECTION - to revise the goals under Objective 2 for non-motorized and public transportation.

PY-96-TR-09 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add an implementation action to Objective 2 to use transportation management associations to evaluate the transportation needs of the employee base and assist in ridesharing services in high density employment areas.

PY-96-TR-11 & PY-96-TR-20 - POLICY PLAN AMENDMENTS, TRANSPORTATION SECTION - to modify text regarding provision of non-motorized connections and pedestrian facilities.

PY-96-TR-12 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new policy to Objective 6 to promote telecommuting, teleconferencing and tele-education to reduce transportation demand.

PY-96-TR-13 & PY-96-TR-21 - POLICY PLAN AMENDMENTS, TRANSPORTATION SECTION - to revise policies under Objective 10 to encourage and promote transit usage.

PY-96-TR-14 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add new policies to Objective 13 on review and update of transportation plans.

PY-96-TR-15 & PY-96-TR-16 - POLICY PLAN AMENDMENTS, TRANSPORTATION SECTION - to add new policies to Objective 13 to address implementation of transportation policies and a yearly review of transportation policies.

PY-96-TR-22 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to make editorial changes to Objective 1 to remove the emphasis on peak hour commuting as the primary goal of encouraging alternatives to the single-occupant vehicle.

PY-96-TR-23 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - addition of a policy under Objective 7 to address multi-jurisdictional funding for transportation facilities.

PY-96-TR-25 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to revise Policy a of Objective 5 to highlight the relationship between land use and transportation at Transit Station areas and Commercial Revitalization Areas.
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PY-96-TR-27 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to make editorial changes to the Introduction to clarify the fact that the transportation plan is multi-modal in nature by the addition of the sentence, “It will be virtually impossible to meet travel demand solely by roadways.”

PY-96-TR-30 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to add a new Policy c under Objective 3 to develop flexible standards for local streets in residential areas.

PY-96-TR-31 - POLICY PLAN AMENDMENT, TRANSPORTATION SECTION - to revise/update data to reflect work accrued through 1996 as follows: revise the Introduction, revise the Transportation Plan Map, revise the Functional Classification of Roadways (Appendix 1), revise Right-of-Way Requirements (Appendix 2).

PY-96-EN-04 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to add a new Policy c under Objective 4 to encourage development efforts to minimize impervious surfaces to increase groundwater recharge.

PY-96-EN-05 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to add a new Policy c to encourage State and Federal agencies and legislative bodies to improve pipeline safety.

PY-96-EN-06 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to add a new Policy c to encourage the preservation of trees.

PY-96-EN-10 - POLICY PLAN AMENDMENT, ENVIRONMENT SECTION - to revise the Environment Sections by updating the Introduction; the introductory text under Air Quality and Water Quality; merge objectives and related policies regarding surface water and groundwater resources; update text in recognition of the adoption of the Chesapeake Bay Preservation Ordinance; update terminology in the Noise introductory text; reorganize policies regarding pipelines and electrical transmission facilities; revise introduction of Environmental Resources & Environmental Coordination subsections.

PY-96-HR-03 - POLICY PLAN AMENDMENT, HERITAGE RESOURCES SECTION - to update and make editorial changes to the Heritage Resources section.

PY-96-HS-03 - POLICY PLAN AMENDMENT, HUMAN SERVICES SECTION - to update information and make editorial changes to the Introduction and Department of Health subsection.

PY-96-HS-04 - POLICY PLAN AMENDMENT, HUMAN SERVICES SECTION - to update data and incorporate editorial changes to the Juvenile and Domestic Relations District Court subsection.

PY-96-HS-05 - POLICY PLAN AMENDMENT, HUMAN SERVICES SECTION - to update and make editorial changes to the Introduction in the Office for Children section and delete policies on provision of school-age child care centers in middle schools.

PY-96-HS-06 - POLICY PLAN AMENDMENT, HUMAN SERVICES SECTION - to reformat the Human Services subsection from being organized by agency to organization by service areas as follows: Health Services; Housing & Community Development; Family Services; Community and Recreation Services; Mental Health, Mental Retardation and Alcohol & Drug Services; and Juvenile and Domestic Relations District Court Services.

PY-96-PF-07 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to change the reference to the number of officers per 1000 population from 1.3 to 1.25 and delete the statement that this ratio provides an adequate level of police protection; add a policy to assess the need for a new substation in the West Springfield District; and change the minimum site size for new police stations from two to five acres.

PY-96-PF-08 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to update data on existing and projected capacity at the Adult Detention Center and incorporate editorial changes to the Sheriff subsection.

PY-96-PF-10 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to update data on existing and proposed water facilities and policies, including incorporating changes made by the revised Water Facilities Agreement between the Board of Supervisors and the Water Authority.

PY-96-PF-11 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to update information on the sanitary sewer system and to recognize other potential options to solve public health hazards caused by failing septic or individual sewage disposal systems.
PY-96-PF-12 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to incorporate editorial changes to the Drainage Systems and Stormwater Management Facilities subsection and add a new policy identifying reasons for providing regional stormwater management facilities.

PY-96-PF-13 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to incorporate editorial changes and informational updates, including recognition that the County provides collection, disposal and recycling facilities and services; that the Energy Resource Recovery Facility is operational; and that the County decided not to expand the I-95 Landfill.

PY-96-PF-14 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to incorporate editorial revisions to the Equipment Management subsection and to delete standards concerning provision of EMTA facilities based on the number of vehicles and the acreage requirements of new EMTA sites to allow flexibility in accommodating future vehicle maintenance facility needs for use of commercial warehouses, industrial park areas or other smaller sites may be considered as options.

PY-96-PF-15 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to amend the Fire and Rescue subsection by updating information on facilities, services and mission; clarifying travel response time as five minutes travel plus two minutes preparation (for a seven minute total response time from receipt of emergency call); adding a policy to enhance fire and emergency medical personnel to meet a seven minute response time; and changing minimum size of a full service fire station from 9500 to 10,000 square feet.

PY-96-PF-17 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to add a new policy to the Education, Public Schools subsection allowing proposed school expansions under certain circumstances to be reviewed as a feature shown on the Comprehensive Plan.

PY-96-PF-18 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to revise the Introduction to the Higher Education subsection to reflect current and projected enrollments at George Mason University and include information on the new Virginia Tech/UVA Education Center.

PY-96-PR-08 - POLICY PLAN AMENDMENT, PARKS & RECREATION SECTION - to revise and update the entire Parks and Recreation section based on the completion of the Park Authority’s 1995-2010 Park Comprehensive Plan.

CODE AMENDMENTS - to delete references to the Soil Science Office and the Soil Scientist from Subdivision Ordinance and Zoning Ordinance inasmuch as the Soil Science Office closed on 5/15/96; to require soil identification and soil mapping information to be prepared by a professional authorized by the Commonwealth of Virginia to provide such information (when not provided on current County Soils Identification Maps) for subdivision plats, construction plans and site plans submitted to the DEM; and to make editing revisions.

CODE AMENDMENT - to revise the definition of service station, to establish a new use of service station/mini-mart, and to allow this use by special exception or development plan approval in the C-5, C-6, C-7, C-8, C-9, I-5, I-6, PDH, PDC & PRC Districts (Ch. 112, Art. 2, 4-7, 9, 11-13, 20 and Appendix 1).

CODE AMENDMENTS - to delete the requirement for submission of a preliminary subdivision plat for land subject to certain development plans or approved special exception plats; to delete the requirement that a preliminary subdivision plat must remain active when the associated construction plan has been approved; to delete the requirement to submit a preliminary plat and provide certain public improvements for minor adjustment of property lines; to revise submission requirements for development plans to require that such plans be certified by a professional engineer, architect, landscape architect or land surveyor authorized to practice as such by the State; and to permit editing revisions (Ch. 101 and Ch. 112).

PUBLIC FACILITIES MANUAL AMENDMENT - to delete obsolete text concerning the general Subdivision Ordinance waiver; clarify the process for using cut sheets; update Sheshunoff rating requirement for letters of credit; clarify the specification for riprap; allow surface runoff to be increased from 2 to 3 cubic feet per second; reduce minimum freeboard requirement for Class D reservoirs; correct inequality used in determining the permeability of the filter in dams; clarify pipe bedding requirement in dams; make editing revisions to dam standards; and eliminate standard pole location detail (PFM, Sections 2, 6, 7, 10).
FUNDING SOURCE FOR MAINTENANCE OF REVITALIZATION PROJECTS - proposal of the Commission’s Redevelopment and Housing Committee that the Planning Commission recommend to the Board of Supervisors that funding for future maintenance of bonded revitalization projects be identified from the County’s General Fund.

PY-96-GI-08 - POLICY PLAN AMENDMENT, INTRODUCTION - to update the Overview of the Comprehensive Plan section to reflect Fairfax County’s planning actions since 1990, to clarify the functional areas addressed in the Policy Plan, and to delete references to the Action Agenda and the Policy Plan Supplement.

PY-96-GI-09, PY-96-GI-10 & PY-96-GI-11 - POLICY PLAN AMENDMENTS, INTRODUCTION - to update 1990 data and expand time-frames for projecting demographics and growth in the Fairfax County in Context section; update planning actions since 1990 in the History of Comprehensive Planning in Fairfax County section and delete references to action agenda and Policy Plan supplement; and update all actions since 1990 in the Implementation/Plan Monitoring/Citizen Participation section, deleting references to action agenda and Policy Plan supplement.

PY-96-GI-07 - POLICY PLAN AMENDMENT, INTRODUCTION - to add a new goal on energy to promote its use within government, commercial, residential and industrial sectors.

PY-96-GL-02 - POLICY PLAN AMENDMENT, GLOSSARY - to revise the affordable housing definition to reflect families with incomes 70% or less of the Metropolitan Statistical Area.

PY-96-GL-04 - POLICY PLAN AMENDMENT, GLOSSARY - to change the abbreviation Ldn to DNL; add definitions for Resource Management Area and Resource Protection Area; and add a definition for Tributary Stream.

PY-96-NS-01 - POLICY PLAN AMENDMENT, NEW SECTION - to add language to the Plan addressing energy issues.

PY-96-GI-02 - POLICY PLAN AMENDMENT, INTRODUCTION - to add a new goal addressing economic development.

PY-96-NS-04 - POLICY PLAN AMENDMENT, NEW SECTION - to add a new Economic Development section to the Policy Plan.

PY-96-HS-02 - POLICY PLAN AMENDMENT, HUMAN SERVICES SECTION - to update and incorporate editorial changes to the Fairfax-Falls Church Community Services Board subsection; to delete policies that are Code requirements; delete policies on the prohibition of substance abuse programs/facilities within 1,000 feet of schools; adjust number of beds needed for persons with mental health, mental retardation and substance abuse problems; delete policies specifying facility size and service areas for mental health and substance abuse offices; add policy recognizing that substance abuse offices may be located in Human Service centers.

PY-96-PF-03 & PY-96-PF-05 - POLICY PLAN AMENDMENTS, PUBLIC FACILITIES - to add policies establishing terms and conditions for community or Board proposed pro-rata water districts to and support community rehabilitation and redevelopment.

PY-96-PF-06 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to revise the Library subsection by updating information and incorporating editorial changes to reflect current conditions regarding the library system facilities, services and strategic planning process; and, to delete the policy to provide regional libraries only after mini and community facilities are adequate.

PY-96-PF-09 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to revise the Courts, Introduction subsection by updating text on the courts facilities and space problems.

PY-96-PF-16 - POLICY PLAN AMENDMENT, PUBLIC FACILITIES SECTION - to revise Figure 19, Electrical Supply Facilities, to reflect current information on electrical supply facilities.

PY-96-HO-05 - POLICY PLAN AMENDMENT, HOUSING SECTION - to add data regarding housing prices and availability of land planned for multifamily residential use.
In 1997, the Planning Commission took action on twenty-five Countywide items, all of which were approved either wholly or in part. Additional information on the applications listed below can be obtained from the Planning Commission Office.

**Items Approved**

**CODE AMENDMENT** - to revise the general provisions regarding required off-street parking; and, to revise and expand, among other things, the provisions regarding parking reductions (Ch. 112, Article 11).

**CODE AMENDMENT (Rehearing)** - to revise the definition of service station, to establish a new use of service station/mini-mart, and to allow this use by special exception or development plan approval in the C-5, C-6, C-7, C-8, C-9, I-5, I-6, PDH, PDC & PRC Districts (Ch. 112, Articles 2, 4-7, 9, 11-13, 20 and Appendix 1).

**CODE AMENDMENT** - to increase the minimum expenditure required in the PDH & PDC Districts for recreational facilities from $300 to $955 per d/u and to provide for additional flexibility in the provision of recreational facilities (Ch. 112, Articles 2, 6, 16).

**RZ-1996-CW-041 – BOARD’S OWN MOTION** - to amend the boundaries of the Airport Noise Impact Overlay District by permitting new boundaries consistent with updated DNL 65, 70 & 75 dBA contours for Washington Dulles International Airport, as shown in Figure 2 of the March 28, 1996 report of the Dulles Airport Noise Contours Study Committee.

**S96-CW-4CP - OUT-OF-TURN PLAN AMENDMENT** - to adopt updated noise contours as shown in the Report of the Dulles Airport Noise Contours Study Committee, to provide new policy guidance recommending against new residential development inside the updated DNL 60 dBA contour, to recommend disclosure measures for new residential development near Dulles Airport, and to revise/update text and figures related to noise issues.

**CODE AMENDMENT** - to update terminology regarding airport noise in the Airport Noise Impact Overlay District, revise the definitions of day/night average sound level and A-weighted sound level, and to clarify the regulation of nonconforming uses in the Airport Noise Impact Overlay District (Ch. 112, Articles 7, 15, 20).

**CAPITAL IMPROVEMENT PROGRAM** - review of the FY 1998-2002 Capital Improvement Program (with future fiscal years to FY2005) and proposed projects for the following fifteen functional program areas: Fairfax County Public Schools - 98 projects; Fairfax County Park Authority - 29 projects; Northern Virginia Regional Park Authority - 24 projects; Fairfax County Public Libraries - two projects; Human Services - five projects; Community Development - 11 projects; Housing Development - 11 projects; Criminal Justice - eight projects; Public Safety - 20 projects; Facilities Management and Maintenance - seven projects; Solid Waste Management - eight projects; Neighborhood Improvement - 42 projects; Sanitary Sewerage System - 17 projects; Water Supply - 18 projects; and Transportation - 117 projects.

**1997/1998 APR SCHEDULE DETERMINATION** - preliminary review of 334 nominations to amend the Comprehensive Plan in order to schedule items for Schedule A (September 1997) and Schedule B (September 1998) public hearings.

**PUBLIC FACILITIES MANUAL AMENDMENT** - to replace English units of measurement with metric units, delete reference to the ESI Northern Virginia Metric Guidelines, clarify the measurement unit used for hydrologic and hydraulic computations, relocate abbreviations and add a metric conversion table.

**CODE AMENDMENT - to establish a new special permit use of miniature golf courses ancillary to golf driving ranges to be allowed by special permit in the R-E, R-1 and C-5 Districts; and to allow golf driving ranges and miniature golf courses ancillary to golf driving ranges by special permit in the Dranesville Tavern Historic Overlay District (Ch. 112, Articles 4, 8 & Appendix 1).**


**CODE AMENDMENT** - to permit quasi-public athletic fields and related facilities as a by-right interim use, subject to use limitations, in the C-1 through C-9 Commercial Districts and the I-1 through I-6 Industrial Districts, to help alleviate the increasing demand for athletic fields (Ch. 112, Articles 4, 5, 9, 17).

**S97-CW-1CP - OUT-OF-TURN PLAN AMENDMENT** - to add new objectives and policies to the Public Facilities element of the Policy Plan that provide additional guidance about the location and establishment of mobile and land based telecommunication facilities as well as criteria for evaluating the appropriate location, character and extent of such facilities.
CODE AMENDMENT - to revise certain regulations pertaining to mobile and land based telecommunication facilities with regard to the installation of red marker lights on antenna structures, the placement of antennas in utility easements, and alternative color or exterior treatments for monopoles and towers (Ch. 112, Art. 2).

CODE AMENDMENT - to make editorial revisions that do not alter the intent of the provisions beyond that which was intended by the Board of Supervisors in the adoption of the original amendments, i.e. replace references to Health Services with Health Department; correct the reference qualifying minimum yard requirements, delete references to the Land Restoration Board, replace references to obsolete State agencies with the appropriate agency name Virginia Department of Environmental Quality, correct an omission to reflect that crematories are uses permitted by right in the I-4, I-5 and I-6 Districts, replace references to handicapped persons and physically handicapped with the terms stipulated by the Americans with Disabilities Act, correct an inconsistency to reflect that food and beverage manufacturing, products and processing establishments are uses permitted by right in the I-5 & I-6 Districts; replace references to family day care home with home child care facility; correct the reference regarding special exception approval of density credit for major utility easements by the Board; etc. (Ch. 112, Articles 2, 4, 7-10, 15-17 & 20).

CODE AMENDMENT - pursuant to Virginia General Assembly approval of House Bill H.B. 1667 recodifying Title 15.1 into Title 15.2, replace references to provisions of Title 15.1 of the Code of Virginia with the references to the recodified provisions of Title 15.2 (Ch. 112, Articles 1, 2, 7, 9, 17-20 & Appendix 3).

CODE AMENDMENT - to define a new use to be known as truck rental establishments and allow such use by right in the I-5 and I-6 Districts and by special exception as an ancillary use in the C-5, C-6, C-7, and C-8 Districts (Ch.112, Articles 4, 5, 7, 9, 11, 13, 20).

CODE AMENDMENT - to delete Chapter 24, Bingo Games & Raffles, from the County Code; delete the temporary special permit requirement for bingo games and raffles; and add a reference that bingo games and raffles are permitted in accordance with the provisions of the Code of Virginia and require an annual permit from the Charitable Gaming Commission (Ch. 24 and Ch. 112, Articles 2, 3, 8, 12, 18 & 20).

APR-97-CW-2CP - AREA PLANS REVIEW ITEM - to amend the Plan by revising and updating the definition of the term "Virginia Byway" and updating the definition of the term "Metropolitan Statistical Area".

APR-97-CW-2HO - AREA PLANS REVIEW ITEM - to amend the Plan by revising and updating and figures for Conservation Areas and Redevelopment Areas.

CODE AMENDMENTS - to amend the Public Facilities Manual to specify the minimum separation distance between sanitary sewer manholes and other underground utilities, to allow the placement of sanitary sewer under pipestem driveways when areas containing significant trees can be saved, update a reference to the Virginia Sewerage Regulations, provide design criteria for sanitary sewer crossings under streams, specify the method for closure of unused sanitary sewer structures and other requirements for their abandonment, and to revise various specifications for materials to be used for sanitary sewer pipes, fittings and joints and allowable slopes for certain installations.

APR-97-CW-7T - AREA PLANS REVIEW ITEM - nomination by County staff to amend the Plan by revising and updating text, figures and maps which have changed due to recent transportation improvements or rezonings and to correct typographical errors.

CODE AMENDMENT - to revise the Subdivision Ordinance by revising the notification requirements for preliminary subdivision plant, variance or waiver requests and final subdivision plats including a provision for identification of soil characteristics.

APR-97-CW-1HO - AREA PLANS REVIEW ITEM - nomination by County Staff to revise the Plan by changing text in the glossary and updating the standard district-wide housing text in each planning district.

CODE AMENDMENTS - to update references to the Code of Virginia due to recodification of Title 15.1 to Title 15.2 for Chapter 101, 117 and 118 of the County Code.
In 1998, the Planning Commission took action on twenty-nine Countywide items. The Commission denied two items and voted to recommend re-advertisement of one application. The remaining fifteen items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Items Denied**

PY-96-HO-03 – 1996 POLICY PLAN AMENDMENT, HOUSING SECTION – nomination by Connie Lorentzen, on behalf of the Mount Vernon/Lee Federation of Concerned Citizens, to amend the Policy Plan by revising the text of Objective 2, Policy c, to require the distribution of affordable housing equally among the County’s high school communities.

PY-96-HO-01 – 1996 POLICY PLAN AMENDMENT, HOUSING SECTION – nomination by Carole Harmon, on behalf of the Mount Vernon District Council, to amend the Policy Plan by the addition of a new policy concerning implementation of the affordable housing policy.

**Item Re-advertised**

CODE AMENDMENT – to amend Articles 2, 3, 6, 7, 8, 9, 11, and 20 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) to establish a new use of Bed and Breakfast which may be allowed, subject to special permit or special exception approval, in older structures in the R-P, R-C, R-E, R-1 through R-4, PDH, and PRC Districts.

**Items Approved**

CODE AMENDMENT – to amend the Zoning Ordinance (Chapter 112 of the Fairfax County Code) and Public Facilities Manual to delete references to the Americans with Disabilities Act (ADA) and the Federal Fair Housing Accessibility Guidelines (FFHAG) since the 1996 Virginia Uniform Statewide Building Code has adopted the accessibility provision of the Model Building Code, and, to amend various sections of the Public Facilities Manual to require the general location of a utility corridor to be shown on plans, to clarify the requirements for roads under County control, to specify the maximum design velocity for an engineered grass swale, ditch or channel, to allow aerial topography to be used for development floodplain cross sections, to modify the standards for products used in scaling sanitary manhole frames, and to eliminate redundant requirements for individual sewage disposal systems.

CODE AMENDMENTS – to amend the Zoning Ordinance and the Subdivision Ordinance (Chapter 112 and Chapter 101 of the Fairfax County Code) to comprehensively revise the Affordable Dwelling Unit (ADU) Program by providing a sliding scale ADU requirement relating the percentage of ADUs required with the achievement of market rate bonus density; reducing the term of price/rent control from 50 years to 10 years for for-sale units and to 20 years for rental units; allowing for a change in dwelling unit type for previously approved and exempt developments, if there is no increase in density; requiring ADUs only for that land area added to previously approved and exempt developments rather than requiring ADUs to be provided for the entire development; allowing certain single family detached developments to be exempt from the ADU requirements; providing a sales commission/marketing allowance of 1.5% of the sale price and a unit compatibility upgrade allowance of up to 2%; and allowing construction of up to 90% of the market-rate units upon completion of 90% of the ADUs.


SPOT BLIGHT PROCEDURES – review of the application process, notification procedures and public hearing procedures for applications submitted under the Spot Blight Abatement Program.
CODE AMENDMENT – to amend the Zoning Ordinance (Chapter 112 of the Fairfax County Code) by revising the plat requirements for a special permit application seeking reduction of the minimum yard requirements based on errors in building location and for a variance of the minimum yard requirements.


CODE AMENDMENTS – to amend the Public Facilities Manual by reducing the street width standards for local streets within subdivisions to match VDOT Subdivision Street Requirements, to reduce the right-of-way on streets and cul-de-sacs, to add language regarding parking signs for the disabled, to reduce the minimum fire lane width, and to specify parking requirements for street widths less than 7.2 meters.

CODE AMENDMENT – to amend the Public Facilities Manual by providing an option for developers to utilize mercury vapor lights in lieu of the currently required high pressure sodium vapor lights.

CODE AMENDMENTS – to amend the Zoning Ordinance and the Subdivision Ordinance (Chapters 112 and 101 of the Fairfax County Code) as well as the Public Facilities Manual and all other codified and uncodified ordinances of Fairfax County to reflect the consolidation of the Departments of Public Works and Environmental Management, and parts of the Department of General Services into a new Department of Public Works and Environmental Management effective July 1, 1998.

CODE AMENDMENT – to amend Articles 5, 8, 9 and 10 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) by deleting the provisions requiring a report of determination for the Health Department for home child care facilities, child care centers, nursery schools, private schools of general education, and private schools of special education.

CODE AMENDMENT – to amend Articles 4, 6, 7, 9, 11, 12, 13 and 20 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) to permit drive-through pharmacies as a by-right use in the C-5 through C-9 commercial districts, PDH, PDC and PRC districts, or to permit drive-through pharmacies in the aforementioned districts by right, subject to specified use limitations or by special exception approval.

CODE AMENDMENT – to amend Articles 2, 6, 7, 9, 11, 12, 13 and 17 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) by establishing regulations for a new Commercial Revitalization District (CRD) and Category 6 Special Exception Use with by-right flexibility permitted for reduced minimum yard requirements, landscaping and parking requirements.

RZ-1998-MD-037 – BOARD’S OWN MOTION – to establish the boundaries for five Commercial Revitalization Districts (CRD) encompassing a total of 4,000 acres within six supervisory districts (Braddock, Dranesville, Lee, Mason, Mount Vernon, and Providence) as follows: Annandale, Bailey’s Crossroads, McLean, Seven Corners, and Springfield CRDs.

APR-98-CW-2ED – 1998 AREA PLANS REVIEW – nomination by the Department of Housing and Community Development to amend the Comprehensive Plan by updating and revising the housing figures located in the housing section of each planning district.

APR-98-CW-3ED – 1998 AREA PLANS REVIEW – nomination by the Office of Comprehensive Planning to amend the Comprehensive Plan by revising and updating the text and figures for the public facilities section of each planning district.

APR-98-CW-4ED – 1998 AREA PLANS REVIEW – nomination by the Office of Comprehensive Planning to amend the Comprehensive Plan by updating the inventory of historic sites for each planning district.

APR-98-CW-1T-  1998 AREA PLANS REVIEW – nomination by the Office of Transportation to amend the Transportation Map of the Comprehensive Plan by updating and revising maps which have changed as a result of recent transportation improvements and approved rezonings and to correct typographical and/or drafting errors.

CODE AMENDMENT – to amend Articles 4, 5, 6, 8 and 13 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) to allow kennels with outdoor facilities as a special permit use in the I-3 through I-6 Districts, to permit veterinary hospitals as a use by right in the I-3 through I-6 Districts, and to permit kennels with no outdoor facilities as a use by right in the following districts: C-5 through C-9, I-3 through I-6, PDH, PDC, and certain areas of the PRC District.

CODE AMENDMENT – to amend Articles 8, 9 and 16 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) to permit an increase in the size of a building addition that may be administratively approved by the Zoning Administrator as a minor modification to an approved rezoning, special permit, or special exception application.
CODE AMENDMENT – to amend Article 18 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) by revising the public hearing written notice requirements for rezoning applications by deleting the provision which requires written notice for only those rezoning applications which involve less than 500 parcels of land and the provision which exempts an amendment initiated by resolution of the Planning Commission or the Board of Supervisors from the written notice requirement.

CODE AMENDMENT – to amend Article 10 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) by modifying the minimum setback requirements from lot lines in residential districts for amateur radio antenna structures that are between 65 and 75 feet in height.

CODE AMENDMENT – to amend Articles 2, 5, 7, 11, 16, 17, 18, 19 and 20 of the Zoning Ordinance (Chapter 112 of the Fairfax County Code) to reflect changes in names of County agencies resulting from the July 1, 1998 reorganization and consolidation.

PY-96-HO-02 – 1996 POLICY PLAN AMENDMENT, HOUSING SECTION – nomination by Carole Harmon, on behalf of the Mount Vernon District Council, to amend the Policy Plan by adding the word “equitably” to Policy c of Objective 2 regarding the distribution of affordable housing throughout the County.

PY-96-HO-04 – 1996 POLICY PLAN AMENDMENT, HOUSING SECTION – nomination by Earl Flanagan to amend the Policy Plan by the addition of the words “County assisted” to the text of Policy c, Objective 2.
In 1999 the Planning Commission took action on sixteen Countywide items. The Commission denied one application and the remaining fifteen items were approved, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

**Item Denied**

**CODE AMENDMENT** - to allow places of worship and certain accessory uses as uses permitted by-right, subject to use limitations, in the R-C, R-E, R-1, R-2, R-3, R-4, R-5 and R-8 Districts (Ch. 112).

**Items Approved**

**PUBLIC FACILITIES MANUAL AMENDMENTS** - to amend the Public Facilities Manual by requiring record plat check sheets only with construction plans submitted for approval; to restate the way the County uses the Sheshunoff rating system to evaluate issuers of Letter of Credit; to specify minimum required clearances for safe access by trash collection vehicles and to modify design criteria for solid waste plans and recycling systems; to increase the vertical clearance from the top of curb nearest edge of pavement to the bottom of stop and yield signs and to change the location where this measurement is made on the street section; and, to make editing revisions to reflect recent name changes to certain County agencies.

**ORDINANCE AMENDMENTS** - to amend the Zoning Ordinance and Public Facilities Manual by establishing, for certain applications, a submission requirement of an existing vegetation map which would provide a general overview of the location, type and condition of existing vegetation on site in order to help facilitate tree preservation in the review and approval of applications (Articles 8, 9, 16, 18, 30 of Chapter 112 and Section 12 of PFM).

**1999 ZONING ORDINANCE AMENDMENT WORK PROGRAM** - review and prioritization of the proposed amendments to the Zoning Ordinance.

**CAPITAL IMPROVEMENT PLAN (FY2000-2004)** - Submission of the Capital Improvement Plan for Fiscal Years 2000-2004 reflecting capital improvement programming, financial and funding characteristics, and anticipated funding schedule for specific projects within the following fifteen functional program areas: Schools; Fairfax County Park Authority; Northern Virginia Regional Park Authority; Libraries; Human Services; Community Development; Housing Development; Criminal Justice; Public Safety; Facilities Management and Maintenance; Solid Waste Management; Neighborhood Improvement and Commercial Revitalization; Sanitary Sewerage System; Water Supply; and Transportation.

**CODE AMENDMENT (BED AND BREAKFAST)** - to revise the additional standards for bed & breakfast Special Exception uses by deleting the structural age restrictions, requiring compliance with the zoning district lot size and bulk regulations, and providing for a determination that a proposed bed & breakfast will not adversely impact surrounding properties and will preserve the residential character of the area (Ch. 112, Article 9).

**CODE AMENDMENT (BY RIGHT AND SPECIAL PERMIT USES)** - to revise the uses allowed by right and by special permit in the C-3, C-4, C-5, C-6, C-7 & C-8 Districts and to revise the use limitation concerning outside activities in the C-3, C-4, I-1, I-2, I-3 & I-4 Districts. (Ch. 112, Articles 4, 5, 8, 9, 20).

**S97-CW-4CP - OUT-OF-TURN PLAN AMENDMENT** - special study of the entire Richmond Highway Corridor Area to propose changes to the Comprehensive Plan that would support community revitalization efforts along the corridor. The study included five deferred Lee District 1997/1998 Area Plans Review nominations, sixteen deferred Mt. Vernon District 1997/1998 Area Plans Review nominations, and two Mt. Vernon District 1997 Out-of-Turn Plan amendments, which are described in the District sections of this report.

**CODE AMENDMENT** - to establish procedures for filing partial amendments to previously approved rezoning, final development plan, special exception and special permit applications; to establish procedures for written notice of the public hearing on partial amendment applications to property owners; and to codify the existing practice of public hearing notification of final development plan applications to property owners (Ch. 112, Articles 8, 9, 16 and 18).

**CODE AMENDMENTS** - to allow preliminary plats, construction plans and final subdivision plats submitted under the Subdivision Ordinance to be submitted with the English equivalent to metric measurements and English scales; to remove the requirement in the Zoning Ordinance for development plans, PRC plans, and rezoning, special exception, special permit and variance applications to be submitted in dual units and provide for the use of English units only; to allow site plans to be submitted with the English equivalent to metric measurements and English scale; to require that the measured distances from all structures to lot lines on
house location plats be provided in both English and metric measurements, if metric units are used; and to allow plats, subdivision plans, site plans and studies submitted under the Public Facilities Manual to be submitted with the English equivalent to metric measurements and with English contours and scales (Ch. 101, 112 and Public Facilities Manual).

INFILL AND RESIDENTIAL DEVELOPMENT STUDY - submission of the work program outlining the five-phased approach (organization, outreach, research and analysis, recommendation, and proposal) proposed by staff and the Planning Commission's Residential Development and Infill Committee for an 18-month study of: neighborhood compatibility, interconnectivity of residential developments, traffic operations and calming measures, neighborhood notification of future street extensions, storm water management, erosion and sediment control, and tree preservation.

CODE AMENDMENT - to increase the monetary penalties for criminal misdemeanors as reflected through 1997 and 1999 amendments to the Code of Virginia (Ch. 112, Sect. 18-902).

STUDY ON THE COMPREHENSIVE PLAN REVIEW PROCESS - review of the work program outlining the 18-month study proposed by staff and the Commission's Policy & Procedures Committee to analyze the process by which the Comprehensive Plan is reviewed and to propose changes as needed.

CODE AMENDMENT - to revise the Zoning Ordinance to permit consideration of approving on-site dwelling units for a proprietor, owner and/or employee and/or family whose business or employment is related directly to an approved special exception or special permit use (Ch. 112, Articles 2 and 10).

CODE AMENDMENT - to require Category 3 special exception approval, in lieu of Group 3 special permit approval, for a convent, monastery, seminary, nunnery, or place of worship, with or without a child care center, nursery school or private school proposed to be located in any district not allowed by right (Ch. 112).

REVISIONS TO PUBLIC HEARING PROCEDURES - recommendations from the Policy & Procedures Committee to revise the public hearing procedures by limiting the time allotted to speakers not previously signed up by the 3:00 p.m. cutoff time on the day of the scheduled hearing to three minutes; to encourage organizations to have only one spokesman with other members standing to show their support; to request that citizens submit written position statements to the Clerk prior to commencement of a public hearing in order to allow Commissioners time to read the statements; and to designate the first two rows of the auditorium as the seating area for citizens.
In 2000, the Planning Commission took action on nineteen Countywide land use applications, all of which were approved, either wholly or in part. Additional information on the items listed below may be obtained from the Planning Commission Office.

**Items Approved**

CODE AMENDMENT - to revise the Zoning Ordinance (Ch. 112) to provide for zoning approval of a partial Building Permit prior to site plan approval, as provided for by the Virginia Uniform Statewide Building Code.

CODE AMENDMENT - to revise the Fairfax County Code (Chapters 28 and 10) and the Zoning Ordinance (Ch. 112) by establishing regulations regarding the administration of a massage by a certified massage therapist.

CODE AMENDMENT - to revise the Zoning Ordinance (Ch. 112) by exempting conventional television antennas, DBS dishes with a diameter of 39 inches or less, and MMDS dishes, with a diameter of 39 inches or less, from the location provisions for freestanding accessory structures and permit their location in any yard on any lot, subject to Ordinance provisions, to comply with FCC regulations.

CODE AMENDMENT – to revise the Erosion & Sedimentation Control Ordinance (Ch. 104) to ensure consistency with the State Erosion and Sediment Control Law.

CODE AMENDMENT - to revise the Zoning Ordinance (Ch. 112) by changing the determinant for calculating the required number of parking spaces for shopping centers over 400,000 square feet from a Net Floor Area to a Gross Floor Area base and to divide shopping centers into two size categories.

ZONING ORDINANCE AMENDMENT - 2000 WORK PROGRAM - review of the proposed Zoning Ordinance Amendment work program for 2000 and the assignment of proposed amendments to three categories of prioritization.

CODE AMENDMENT – to amend the Zoning Ordinance (Ch. 112) by allowing limousine, taxicab and car rental companies as by-right uses in the I-5 and I-6 Industrial Districts, with the caveat that special exception approval would be necessary for such facilities to be located in a commercial revitalization district.


CODE AMENDMENT - to amend the Zoning Ordinance by revising the provisions for minor modifications to approved special permits, special exceptions and rezonings to allow consideration of requests for larger modifications to places of worship and allowing minor modifications to places of worship which were established by right and are not subject to special permit or special exception approval.

CODE AMENDMENT - to amend the Public Facilities Manual by establishing guidelines for the frequency of site density testing to ensure proper placement of structural fill material; requiring a stronger pavement section for portions of pipestem driveways that provide access to a stormwater management facility; allowing use of reinforced concrete pipe products that satisfy the American Water Works Association (AWWA) specifications; and specifying the requirements for design and installation of super silt fences.

CODE AMENDMENT - to amend the Zoning Ordinance (Ch. 112) by allowing noise barriers to reduce highway noise on properties adjacent to major thoroughfares or which reduce noise impacts of commercial and industrial uses on adjacent properties, to be approved by the Board of Supervisors (in conjunction with a rezoning or special exception application) and by the Board of Zoning Appeals (in conjunction with a special permit).

CODE AMENDMENTS – to revise the Subdivision Ordinance (Ch. 101) and the Zoning Ordinance (Ch. 112) to clarify public improvement requirements for minor adjustment of property lines, update the names of County agencies, and to clarify the written notice requirements and required waiting period after notice provision for preliminary subdivision plats, final subdivision plats, site plans, waivers, variances, off-site construction in existing utility easements, and construction in or near major underground utility easements.
S00-CW-2CP - OUT-OF-TURN POLICY PLAN
AMENDMENT - to amend the Policy Plan by the addition of more explicit text regarding stream preservation to provide guidance to staff, citizens, land owners and the development community to better assess the impacts from new development and/or redevelopment projects on stream preservation.

CODE AMENDMENT – to revise the Zoning Ordinance (Ch. 112) by amending the definition to gross floor area to exclude enclosed or structural pedestrian walkways and penthouses enclosing only mechanical equipment.

CODE AMENDMENT – to revise the Public Facilities Manual by replacing the Metric PFM with a dual-unit PFM providing English and metric units of measurement for all standards set forth in the PFM, by prohibiting constructions plans prepared with mixed units of measurement unless approved by the Director, and requires units of measurement acceptable to VDOT for all construction plans proposing improvements within VDOT rights-of-way.

CODE AMENDMENTS – to revise the Subdivision Ordinance (Ch. 101), the Zoning Ordinance (Ch. 112) and the Public Facilities Manual by requiring boundary surveys to be related to the Virginia Coordinate System 83.

INFILL & RESIDENTIAL DEVELOPMENT STUDY – review of the recommendations forwarded by the Planning Commission’s Infill & Residential Development Study Committee encompassing site compatibility, traffic and transportation, tree preservation, stormwater management and sediment control measures.

CODE AMENDMENT – to amend the Zoning Ordinance (Ch. 112) by the establishment of a new Planned Residential Mixed Use District (PRM).

CODE AMENDMENT - to revise the Zoning Ordinance (Ch. 112) by increasing the maximum allowable size for an equipment cabinet or structure used in association with antennas mounted on utility distribution and transmission poles located in a utility easement or right-of-way 100 feet or more in width.
2001 Countywide Applications

The Planning Commission took action on fifteen countywide applications in 2001. The Commission approved fourteen applications and recommended that the Board of Supervisors readvertise one item. More information on the items listed below is available from the Planning Commission Office.

Item Readvertised

CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) regarding the size requirements and permitted zoning districts for dry cleaning establishment and laundries/laundromats and to clarify the definition of garment cleaning establishments.

Items Approved

CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) by reducing the special permit application fee for requests for noise barriers on individual lots from $2970 to $165.

2001 ZONING ORDINANCE AMENDMENT WORK PROGRAM - review of the proposed Zoning Ordinance Amendment work program for 2001 and the assignment of proposed amendments to three categories of prioritization.


CODE AMENDMENT – to amend the Public Facilities Manual to allowing a surety company not currently rated Class V VI or better, according to the Best Key Rating Guide, to issue a performance bond if the surety can provide either a cut-through agreement with a reinsurance company that is rated Class A VI or better or a co-surety rated Class A VI or better.

CODE AMENDMENT – to amend Chapter 101 (Subdivision Ordinance) by adding text concerning the current public street frontage requirement, allowing the minor adjustment of property lines to be performed without a waiver of the public street frontage requirement, clarifying the requirement that no more than one additional lot can be created by a waiver of the public street frontage requirement; and clarifying that a property subject to a waiver of the public street frontage requirement is precluded from further division pursuant to another such waiver.

CODE AMENDMENTS – to amend the Public Facilities Manual by requiring a minimum scale soil map on preliminary plats, site plans, subdivision plans and lot grading plans; deleting the requirement to provide a construction schedule as part of a bonded development agreement, clarifying the structural standards for underground chambers; clarifying the pavement design standards; and increasing the minimum required distance for sanitary sewer lateral extensions.

CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) by requiring special exception approval for some of all of the Group 3 institutional and Group 6 outdoor recreation special permit uses in lieu of the current requirement for special permit approval by the Board of Zoning Appeals.

CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) by allowing a home child care facility as a

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permitted accessory use to have one non-resident person involved in the use and to increase the maximum number of non-resident children allowed by special permit from ten to twelve.

CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) by revising the definition of plant nursery and the special exception provisions regarding plant nurseries to enable the approval of an expanded list of accessory retail items as well as revising the parking requirements for a plant nursery use as other accessory components including landscape contracting and special events.

CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) regarding the size requirements and permitted zoning districts for dry cleaning establishment and laundries/laundromats and to clarify the definition of garment cleaning establishments.
2002 Countywide Applications

In 2002, the Planning Commission took action on twenty-three Countywide items. The Commission approved all twenty-three items, either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Approved

CODE AMENDMENT – to amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of the County Code by adding a new Article 8 titled Violations & Penalties, modifying Article 3 (Land Use and Development Performance Criteria) to require the submission of a plan for review and approval prior to removal of indigenous vegetation from a RPA buffer area to create a sight line or vista, and modifying Article 5 (Administrative Waivers and Exemptions) to limit the width of boardwalks, pathways and paved paths serving individual residential properties to four feet.

CODE AMENDMENTS – to amend Chapter 2, Chapter 12 and the index of the Public Facilities Manual; Articles 12, 18 and 10 of the Zoning Ordinance; and the Subdivision Ordinance (Chapter 101 of the Code of the County of Fairfax), to add, delete, update and clarify text concerning (1) the methodology for determining tree cover and interior parking lot landscaping, (2) guidelines for selection of trees and other vegetation to be preserved, (3) procedures for mitigating damage to off-site trees, (4) procedures for restoration efforts within Resource Protection Areas, (5) elimination of additional canopy credits for trees preserved in Resource Protection Areas and floodplains, (6) emphasizing use of existing and new trees to satisfy tree cover requirements, (7) providing incentives for preservation of tree groups in minimum size areas, preservation of monarch trees, and planting native tree species, and (8) the process to allow modification of the tree cover requirement in specific instances.

S01-CW-2CP – OUT-OF-TURN PLAN AMENDMENT – to amend the Policy Plan volume of the Fairfax County Comprehensive Plan by creating a new section dealing with revitalization, modifying the adopted Revitalization Goal, and modifying the definition of revitalization as found in the glossary, all of which are designed to support efforts to revitalize older commercial areas and adjacent neighborhoods.

PUBLIC FACILITIES MANUAL – to amend the Public Facilities Manual by revising several sections as follows: (1) incorporate design standards for fast pitch softball ball fields and update other ball field standards to meet current construction practices; (2) to revise the minimum centerline radius requirements for street categories I, II, IV and V to meet VDOT standards; (3) to permit the use of a tunnel spacer in lieu of grout in the void between carrier and casing pipes.

CODE AMENDMENTS – to amend Chapters 101 and 107 of the County Code as follows: (1) revise the terms “marine clay”, “injurious soils” and “cretaceous age deltaic clay” to “problem soils”, (2) add definitions for the words: problem soils, Director, major addition, minor addition, soil report; (3) clarify the circumstances under which a soils report is required for building additions, linear projects, subdivision plats or property line adjustment plats; (4) grant the Director the authority to determine whether a specific soil report needs to be forwarded to the Geotechnical Review Board; (5) require a minimum warranty of five years on the structural integrity of any new dwelling; (6) update the agency name Department of Environmental Management to Department of Public Works and Environmental Services; and (7) clarify the requirements for providing written notice to adjacent properties concerning construction in problem soils.

NOISE STUDY SUBMISSION GUIDELINES – review of the guidelines developed by staff to standardize the requirements of noise impact studies submitted by applicants to demonstrate the need for a noise barrier as well as the proposed height and level of mitigation to be achieved by a noise barrier.


S99-CW-2TR – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan by revising the Countywide Trails Map referenced in the Transportation element to ensure that recommended segments delineated
on the Trails Plan Map are reflective of current realities and trends, by including language referencing the Trails Plan Map as the source for trail planning recommendations in the Sector Plans of the four Area Plan Volumes, and by combining the existing Countywide Trails Plan and the Equestrian/Hiking System Component into one new map showing the total recommended trails system for Fairfax County.

CODE AMENDMENT – to amend several sections of the Zoning Ordinance to correct inconsistencies and errors as follows: (1) revise paragraph 17 K of Section 6-403 to delete sports arenas and stadiums as a permitted secondary use in the PRM District; (2) correct Section 9-502 to clarify that all veterinary hospitals, without any limitations, are permitted secondary uses in the PDH District when reflected on an approved development plan; (3) revise Section 9-622 and the special exception use sections of the existing Commercial Revitalization Districts to clarify that the Board may modify or waive the zoning district minimum yard requirements in conjunction with the approval of a rezoning or special exception use in CRDs; (4) renumber the paragraphs in paragraph 9 of Section 11-104 to reflect the addition of a new parking requirement for drive-through pharmacies; and (5) remove home child care facilities from the list of special exception uses and retaining the use as a special permit use.

CODE AMENDMENT – to amend the Zoning Ordinance by limiting the amount of paving or surface area that can occur in the front yards of single family detached dwellings in the R-1, R-2, R-3 and R-4 Districts and requiring that parking for vehicles or trailers in a front yard be on a surfaced area.

CODE AMENDMENT – to amend the Subdivision Ordinance by providing for a five-year life-span for preliminary plats subject to submission by the subdivider of a complete final subdivision plat within one year of approval of the preliminary plat and subsequent diligent pursuit of final subdivision plan approval.

S01-CW-3CP – POLICY PLAN AMENDMENT – to amend the Comprehensive Plan by adding facility recommendations to reflect water supply projects in the approved Capital Improvement Program for fiscal years 2003-2007, to update information on the water supply system and the Virginia Code reference to the public facilities review process, and to correct informational errors on water supply facilities.

S01-CW-5CP – POLICY PLAN AMENDMENT – to amend the Comprehensive Plan by updating information on the sanitary sewer system; revising a graphic depicting the boundary of the approved sewer service area to include the Ordway Road Conservation Area, Leehigh Village Conservation Area, Wiley-Gunston Heights Conservation Area, land near I-66 and Jermantown Road, and part of the Lorton-South Route 1 area; and, changing the former name of the Lower Potomac Pollution Control Plant to the Noman M. Cole, Jr. Pollution Control Plant.

S01-CW-6CP – POLICY PLAN AMENDMENT - to amend the Comprehensive Plan by changing the former name of the Equipment Management Transportation Agency to the Department of Vehicle Services, adding projection data identifying the need for an additional maintenance facility in the northwestern part of the County, adding details concerning the recommendation for expansion of the West Ox Maintenance Facility, and deleting the obsolete recommendation concerning acquisition of the Alban Maintenance Facility.

PUBLIC FACILITIES MANUAL AMENDMENTS – to amend the Public Facilities Manual by retaining the Sheshunoff standard as the preliminary tool to assess banks as letter of credit issuers for securing a developer’s contraction obligation to the Board of Supervisors as well as providing the Department of Finance with flexibility to consider other nationally recognized rating services in
determining the acceptability of letters of credit; providing the Director the authority in certain cases to permit use of a cable barricade in lieu of a standard access gate; and clarifying the process for abandoning and removing sanitary sewer pipes and vacating easements associated with such pipes.

S01-CW-18CP – POLICY PLAN AMENDMENT – to amend the Policy Plan of the Comprehensive Plan by revising the Appendix 9, “Criteria for Assignment of Appropriate Residential Development Density”, through the adoption of new development standards, (based on criteria including site design, neighborhood context, tree preservation, transportation, the environment, public facilities, heritage resources, and affordable housing), to be given equal consideration during the review process of all residential rezoning proposals.

S02-CW-1CP – POLICY PLAN AMENDMENT – to amend the Comprehensive Plan by revising the Policy Plan to clarify the Park Authority park acquisition and planning processes as well as to support using voluntary conservation/open space easements to preserve the natural and heritage resources.

CODE AMENDMENT – to amend the Zoning Ordinance to allow funeral chapels by right in the I-1 through I-6 Districts and to allow funeral homes by right in the I-4, I-5 and I-6 Districts.

S01-CW-8CP – OUT-OF-TURN PLAN AMENDMENT - to amend the Comprehensive Plan by updating information on the library system, increasing the site area and facility size standards for community and regional libraries, and adding a standard about visitor or door counts to measure sustainability.

CODE AMENDMENT – to amend the Zoning Ordinance to require that commercial revitalization area/commercial revitalization district signs be erected by a public agency, to add language describing the purpose and placement of such signs, and to revise provisions regarding banners.

PUBLIC FACILITIES MANUAL AMENDMENT – to amend the Public Facilities Manual by permitting the use of high density polyethylene pipe for specific storm drainage applications, to include residential driveway entrances, temporary installations, privately maintained storm systems for commercial and industrial developments, and where allowed in the right-of-way by VDOT Road and Bridge Standards.
The Planning Commission took action on 23 countywide land use items in 2003, all of which were approved either wholly or in part. Additional information on the items listed below is available upon request.

**Approved Items**

2003 ZONING ORDINANCE AMENDMENT WORK PROGRAM - review of the proposed Zoning Ordinance Amendment work program for 2003 and the assignment of proposed amendments to three categories of prioritization.

CODE AMENDMENT – to amend Article 12 of the Zoning Ordinance to permit a place of worship, sharing space with another place of worship, to have a maximum of two freestanding signs to provide identification for all of the congregations sharing the facility.

CODE AMENDMENT – to amend the Subdivision Ordinance by adding four sections to (1) validate all subdivisions of land duly recorded in the land records prior to September 1, 1947, with the qualification that parcels not meeting Zoning Ordinance requirements in effect at the time would be defined as outlots, (2) validate all subdivisions of land that went through the Subdivision Ordinance approval process, even if the parent tract was not a legal lot or parcel, (3) to allow the validation of undeveloped lots, subject to specific conditions; and (4) to allow the validation of lots developed with single family homes, subject to specific conditions.

CODE AMENDMENT – to amend Article 18 of the Zoning Ordinance by increasing the application fees by up to fifteen percent for variances, special permits, special exceptions, rezonings or amendments thereto.

CODE AMENDMENT – to amend Articles 2, 3, 4, 6, 7, 9, 11, 12, 13 and 20 the Zoning Ordinance by renaming and defining the special exception use for housing for the elderly to “independent living facilities”; expanding this use to include persons with handicaps; revising the affordability provisions; providing a definition for assisted living facilities; strengthening the provisions concerning compatibility with surrounding neighborhoods; and renaming and defining institutions providing housing and general care to the indigent, orphans and the like as “congregate living facilities”.

CODE AMENDMENT – to amend Article 11 and Appendix 7 of the Zoning Ordinance by replacing the automatic 20 percent off-street parking reduction for non-residential uses in Commercial Revitalization Districts (CRDs) with a provision allowing the Board of Supervisors to approve a twenty percent reduction, for CRDs and Commercial Revitalization Areas, when it is demonstrated that such reductions further the goals of revitalization districts and areas, as set forth in the Comprehensive Plan.

CAPITAL IMPROVEMENT PROGRAM - review of the Capital Improvement Program for fiscal years 2004 through 2008 for the following functional areas: public school, parks, community development, public safety and Court facilities, government facilities, utility services, and transportation and pedestrian initiatives.

CODE AMENDMENT – to amend Article 12 of the Zoning Ordinance by revising the sign provisions for temporary construction signs to allow small temporary signs advertising home improvements on residential properties.

CODE AMENDMENT – to amend Articles 4, 5, 6, 7, 13 and 20 of the Zoning Ordinance to permit dealerships to store excess new vehicle inventory off-site from the dealership in certain Commercial and Industrial Districts and when shown on an approved development plan in the PDC District, subject to specific limitations including storage of such vehicles within a parking structure that is accessory to another use.

CODE AMENDMENT – to revise the Subdivision Ordinance by adding a new Section 101-1-14, entitled Validation of Parcels, to address issues related to the validation, without the requirement of approval of a plat, of lots that were not legally created after August 31, 1947.

CODE AMENDMENT – to amend Articles 2 and 9 of the Zoning Ordinance by establishing a requirement for provision of affordable dwelling units in mid-rise multi-family structures in exchange for bonus density.

CODE AMENDMENTS – to amend the Subdivision Ordinance, Erosion and Sedimentation Control Ordinance, Zoning Ordinance, Chesapeake Bay Preservation Ordinance, and the Public Facilities Manual by implementing revisions to the Chesapeake Bay Preservation Area Designation and Management Regulations adopted by the Chesapeake Bay Local Assistance Board which (1) require that Resource Protection Areas (RPAs) be designated around all
perennial streams; (2) establish more stringent review criteria for all requests to permit encroachment into RPAs and waivers of water quality control requirements; (3) require that adjoining property owners be notified and a public hearing held on all requests for exceptions to permit encroachment in a RPA, (4) identify the composition of the hearing body for exception requests requiring a public hearing; (5) require that exceptions to permit encroachment in a RPA with pending plans be subject to the requirement for notification of adjoining property owners and a public hearing; and (6) require that all RPA and RMA boundaries be depicted on final record plats.

CODE AMENDMENT – to amend Articles 2, 8, 9, 10, 11, 12, 14, 17 and 18 of the Zoning Ordinance by revising the outdoor lighting standards and regulations to address the outdoor light pollution issues of glare, light trespass and over lighting through the implementation of shielding requirements, glare standards, curfew restrictions, height and location requirements, nuisance control, architectural and landscape lighting requirements, sign illumination requirements, and building construction lighting.

CODE AMENDMENT – to amend Articles 6 and 9 of the Zoning Ordinance to permit vehicle rental establishments, subject to certain limitations, in the PDC District and as a permitted use under Convention/Conference Centers of the PRC District when depicted on an approved development plan or with special exception approval.

CODE AMENDMENT – to amend Articles 12 and 20 of the Zoning Ordinance to clarify the definition of a portable sign, particularly as it applies to advertising on vehicles and to establish a setback requirement from any public street line for parked vehicles with signs.

CODE AMENDMENT & S03-CW-1CP – to amend the Articles 2, 9 and 20 of the Zoning Ordinance to facilitate the placement of telecommunication antennas on existing and replacement utility poles and light standards in order to reduce the need for new monopoles and towers and to amend the Public Facilities section of the Policy Plan by replacing the Energy and Communication section with a new Electrical and Land-Line Utility Services section that provides additional guidance for locating telecommunications facilities, allows expedited processing when installations have little or no visual presence, and elaborates on feature shown locations (encompassing the Dranesville, Hunter Mill, Providence and Sully Districts) and the South County Area Plans Review (encompassing the Braddock, Lee, Mason, Mount Vernon, and Springfield Districts).

CODE AMENDMENT – to amend Article 18 of the Zoning Ordinance by increasing the fee for violations of the Zoning Ordinance as mandated by House Bill 1888 adopted during the 2003 session of the Virginia General Assembly.

CODE AMENDMENT – to amend Chapter 118 (Chesapeake Bay Preservation Ordinance) by revising and more accurately depicting the Resource Protection Area boundaries depicted on the adopted Chesapeake Bay Preservation Areas Map.

CODE AMENDMENTS – to amend Article 17 of the Zoning Ordinance and Section 101-2-10 of the Subdivision Ordinance by increasing the Fire Marshal review fees for site plans and subdivision plans.

CONSENT AGENDA PROCESS FOR FEATURE SHOWN APPLICATIONS – to adopt a process allowing for expedited administrative review and approval of certain Feature Shown applications by individual District Planning Commissioners prior to placement on the consent agenda for the action by the Planning Commission.

CODE AMENDMENT – to amend Chapter 7 of the Public Facilities Manual by requiring that all cobra head light installations utilize cutoff fixtures in lieu of semi-cutoff fixtures and to amend Chapter 9 (Water and Fire Regulations) of the Public Facilities Manual by eliminating duplication of material, updating information, regrouping standards, and referencing the Fairfax Water Authority where applicable.

PLANNING COMMISSION BYLAWS & PROCEDURES – to revise Article 7 by changing the time limits for speakers at Area Plan Review public hearings as follows: two minutes for anyone not preregistered on the Speakers List, three minutes for a self-represented individual, five minutes for the spokesperson for a homeowners association or countywide association, and 5 minutes for the nominator or agent.

2004/2006 AREA PLANS REVIEW – to revise the process for amending the Fairfax County Comprehensive Plan by extending the review time to eighteen months each for the North County Area Plans Review
In 2004, the Planning Commission took action on 21 Countywide land use applications, all of which were approved, either wholly or in part. Additional information on the items listed below is available from the Planning Commission Office.

Items Approved

2004 Countywide Applications

CITIZEN’S GUIDE TO THE 2004 NORTH COUNTY AREA PLANS REVIEW – to approve the Citizen’s Guide containing information on the procedures for submission a nomination to amend the Comprehensive Plan for properties located in the Dranesville, Hunter Mill, Providence, and Sully Districts.

CODE AMENDMENTS (BUILDABLE LOTS) – to amend Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance). The Subdivision Ordinance amendments seek to allow the validation of a lot created by the recordation among the Fairfax County land records of a metes and bounds description or an unapproved plat prior to September 1, 1947, provided that such lot met all applicable provisions of the Zoning Ordinance in effect when the lot was recorded or at some time thereafter, or meets the provisions of Sect. 2-405 of the Zoning Ordinance; to allow the validation of a lot created by the recordation among the Fairfax County land records of a metes and bounds description or an unapproved plat after August 31, 1947, provided that (1) such lot met all applicable provisions of the Zoning Ordinance in effect when the lot was recorded or at some time thereafter, or meets the provisions of Sect. 2-405 of the Zoning Ordinance, (2) the parcel is shown on the County's real property identification map as a separate parcel on or after March 25, 2003, and (3) the parcel has been taxed as a separate parcel on or after March 25, 2003, (4) for a parcel created after March 25, 2003, it has been more than 2 years since the recordation of a metes and bounds description or unapproved plat that purported to create the parcel; and to designate lots recorded after August 31, 1947 that do not meet the previously listed four criteria as outlots. The Zoning Ordinance amendments seek to allow the issuance of Building Permits on certain lots that did not meet the zoning district requirements for minimum district size, lot area or lot width at the time of lot recordation, provided that the lot: (1) is described or depicted in a recorded metes and bounds description or unapproved subdivision plat prior to March 25, 2003; (2) is taxed as a separate parcel and depicted on the Fairfax County Property Identification Maps as a separate parcel on or before March 25, 2003; (3) contained an occupied principal structure on the effective date of this amendment that was occupied on that date or had been occupied within five years prior to the effective date of the amendment, or was under construction pursuant to a Building Permit and a Residential or Non-Residential Use Permit is issued within 12 months of the effective date of the amendment; and (4) otherwise meets all applicable Zoning Ordinance regulations including maximum building height, minimum yard requirements, maximum floor area ratio and permitted use regulations.

2004 WORK PROGRAM FOR ZONING ORDINANCE AMENDMENTS – to approve the proposed prioritized work schedule for processing proposed amendments to the Zoning Ordinance.

CODE AMENDMENTS (EDITORIAL REVISIONS) – to amend Chapter 112 by (1) eliminating promotional activities of retail merchants in residential districts; (2) updating cross references to other sections and alphabetical ordering as a result of the adoption of previous Zoning Ordinance amendments; (3) clarifying that any special permit or special exception use may only be established in accordance with the approved special permit or special exception; (4) changing references from the Department of Animal Control to the Animal Services Division of the Police Department; (5) replacing the term “church” with “place of worship”; (6) relocating the definition of “building under construction” to the outdoor lighting standards section; (7) deleting the International Association of Lighting Designers from the list of professionals that can submit a photometric plan or sports illumination plan; (8) clarifying that the Board of Zoning Appeals has the ability to hear and decide appeals from any order, requirement, decision, interpretation or determination made by the Zoning Administrator or any other administrative officer in the administration or enforcement of the Zoning Ordinance; (9) distinguishing between the Director of the Department of Public Works and Environmental Services and the Director of the Office of Site Development Services in references to the Geotechnical Review Board; (10) deleting the reference to measurement orientation in the “footcandle” definition; (11) clarifying that the maximum building height in Commercial Revitalization Districts (CRD) in both the C-6 and C-8 Districts is 50 feet; and (12) clarifying references to peripheral parking lot landscaping requirements in the CRD.

CODE AMENDMENT (STORMWATER MANAGEMENT) - to amend Chapter 112 by (1) revising the submission requirements for rezoning, development plan, special exception and special permit applications to require the approximate location, estimated footprint and type of all proposed stormwater management facilities and a preliminary stormwater drainage plan that includes information about adequacy of downstream drainage, (2) requiring both graphic and narrative information when
there is 2500 square feet or more of land disturbing activity; (3) increasing the number of plats required to be submitted with special exception and special permit applications from 22 to 23, (4) revising the topography submission requirement on PRC District development plans and special permit and special exception plats by reducing the maximum contour interval from five to two feet, (5) allowing the Zoning Administrator to approve modifications to an approved development plan, proffered rezoning, special exception or special permit provided that the modification does not result in an increase in the amount of clearing and/or grading for a stormwater management facility that reduces non-stormwater open space, tree save and/or landscaping on the lot.

CAPITAL IMPROVEMENT PROGRAM – to review of the Capital Improvement Program for fiscal years 2005 through 2009 for the following functional areas: public school, parks, community development, public safety and Court facilities, government facilities, utility services, and transportation and pedestrian initiatives.

CODE AMENDMENTS – to amend the Public Facilities Manual concerning (1) posting signs in temporary cul-de-sacs, (2) traffic-calming and cut-through measures, (3) Virginia dam safety regulations, and (4) underground detention facilities and percolation trenches.

CODE AMENDMENTS (CLUSTER PROVISIONS) – to amend Chapter 101, Chapter 112, and the Public Facilities Manual by approving one or a combination of following four cluster subdivision options as follows: (1) cluster subdivisions with special exception approval and a bonus density in the R-C and R-E Districts and with administrative approval in the R-1, R-2, R-3 and R-4 Districts; (2) cluster subdivisions with administrative approval in the R-C through R-4 Districts with up to a 25 foot wide landscaped buffer within the cluster subdivision and at its perimeter; (3) cluster subdivisions with administrative approval in the R-C through R-4 Districts with increased lot area and lot width requirements for certain lots located on the peripheral boundary of the cluster subdivision; or (4) cluster subdivisions with special exception approval and a bonus density in the R-C through R-4 Districts. Any of the foregoing options or combinations thereof may include the following Zoning Ordinance provisions: (1) allow cluster subdivisions that were approved by special exception approval or proffered rezoning approval prior to July 1, 2004, to continue and be modified; (2) allow cluster subdivisions that were approved by the Director prior to October 20, 1987, to continue; (3) prohibit the approval of a cluster subdivision through a rezoning or special exception process after July 1, 2004, except for a proffered rezoning for a cluster subdivision to a district that allows a greater density; (4) prohibit the approval of a proffered rezoning for the R-1 through R-8 Districts to the respective PDH District of the equivalent density for the development of a single family detached subdivision; (5) increase the minimum district size requirement in the R-C through R-2 Districts; (6) decrease the minimum district size requirement in the R-E through R-4 Districts; (7) allow the Director prior to October 20, 1987, to continue and be modified; (2) allow cluster subdivisions that were approved by special exception approval or proffered rezoning approval prior to July 1, 2004, to continue and be modified; (2) allow cluster subdivisions that were approved by the Director prior to October 20, 1987, to continue; (3) prohibit the approval of a cluster subdivision through a rezoning or special exception process after July 1, 2004, except for a proffered rezoning for a cluster subdivision to a district that allows a greater density; (4) prohibit the approval of a proffered rezoning for the R-1 through R-8 Districts to the respective PDH District of the equivalent density for the development of a single family detached subdivision; (5) increase the minimum district size requirement in the R-C through R-2 Districts; (6) decrease the minimum district size requirement in the R-E through R-4 Districts; (7) add a minimum interior lot width requirement and increases the minimum corner lot width requirement for certain cluster subdivision lots in the R-C through R-4 Districts; (8) increase the minimum lot area requirement for certain cluster subdivision lots in the R-C through R-4 Districts; (9) increase the maximum allowable density within a cluster subdivision in the R-C through R-4 Districts by a range of 5% to 20%; (10) increase the minimum open space requirement in the R-E through R-4 Districts; (11) require at least 75% of the minimum required open space or one acre, whichever is less, to have no dimension less than 50 feet and to be located anywhere within the cluster subdivision; (12) exclude certain buffer areas from the minimum open space requirements; (13) prohibit any variances to the minimum district size, lot area, lot width, or open space requirements in the R-C through R-4 Districts; and (14) reduce the allowable encroachments into floodplains and Resource Protection Areas. Any of the foregoing options or combination thereof may include the following Subdivision Ordinance provisions: (1) require the designation of existing use and zoning classifications for parcels contiguous to the cluster subdivision on preliminary subdivision plat submissions; (2) expand the written notice requirements for preliminary subdivision plats to include project descriptions and the name, address, and telephone number of a representative of the applicant; (3) add standards regarding open space, existing vegetation and tree preservation, lot location, utility location, and minor adjustments of property lines; and (4) prohibit waiver of any of the above-described standards. Any of the foregoing options or combination thereof may include Public Facilities Manual provisions to reduce the allowable encroachment into floodplains and Resource Protection Areas.

CODE AMENDMENT (OFF-STREET PARKING) – to amend Chapter 112 by (1) clarifying that the ten foot setback requirement between off-street parking spaces and the front lot line does not apply to single family attached or detached dwellings (2) allowing the Board of Supervisors, in conjunction with the approval of a rezoning or special exception application, to waive the 10 foot setback requirement at the same time as waiving or modifying the 10 foot wide peripheral parking lot landscaping requirement.
CODE AMENDMENTS (SHARED UTILITY EASEMENTS & REVIEW TIMES FOR SUBDIVISION PLATS AND PLANS) - to amend Chapter 101 by (1) incorporating provisions for the conveyance of shared easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone and electric service to proposed subdivisions and that the easements be conveyed by reference on the final plat to a declaration of the terms and conditions of such common easements recorded in local land records and (2) requiring that any plat or plan that has been previously disapproved be acted upon within 45 days of its resubmission.

CODE AMENDMENT (SULLY HISTORIC OVERLAY DISTRICT) - to amend Chapter 112, Sully Historic Overlay District, to: (1) permit single family attached and multiple family dwelling units; (2) clarify that in residential developments commercial uses are limited to those uses permitted by right, special permit, special exception or as either an accessory service use or home occupation use; (3) clarify that all uses permitted by right, special permit or special exception in the I-4 District are permitted; and (4) permit an increase in maximum allowable building height, as defined in the Zoning Ordinance, from 35 up to 60 feet and establish a maximum actual building height of up to 65 feet from grade to the highest point on any building with special exception approval by the Board of Supervisors.

CODE AMENDMENT (AFFORDABLE DWELLING UNIT PROGRAM) - to amend Chapter 112, Affordable Dwelling Unit (ADU) Program provisions, to: (1) provide that mid-rise multiple family dwelling unit developments with more than 50 percent of the required parking provided in structures that opt into the ADU program shall provide at least 5 percent of the units as ADUs; (2) establish the deadline for submitting the Notice of Availability and Sales Offering Agreement as prior to the issuance of the first Residential Use Permit for an ADU; (3) set forth that 50 percent of certain proceeds in the amount of the difference between the net sales price of the foreclosed ADU and the defaulting owner's adjusted purchase price from the foreclosure sale of an ADU that is not subject to similar amendments made to the ADU Program in 2002 shall be contributed to the Fairfax County Housing Trust Fund; (4) allow a 1.5 percent brokerage fee to be paid for the resale of an ADU; (5) allow for certain increases in the sales price for the resale of an ADU for substantial and appropriate replacements or improvements to existing housing components; and (6) clarify and restructure certain other ADU provisions.

S01-CW-9CP – Out-of-Turn Plan Amendment - to amend the Comprehensive Plan by updating information in the Police Section of the Policy Plan and including text regarding alternative patrols, a centralized police vehicle storage center, and an expanded public safety presence in the southeastern part of Fairfax County.

S01-CW-10CP – Out-of-Turn Plan Amendment - to amend the Comprehensive Plan by updating information in the Animal Control Section of the Policy Plan.

S01-CW-11CP – Out-of-Turn Plan Amendment - to amend the Comprehensive Plan by updating information in the Sheriff Section of the Policy Plan.

S01-CW-13CP – Out-of-Turn Plan Amendment - to amend the Fire and Rescue section of the Public Safety component of the Policy Plan by updating information on the County’s Fire and Rescue operations and facilities; deleting obsolete operational policies; increasing the recommended minimum size of new fire stations; deleting outdated policies for additional apparatus; and reflecting the need for a fire boat docking facility.

S04-CW-2CP – Out-of-Turn Plan Amendment - to amend the Comprehensive Plan by (1) updating the Assisted Housing tables and related text found in each Planning District section, (2) considering editorial changes to reflect current assisted housing project names, types and figures, and (3) adding new definitions to the Plan Glossary.

S04-CW-4CP – Out-of-Turn Plan Amendment - to amend the Comprehensive Plan by (1) revising the descriptions of Community Improvement and Conservation Areas found throughout the Plan, (2) updating the text to reflect completed projects, expiration of one Conservation Area designation, and Area boundary changes, and (3) correcting typographical, punctuation, and grammatical errors.

CODE AMENDMENT (RECONSTRUCTION OF SINGLE FAMILY DWELLING UNITS DESTROYED BY CASUALTY) - to amend Chapter 112 by (1) revising the zoning regulations and requirements pertaining to the extent and timing of construction and/or enlargement of certain single family detached dwellings that are destroyed or damaged by any casualty not intentionally caused by the owner or the owner's agent, (2) providing for a special exception to allow the reduction of the yard requirements for the reconstruction of certain single family detached dwellings that are destroyed by casualty, subject to certain timing, causal, structural condition, size and location requirements, (3) allowing extensions into
required yards for certain access and/or safety features for single family detached dwellings, and (4) providing that there be no fee for applications filed for the foregoing special exception.

S04-CW-1CP – Out-of-Turn Plan Amendment - to amend the Comprehensive Plan by (1) revising information, objectives, policies and recommendations addressing water quality and associated issues related to the Virginia Chesapeake Bay Preservation Act and the Chesapeake Bay Preservation Area Designation and Management Regulations, (2) considering the addition of a Chesapeake Bay Supplement to the Plan, and (3) considering changes to the Comprehensive Plan.

S04-CW-3CP – Out-of-Turn Plan Amendment - to amend the Comprehensive Plan by updating existing Public Facilities Planning District Tables and District-wide Public Facilities Recommendations of the Policy by (1) revising text to reflect facility name changes, closings, and new construction., (2) removing non-County facilities from the facilities tables, and (3) correcting typographical, punctuation, and grammatical errors.
Report Acknowledgements

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Maps of supervisor districts were provided by the Geographic Information Services Branch, Enterprise Services Division, and Department of Information Technology.