

# June 2016

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 <b>No PC Meeting</b>	2 <b>No PC Meeting</b> <b><u>2:00 p.m. - Site Visit</u></b> <i>11690 Sunrise Valley Drive Reston, Virginia</i>	3	4
5	6	7	8 <b>No PC Meeting</b>	9 <b>No PC Meeting</b>	10	11
12	13	14	15 <b>View Agenda</b> <i>Schools Committee Meeting</i>	16 <b>View Agenda</b> <i>Tyson's Committee Meeting</i>	17	18
19	20	21	22 <b>No PC Meeting</b>	23 <b>View Agenda</b>	24	25
26	27	28	29 <b>View Agenda</b> <i>Schools Committee Meeting</i>	30 <b>View Agenda</b> <i>Tyson's Committee Meeting</i>		

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:  
12000 Government Center Parkway, Fairfax, VA 22035  
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, June 15, 2016**

Posted: 6/15/16  
Revised: 6/16/16

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

**COMMITTEE MEETINGS**

**The Schools Committee met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN**

**2232-H15-27** – Verizon Wireless, 11300 Sunset Hills Road, Reston, VA 20190 (Deadline: 6/17/2016) - **CONCUR**

**FSA-Y04-2-1** – Washington DC SMSA Limited Partnership d/b/a Verizon Wireless, 3675 Centerview Drive, Chantilly, VA 20151 (Deadline: 7/10/16)

**FS-S16-3** – Verizon Wireless, 13003 Lee Jackson Memorial Highway, Fairfax 22033 (Deadline: 7/19/2016) - **CONCUR**

**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 7/29/16)

**2232-M16-24** – Verizon Wireless, 5575 Vincent Gate Terrace, Alexandria, VA 22312 (Deadline: 7/31/2016)

**FS-P16-6** – AT&T, 2533 Herrell Ct, Falls Church, VA 22043 (Deadline: 9/4/2016)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">RZ 2014-DR-022</a> <a href="#">Addendum I</a> <a href="#">Addendum II</a> <a href="#">Addendum III</a> (Dranesville)	<a href="#">BASHEER/EDGEMOORE-BROOKS, LLC</a> – Appl. to rezone from R-A and R-E to R-E (Cluster) to permit residential development with a total density of 0.38 dwelling units per acre (du/ac). Located approx. 600 ft. E. of Springvale Rd. and N. of Parkerhouse Dr., on approx. 51.97 ac. of land. Comp. Plan Rec: Residential: 0.2-0.5 du/ac. Tax Map 7-2 ((1)) 17 and 23.	B. Katai	<b>APPROVAL REC</b> (D/O from 5/18/16) (D/O from 5/12/16) (D/O from 3/16/16) (D/O from 3/2/16) (D/O from 2/25/16) (D/O from 2/4/16) (P/H from 1/21/16) (from 12/10/15) (from 11/19/15) (from 9/30/15) (from 7/15/15) (from 4/15/15) (from 10/14/15)
<a href="#">Z.O. Amendment</a> <a href="#">PDC/PRM</a> (Sargeant) (Countywide)	Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: <b>(1)</b> In the Planned Development Commercial (PDC) District, delete the maximum Floor Area Ratio (FAR) of 1.5 and the enumerated criteria for increases up to a maximum 2.5 FAR, and establish a maximum 2.5 FAR, except that in the PDC District and the Planned Residential Mixed Use (PRM) District, <b>OPTION 1</b> - permit up to a maximum 5.0 FAR when the property is located in a Transit Station Area (TSA), Commercial Revitalization District (CRD) or Community Business Center (CBC) [map of areas included in staff report] when in furtherance of the purpose and intent of the district and the comprehensive plan or <b>OPTION 2</b> – permit up to a maximum 5.0 FAR for property located in a TSA and up to a minimum 4.0 FAR for property located in a CRD or CBC, and in	D. Pesto	<b>APPROVAL REC</b> (D/O from 5/26/16) (P/H from 5/25/16)

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both cases when in furtherance of the purpose and intent of the district and the comprehensive plan. (2) In the PDC and PRM Districts, add commercial recreation restaurants as a secondary use and allow vehicle sales and ancillary service establishments as a secondary use (in addition to vehicle rental, currently permitted), limited to indoor facilities only with no outside display or storage of vehicles and only when shown on an approved final development plan. In the PDC District, delete pre-construction Health Department review of kennels and veterinary hospitals, allow fast food restaurants with no drive-through facilities to locate in a residential building subject to final development plan approval; as an OPTION for consideration, increase the amount of gross floor area (GFA) for all secondary uses other than dwellings from 25% of the principal uses to 50% and eliminate the provision limiting fast food restaurants to 15% of GFA of the structure in which located; and change the references to “housing for the elderly” to independent living facilities and medical care facilities, limited to assisted living facilities and/or nursing facilities. In the PRM District, add kennels and veterinary hospitals as secondary uses, limited to indoor facilities only.

(3) Require the inclusion of cellar space in the calculation of GFA (thus, in the calculation of FAR) for any rezoning to the PDC or PRM Districts approved after the date of this amendment and clarify the exclusions from GFA for cellar space used for loading, storage and other uses that are accessory to the principal use of the building, mechanical equipment and an unmanned datacenter or other similar telecommunications or electronic equipment. In the Planned Development Tysons Corner Urban District (PTC), clarify the exclusion of cellar space used for loading or unmanned telecommunication, mechanical or electronic equipment.

(4) Clarify that the Board may approve parking reduction and/or parking relocation requests in the PDC and PRM Districts, pursuant to Article 11, as part of a rezoning or special exception application; clarify the current provisions of Article 11 for Board approval of parking reductions based on proximity to alternative means of public transportation, including a mass transit station, a designated TSA, a transportation facility (streetcar, bus rapid transit or express bus service) or a high frequency served bus stop; require that determinations regarding completion timeframe for a mass transit bus service) or a high frequency served bus stop; require that determinations regarding completion timeframe for a mass transit station or transportation facility include the funding status for the transportation project; clarify the Board’s authority to approve a parking reduction in conjunction with a rezoning to the PDC or PRM District in a CRD for mixed use developments that include residential and non-residential uses; allow the Board, in conjunction with a rezoning or special exception, or the Director, in conjunction with a site plan, to approve, with appropriate time limitations, a temporary reduction and/or relocation of the minimum required off-street parking for redevelopment of an existing property that includes the retention of some uses/structures and the elimination of some on-site parking, subject to demonstration by the applicant that adequate measures will be taken to ensure the continuation of safe and adequate utilization of the property; and require that a

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substantial portion of parking in the PDC District should be in above and/or below grade parking structures.

(5) In the PRM District, modify the Purpose and Intent section to include CBCs, Commercial Revitalization Areas (CRAs) and CRDs as appropriate locations for the district, to encourage the use of Transportation Demand Management (TDM) and to further the implementation of the comprehensive plan and require that not more than half of the minimum required open space shall be permitted above street level, unless modified by the Board.

(6) For commercial recreation restaurants, eliminate the additional standard that requires any person under 18 years of age to be accompanied by a parent or guardian.

(7) Allow the Board to modify the minimum sight distance requirements on a corner lot in conjunction with a rezoning or special exception upon a clear demonstration that such reduction maintains safe and adequate vehicular/pedestrian movements at the intersection.

(8) Allow the Board, in conjunction with a rezoning or special exception, or the Director, in conjunction with a site plan, to modify the transitional screening and barrier requirements along the Dulles International Airport Access Highway and the Dulles Toll Road.

(9) In the PDC District, modify the Purpose and Intent section to accommodate high density land uses when consistent with the comprehensive plan, to insure high standards in the mix of uses, to include unique design elements and amenities, to encourage lot consolidation and use of TDM techniques. Revise the minimum district size provisions of the PDC District to add CRAs and TSAs for determining when land may be classified to the PDC District.

(10) Specify that bulk regulations and landscaping and screening provisions of the conventional district that most closely characterizes the particular type of development under consideration shall have general applicability in a PRM and PDC District that is located in a TSA, CRD, CBC or CRA and only at the periphery of such TSA, CRD, CBC or CRA.

(11) Clarify the provisions regarding reductions of yards in TSAs, CBCs and CRAs to specify that yards and other distances from lot lines may be reduced by the Board in conjunction with a rezoning or special exception or by the Director in conjunction with a site plan, in accordance with the specified yard/distance recommended in the adopted comprehensive plan for the area.

(12) In Article 16, Development Plans, the Board can authorize a “variance” of the strict application of the strict application of specific zoning district regulations, except for maximum density or FAR provisions. The term “variance” is more typically related to an action taken by the Board of Zoning Appeals. To alleviate confusion, the amendment will change the term “variance” to “modification” in multiple locations in Article 16 and will delete the term “exception,” which is superfluous.

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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<p><u>PA 2014-III-FC2</u>                      (Springfield)</p>	<p><b><u>COMPREHENSIVE PLAN AMENMDNET (FAIRFAX TOWNE CENTER PLAN)</u></b> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i>, Title 15.2, Chapter 22. This Amendment concerns approx. 22.8 ac. generally located at 12200 West Ox Rd, Fairfax, VA 22033 at the intersection of West Ox Road and Monument Drive (Tax Map Parcel 46-3((1))24A) in the Springfield Supervisor District. The area is planned for office/mix use up to an intensity of 0.45 floor area ratio (FAR) at the overlay level with a retail and residential use option in Sub-unit J1 of the Fairfax Center Area. The Amendment will consider mixed-use redevelopment of the shopping center that may include multifamily residential, retail/commercial, hotel, and office uses up to a maximum intensity of 1.2 FAR. Recommendations relating to the transportation network may also be modified.</p>	<p>K. Sorenson</p>	<p><b>ADOPTION REC</b></p>
<p><u>Z. O. Amendment</u>                      (Migliaccio)                      (Countywide)</p>	<p><b><u>APPROVAL PROCESS FOR TELECOMMUNICATIONS MONOPOLES AND TOWERS</u></b>  <i>Code of Virginia</i> (2232 Review) shall not be required. Given that monopoles and towers can have adverse impacts on adjacent properties, it is appropriate to have staff analysis and Planning Commission review (including in some cases a public hearing to allow citizen input) prior to approval and the installation of such structures. The new State Code provisions eliminate the 2232 Review process for monopoles and towers that are permitted by right in the Zoning Ordinance. To ensure that there is still a staff review and some sort of legislative consideration, the proposed Zoning Ordinance amendment would require special exception approval by the Board of Supervisors prior to the installation of any monopole or telecommunication tower. This would be in lieu of the current Zoning Ordinance provisions which allow monopoles and towers to be permitted by right at certain locations and when all applicable zoning regulations are met. If the proposed amendment is adopted, all monopoles and towers would continue to be reviewed through the 2232 Review process which would run concurrently with the special exception application.</p>	<p>L. Kirst</p>	<p><b>APPROVAL REC</b></p>
<p>PCA 82-L-030-13                      (Lee)</p>	<p><b>WHITE HORSE FOUR, LLC</b> – Appl. to amend the proffers for RZ 82-L-030, previously approved for commercial development, to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.23. Located on the S. side of Charles Arrington Dr., E. of its intersection with Beulah St., on approx. 16.13 ac. of land zoned C-8. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Maps 91-1 ((12)) N. (Concurrent with PCA 87-L-031-03 and SE 2015-LE-031.)</p>	<p>C. Gresham</p>	<p><b>P/H TO 9/21/16</b>                      (from 5/4/16)</p>
<p>PCA 82-L-031-03                      (Lee)</p>	<p><b>WHITE HORSE FOUR, LLC</b> – Appl. to amend the proffers for RZ 87-L-031, previously approved for commercial development, to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.23. Located on the S. side of Charles Arrington Dr., E. of its intersection with Beulah St., on approx. 17.14 ac. of land zoned C-8. Comp. Plan Rec: Retail and Other</p>	<p>C. Gresham</p>	<p><b>P/H TO 9/21/16</b>                      (from 5/4/16)</p>

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Commercial Uses. Tax Maps 91-1 ((1)) 67 and 67E; and 91-1 ((12)) N.  
(Concurrent with PCA 82-L-030-13 and SE 2015-LE-031.)

SE 2015-LE-031  
(Lee)

**WHITE HORSE FOUR, LLC** – Appl. under Sects. 4-804 and 9-501 of the Zoning Ordinance to permit a car wash. Located at 6912 Manchester Blvd., Alexandria, 22310, on approx. 17.14 ac. of land zoned C-8. Tax Map 91-1 ((1)) 67 and 67E; and 91-1 ((12)) N. (Concurrent with PCA 82-L-030-13 and PCA 87-L-031-03.)

C. Gresham

**P/H TO 9/21/16**  
(from 5/4/16)

SE 2011-MV-006  
(Mount Vernon)

**HAMDİ H. ESLAQUIT d/b/a HAMDİ'S CHILD CARE/SELİM M. ESLAQUIT** – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6606 Winstead Manor Ct., Lorton, 22079, on approx. 13,006 sq. ft. of land zoned PDH-2. Tax Map 99-2 ((17)) 31.

M. Tsai

**P/H TO DEFER INDEF.**  
(from defer indef.)

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**COMMITTEE MEETINGS**

**The Tysons Committee met in the Board Conference Room at 6:30 p.m.**

**FEATURES SHOWN**

- FSA-Y04-2-1** – Washington DC SMSA Limited Partnership d/b/a Verizon Wireless, 3675 Centerview Drive, Chantilly, VA 20151 (Deadline: 7/10/16) - **CONCUR**
- 2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 7/29/16)
- 2232-M16-24** – Verizon Wireless, 5575 Vincent Gate Terrace, Alexandria, VA 22312 (Deadline: 7/31/2016)
- FS-P16-6** – AT&T, 2533 Herrell Ct., Falls Church, VA 22043 (Deadline: 9/4/2016)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">SE 2015-SP-023</a> <a href="#">Addendum</a> (Springfield)	<a href="#">CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX</a> – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit a telecommunications facility. Located at 12601 Braddock Rd., Fairfax, 22030, on approx. 4.86 ac. of land zoned R-C, WS. Tax Map 66-2 ((3)) 2. (Concurrent with 2232-S15-5.)	L. Arseneau	<b>APPROVAL REC</b> (D/O from 2/25/16) (D/O from 2/3/16) (P/H from 1/21/16) (from 12/9/16)
<a href="#">2232-S15-5</a> <a href="#">Addendum</a> (Springfield)	<a href="#">CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX</a> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility. Located at 12601 Braddock Rd., Fairfax, 22030, on approx. 4.86 ac. of land zoned R-C, WS. Tax Map 66-2 ((3)) 2. (Concurrent with SE 2015-SP-023.)	L. Arseneau	<b>APPROVED</b> (D/O from 2/25/16) (D/O from 2/3/16) (P/H from 1/21/16) (from 12/9/15)
<a href="#">SE 2015-MV-019</a> (Mount Vernon)	<a href="#">CHARLES COUNTY SAND &amp; GRAVEL COMPANY, INC.</a> – Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Tax Map 107-4 ((1)) 62A (part).	M. Tsai	<b>APPROVAL REC</b> (D/O from 5/5/16) (D/O from 3/9/16) (P/H from 2/25/16) (from 1/21/16) (from 11/19/15)
<a href="#">RZ/FDP 2015-HM-012</a> <a href="#">Addendum 1</a> (Hunter Mill)	<a href="#">SEKAS HOMES, LTD</a> – Appl(s). to rezone from I-5, PRC, and R-E to PDH-12 to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approval of the final development plan. Located in the NE quadrant of the intersection of Sunrise Valley Dr. and Roland Clarke Pl., on approx. 4.60 ac. of land. Comp. Plan Rec: Office or Residential 30 du/ac. Tax Map 17-4 ((14)) 1B1 and 2. (Concurrent with DPA – HM-117).	L. Arseneau	<b>APPROVAL REC-MOTION FAILED (5-5)</b> (D/O from 5/26/16) (P/H from 5/5/16)
<a href="#">DPA-HM-117</a> <a href="#">Addendum 1</a> (Hunter Mill)	<a href="#">SEKAS HOMES, LTD</a> – Appl. to permit an amendment of the Development Plan for RZ B-846 to permit deletion of land area. Located on the E. side of Roland Clarke Pl., 400 ft. N. of its intersection with Sunrise Valley Dr., on approx. 22,834 sq. ft. of land zoned PRC. Comp. Plan Rec: RPC. Tax Map 17-4 ((14)) 1B1. (Concurrent with RZ/FDP 2015-HM-012).	L. Arseneau	<b>APPROVAL REC-MOTION FAILED (5-5)</b> (D/O from 5/26/16) (P/H from 5/5/16)

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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2016-MV-011</u></a> (Mount Vernon)	<a href="#"><u>ARTIS SENIOR LIVING, LLC</u></a> – Appl. to rezone from R-1 to R-2 to permit an assisted living facility with an overall Floor Area Ratio (FAR) of 0.17. Located on the N. side of Ox Rd. (Rt. 123) approx. 400 ft. E. of its intersection with Blue Steel Way, on approx. 5.29 ac. of land. Comp. Plan Rec: Residential 0.5-1 du/ac. Tax Map 106-2 ((1)) 8. (Concurrent with SE 2015-MV-032.)	L. Arseneau	<b>APPROVAL REC</b> (from 6/29/16) (from 5/26/16) (from 4/28/16)
<a href="#"><u>SE 2015-MV-032</u></a> (Mount Vernon)	<a href="#"><u>ARTIS SENIOR LIVING, LLC</u></a> – Appl. under Sects. 3-104 and 10-104 of the Zoning Ordinance to permit an assisted living facility and an increase in maximum permitted fence height. Located at 8911 Ox Rd., Lorton, 22079, on approx. 5.29 ac. of land zoned R-1. Tax Map 106-2 ((1)) 8. (Concurrent with RZ 2016-MV-011.)	L. Arseneau	<b>APPROVAL REC</b> (from 6/29/16) (from 5/26/16) (from 4/28/16)
<a href="#"><u>RZ 2014-PR-021</u></a> <a href="#"><u>Addendum 1</u></a> (Providence)	<a href="#"><u>BIT INVESTMENT FIFTY-TWO, LLC</u></a> – Appl. to rezone from C-3, HC to PTC, HC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.59, including a maximum of 1,940 dwelling units. Located on the E. and W. sides of Old Meadow Rd., approx. 1,500 ft. S. of its intersection with Dolley Madison Blvd., on approx. 16.74 ac. of land. Comp. Plan Rec: Residential, Mixed-Use, and Park/Open Space. Tax Maps 29-4 ((6)) A, B, 95C, 97C, 105, and 106. (Concurrent with PCA 92-P-001-12, FDP 2014-PR-021, and FDP 2014-PR-021-02.)	S. Wright	<b>D/O TO 6/29/16</b>
<a href="#"><u>PCA 92-P-001-12</u></a> <a href="#"><u>Addendum 1</u></a> (Providence)	<a href="#"><u>BIT INVESTMENT FIFTY-TWO, LLC</u></a> – Appl. to amend the proffers for RZ 92-P-001 previously approved for office development with an overall Floor Area Ratio (FAR) of 0.65 to permit deletion of land area. Located on the E. and W. sides of Old Meadow Rd., approx. 1,500 ft. S. of its intersection with Dolley Madison Blvd., on approx. 16.74 ac. of land zoned C-3, HC. Comp. Plan Rec: Residential, Mixed-Use, and Park/Open Space. Tax Maps 29-4 ((6)) A, B, 95C, 97C, 105, and 106. (Concurrent with RZ 2014-PR-021, FDP 2014-PR-021, and FDP 2014-PR-021-02.)	S. Wright	<b>D/O TO 6/29/16</b>
<a href="#"><u>FDP 2014-PR-021</u></a> <a href="#"><u>Addendum 1</u></a> (Providence)	<a href="#"><u>BIT INVESTMENT FIFTY-TWO, LLC</u></a> – Appl. to approve a final development plan for RZ 2014-PR-021 to permit multi-family, mixed-use, residential, and retail/service. Located on the S.W. quadrant of the intersection of Old Meadow Rd. and Old Meadow Ln., on approx. 6.25 ac. of land zoned PTC, HC. Tax Maps 29-4 ((6)) B and 95C. (Concurrent with RZ 2014-PR-021, PCA 92-P-001-12, and FDP 2014-PR-021-02.)	S. Wright	<b>D/O TO 6/29/16</b>

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<u>FDP 2014-PR-021-02</u> <u>Addendum 1</u> <i>(Providence)</i>	<u><b>BIT INVESTMENT FIFTY-TWO, LLC</b></u> – Appl. to approve a second final development plan for RZ 2014-PR-021 to permit multi-family, mixed-use, and residential. Located on the E. side of Old Meadow Rd., approx. 1,500 ft. S. of Dolley Madison Blvd., on approx. 2.62 ac. of land zoned PTC, HC. Tax Map 29-4 ((6)) 106. (Concurrent with RZ 2014-PR-021, PCA 92-P-001-12, and FDP 2014-PR-021.)	S. Wright	<b>D/O TO 6/29/16</b>
<u>PCA 84-P-114-04</u> <i>(Springfield)</i>	<u><b>ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC</b></u> – Appl. to amend the proffers for RZ 84-P-114, previously approved for housing for the elderly, to permit medical care and assisted living facilities with associated modifications to proffers and site design with no change in the overall approved Floor Area Ratio (FAR) of 0.25. Located at 12469 Lee Jackson Memorial Hwy., Fairfax, 22033, on approx. 8.98 ac. of land zoned R-5, WS, and HC. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 45-4 ((1)) 6 B. (Concurrent with SEA 84-P-129-04)	C. Bishop	<b>P/H TO 9/21/16</b> <i>(from 5/25/16)</i>
<u>SEA 84-P-129-04</u> <i>(Springfield)</i>	<u><b>ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC</b></u> – Appl. under Sect. 3-504 of the Zoning Ordinance to amend SE 84-P-129, previously approved for housing for the elderly, medical care, and assisted living facilities, to permit site modifications and modification of development conditions. Located at 12469 Lee Jackson Memorial Hwy., Fairfax, 22033, on approx. 8.98 ac. of land zoned R-5, WS, and HC. Tax Map 45-4 ((1)) 6 B. (Concurrent with PCA 84-P-114-04)	C. Bishop	<b>P/H TO 9/21/16</b> <i>(from 5/25/16)</i>
<u>AF 2016-SP-001</u> <i>(Springfield)</i>	<u><b>CHARLES E. DYER, TRUSTEE, JOANNE L. DYER, TRUSTEE, DYER LIVING TRUST</b></u> – A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit to the creation of a local agricultural and forestal district. Located at 6501 Colchester Rd., Fairfax Station, 22039, on approx. 39.22 ac. of land zoned R-C, WS. Please call the Zoning Evaluation Division at 703-324-1290 after June 16, 2016 to obtain the AFDAC and Planning Commission recommendations. Tax Map 76-3 ((1)) 8.	M. Lynskey	<b>APPROVAL REC</b>
RZ 2015-DR-009 <i>(Dranesville)</i>	<b>GULICK GROUP, INC.</b> – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challedon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.	B. Katai	<b>P/H TO 6/29/16</b> <i>(from 5/25/16)</i> <i>(from 5/18/16)</i> <i>(from 4/14/16)</i> <i>(from 2/3/16)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 23, 2016**

Posted: 5/2/16  
 Revised: 6/17/16

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

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

# MEETING CANCELLED

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">RZ 2015-DR-009</a> (Dranesville)	Gulick Group, Inc. (South of the terminus of Challengon Road) (From R-A to R-1)	B. Katai	<b>P/H to 6/29/16</b> (from 6/16/16) (from 5/25/16) (from 5/18/16) (from 4/14/16) (from 2/3/16)
PCA 86-C-023/ PRC 86-C-023/ DPA 86-C-023 (Hunter Mill)	Bozzuto Development Company (Reston Parkway and Center Harbor Road) (To redevelop the existing garden apartments units)	N. Rogers	<b>P/H to 7/27/16</b> (from 12/10/15) (from 6/25/15) (from 9/24/15)
PRC-C-020/ SE 2016-HM-012 (Hunter Mil)	Tall Oaks Development LLC Company (12000 North Shore Drive) (Mixed use)	M. Tsai	<b>P/H to 7/14/16</b>  (from 5/4/16)
PCA-B-846-03/ PRC-B-846-04/ DPA-HM-117-02 (Hunter Mill)	RP 11720, LLC (Northwest quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place) (Residential)	L. Arsenau	<b>P/H to 7/28/16</b> (from 6/16/16)
SE 2015-SP-026 (Springfield)	CRA MAC Holdings, LLC (12329 Braddock Road, Fairfax, VA) (Plant nursery)	C. Bishop	<b>P/H to defer indef.</b> (from 3/10/16)
Plan Amendment (Springfield)	PA 2016-III-T1 Shirley Gate Road Extension (Alternative alignment of the extension of Shirley Gate road from Braddock to the Fairfax County Parkway)	A. Kessler	<b>P/H to 9/14/16</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, June 29, 2016**

Posted: 6/29/16  
 Revised: 6/30/16

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

**COMMITTEE MEETINGS**

**The Schools Committee met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN**

- 2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 7/29/16)  
**2232-M16-24** – Verizon Wireless, 5575 Vincent Gate Terrace, Alexandria, VA 22312 (Deadline: 7/31/2016)  
**FS-V16-1** – Lorton Volunteer Fire Station, 7701 Armistead Road, Lorton VA 22079 (Deadline: 8/7/2016)  
**FS-P16-6** – AT&T, 2533 Herrell Ct., Falls Church, VA 22043 (Deadline: 9/4/2016)  
**2232-M15-23** – Department of Public Works and Environmental Services, Capital Facilities - **CONCUR**  
 (Concurrent with RZ 2015-MA-018)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">RZ 2014-PR-021 Addendum 1</a> (Providence)	<b><u>BIT INVESTMENT FIFTY-TWO, LLC</u></b> – Appl. to rezone from C-3, HC to PTC, HC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.59, including a maximum of 1,940 dwelling units. Located on the E. and W. sides of Old Meadow Rd., approx. 1,500 ft. S. of its intersection with Dolley Madison Blvd., on approx. 16.74 ac. of land. Comp. Plan Rec: Residential, Mixed-Use, and Park/Open Space. Tax Maps 29-4 ((6)) A, B, 95C, 97C, 105, and 106. (Concurrent with PCA 92-P-001-12, FDP 2014-PR-021, and FDP 2014-PR-021-02.)	S. Wright	<b>APPROVAL REC</b> (P/H from 6/16/16)
<a href="#">PCA 92-P-001-12 Addendum 1</a> (Providence)	<b><u>BIT INVESTMENT FIFTY-TWO, LLC</u></b> – Appl. to amend the proffers for RZ 92-P-001 previously approved for office development with an overall Floor Area Ratio (FAR) of 0.65 to permit deletion of land area. Located on the E. and W. sides of Old Meadow Rd., approx. 1,500 ft. S. of its intersection with Dolley Madison Blvd., on approx. 16.74 ac. of land zoned C-3, HC. Comp. Plan Rec: Residential, Mixed-Use, and Park/Open Space. Tax Maps 29-4 ((6)) A, B, 95C, 97C, 105, and 106. (Concurrent with RZ 2014-PR-021, FDP 2014-PR-021, and FDP 2014-PR-021-02.)	S. Wright	<b>APPROVAL REC</b> (P/H from 6/16/16)
<a href="#">FDP 2014-PR-021 Addendum 1</a> (Providence)	<b><u>BIT INVESTMENT FIFTY-TWO, LLC</u></b> – Appl. to approve a final development plan for RZ 2014-PR-021 to permit multi-family, mixed-use, residential, and retail/service. Located on the S.W. quadrant of the intersection of Old Meadow Rd. and Old Meadow Ln., on approx. 6.25 ac. of land zoned PTC, HC. Tax Maps 29-4 ((6)) B and 95C. (Concurrent with RZ 2014-PR-021, PCA 92-P-001-12, and FDP 2014-PR-021-02.)	S. Wright	<b>APPROVED</b> (P/H from 6/16/16)
<a href="#">FDP 2014-PR-021-02 Addendum 1</a> (Providence)	<b><u>BIT INVESTMENT FIFTY-TWO, LLC</u></b> – Appl. to approve a second final development plan for RZ 2014-PR-021 to permit multi-family, mixed-use, and residential. Located on the E. side of Old Meadow Rd., approx. 1,500 ft. S. of Dolley Madison Blvd., on approx. 2.62 ac. of land zoned PTC, HC. Tax Map 29-4 ((6)) 106. (Concurrent with RZ 2014-PR-021, PCA 92-P-001-12, and FDP 2014-PR-021.)	S. Wright	<b>APPROVED</b> (P/H from 6/16/16)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, June 29, 2016**

Posted: 6/29/16  
 Revised: 6/30/16

**KEY**  
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2015-MA-018</u></a> (Mason)	<a href="#"><u>FAIRFAX COUNTY BOARD OF SUPERVISORS/FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES</u></a> – Appl. to rezone from C-5 to R-4 to permit public uses (fire station) with an overall Floor Area Ratio (FAR) of 0.34. Located on the S. side of Arlington Blvd., at the intersection of Hodge Pl. and Woodley Ln., on approx. 1.20 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 50-3 ((4)) B. (Concurrent with 2232-M15-23)	S. Williams	<b>APPROVAL REC</b> (from 5/12/16)
<a href="#"><u>2232-M15-24</u></a> (Mason)	<a href="#"><u>FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns a proposal by the Department of Public Works and Environmental Services to construct a temporary fire and rescue station facility located at 6637 South Street, Falls Church. Tax Map: 50-4 ((21)) 1 & 2, and 50-4 ((1)) 5A. Area I.	N. Knight	<b>APPROVED</b>
<a href="#"><u>SEA 88-S-077-08</u></a> (Sully)	<a href="#"><u>WILLARD ROAD MART, INC.</u></a> – Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 88-S-077, previously approved for a service station/ quick-service food store, car wash, drive-in financial institutions, fast-food restaurants with drive-thru windows, hotels, vehicle rental establishments, increase in building height, and a waiver of sign regulations, to permit modification to development conditions associated with the service station. Located at 4475 Daly Dr., Chantilly, 20151, on approx. 1.45 ac. of land zoned C-6, WS. Tax Map 44-1 ((9)) 9 (part) and 10.	W. O'Donnell	<b>APPROVAL REC</b> (from 7/27/16)
<a href="#"><u>SEA 88-S-077-07</u></a> (Sully)	<a href="#"><u>GOLDEN BROOK, LLC</u></a> – Appl. under Sect. 4-604 of the Zoning Ordinance to amend a portion of SE 88-S-077, previously approved for a service station/ quick-service food store, car wash, drive-in financial institution, fast-food restaurants, hotel, vehicle rental establishment, and increase in building height, to permit an additional fast food restaurant with drive-thru window, and associated modifications to site design and development conditions. Located at Chantilly Shopping Center, Chantilly, 20151, on approx. 1.41 ac. of land zoned C-6, WS. Tax Map 44-1 ((9)) 6.	M. Lynskey	<b>APPROVAL REC</b> (from 5/25/16) (from 5/12/16)
<a href="#"><u>RZ 2015-DR-009</u></a> (Dranesville)	<a href="#"><u>GULICK GROUP, INC.</u></a> – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challedon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.	B. Katai	<b>D/O TO 7/21/16</b> (from 6/23/16) (from 5/25/16) (from 5/18/16) (from 4/14/16) (from 2/3/16)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, June 30, 2016**

Posted: 6/30/16  
Revised: 7/1/16

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

**COMMITTEE MEETINGS**

The Tysons Committee met in the Board Conference Room at **6:30 p.m.**

**FEATURES SHOWN**

**2232-M16-24** – Verizon Wireless, 5575 Vincent Gate Terrace, Alexandria, VA 22312 (Deadline: 7/31/2016)

**FS-V16-1** – Department of Public Works and Environmental Services, Lorton Volunteer Station, 7707 Armistead Road  
22079 (Deadline 8/7/2016)

**FS-P16-6** – AT&T, 2533 Herrell Ct., Falls Church, VA 22043 (Deadline: 9/4/2016)

**ITEMS SCHEDULED FOR DECISION ONLY**

**None at this time**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>SE 2015-MV-035</u> (Mount Vernon)	<u>STARBUCKS COFFEE COMPANY</u> – Appl. under Sects. 7-607 and 9-611 of the Zoning Ordinance to permit fast food restaurant with drive-thru in a highway corridor overlay district. Located at 7511 Richmond Hwy., Alexandria, 22306, on approx. 36,590 sq. ft. of land zoned C-6, CRD, and HC. Tax Map 93-3 ((2)) (1) 8A.	K. Posusney	<b>APPROVAL REC</b> (from 6/15/16) (from 5/12/16)