

October 2016

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9	10 <i>COLUMBUS DAY</i> <i>(County closed)</i>	11	12 NO PC MEETING	13 NO PC MEETING	14	15
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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, October 5, 2016

Posted: 10/5/16
Revised: 10/6/16

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Countywide)	<u>REFERENCE CITATIONS FOR NURSERY SCHOOLS, CHILD CARE CENTERS & VETERINARY HOSPITALS; SPECIAL PERMIT SUBMISSION REQUIREMENTS; VARIANCE STANDARDS; AND CLARIFICATION OF THE DEFINITION OF PUBLIC USE</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: <p>(1) Clarify that nursery schools, child care centers and veterinary hospitals are permitted uses in their respective Commercial Districts subject to specific use limitations by amending the respective “Permitted Use” sections of the Zoning Ordinance to insert cross-references to the corresponding Zoning Ordinance sections that contain the existing use limitations.</p> <p>(2) Amend the submission requirements for all special permits set forth in Sect. 8-011 by making minor changes to reduce the number of copies of the application that is completed and signed by the applicant from four copies to one original copy and to require that the statement confirming ownership of the property be notarized.</p> <p>(3) Amend the Additional Standards for Home Child Care Facilities by replacing the requirement for 10 copies of a plan with a requirement for the submission of 15 large copies and one 8 1/2” x 11” copy of a plat that is certified by a licensed, professional engineer, land surveyor, architect or landscape architect, as well as a dimensioned floor plan of the interior of the dwelling, certified by a licensed, professional engineer, architect or other similarly licensed professional, that identifies all rooms and/or facilities to be used in conjunction with the home child care facility and ingress and egress from the dwelling with corresponding digital photographs of the rooms and/or facilities to be used in conjunction with the home child care facility and points of ingress and egress.</p> <p>(4) Amend the Additional Standards for a Home Professional Office by deleting the renewal provision for applications approved prior to January 24, 1977, and inserting a provision requiring a dimensioned floor plan, certified by a licensed, professional engineer, architect or other similarly licensed professional, depicting the internal layout of the residence, gross floor area of and use of each room, identification of all rooms and/or facilities to be used in conjunction with the home professional office, and ingress and egress from the dwelling, with corresponding digital photographs of the rooms and/or facilities to be used in conjunction with the home professional office and ingress and egress from the dwelling.</p> <p>(5) Amend the Additional Standards for an Accessory Dwelling Unit to 1) allow the BZA to approve an alternative entrance location for accessory dwelling units located within the structure of a single family</p>	D. Hushour	ADOPTION REC (P/H from 9/22/16)

FAIRFAX COUNTY PLANNING COMMISSION

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detached dwelling on lots less than 2 acres in area; 2) delete the renewal provision for such applications approved prior to July 27, 1987; 3) add a requirement for the submission of 15 large copies and one 8 1/2” x 11” copy of a plat that is certified by a licensed, professional engineer, land surveyor, architect or landscape architect, with specific requirements for the information to be contained on such certified plat; and 4) add a requirement for the submission of a dimensioned floor plan, certified by a licensed, professional engineer, architect or other similarly licensed professional, depicting the internal layout and gross floor area of the both the principal and accessory dwelling units, the use of each room, and ingress and egress from each of the dwellings with corresponding digital photographs of all such rooms and ingresses and egresses depicted on the floor plan.

(6) Amend those variance provisions found in Sect. 18-404 and Sect. 19-209 of the Zoning Ordinance to conform such provisions to the new standards and requirements for variances that are set forth in Virginia Code § 15.2-2309, as amended in 2015.

(7) Amend the definition of a public use to clarify that uses sponsored or operated by any other county, city or town within the Commonwealth of Virginia other than Fairfax County shall not be deemed a public use and shall be subject to the applicable Zoning Ordinance provisions for such use and to amend the definition of a school of general education to clarify that a school of general education shall include a public school operated by other counties, cities or towns within the Commonwealth of Virginia.

RZ 2015-HM-005
(Hunter Mill)

PULTE HOME CORPORATION – Appl. to rezone from I-4 to R-30 to permit residential development with a total density of 27.8 dwelling units per acre (du/ac) with a waiver of the minimum district size and open space requirements. Located S. of Sunset Hills Rd., N. of Dulles Toll Rd., and E. of Michael Faraday Dr., on approx. 1.58 ac. of land. Comp. Plan Rec: Residential/ Mixed-Use. Tax Map 18-3 ((6)) 5.

C. Bishop

APPROVAL REC
(P/H from 9/29/16)
(from 7/27/16)
(from 6/16/16)
(from 4/28/16)
(from 2/18/16)
(from 12/10/15)
(from 12/9/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 2010-PR-022</u> (Providence)	<u>TMG SOLUTIONS PLAZA LAND, LP</u> – Appl. to amend the proffers for RZ 2010-PR-022, previously approved for mixed-use, to permit office, hotel, residential, retail development, and modification to proffers and site design with an overall Floor Area Ratio (FAR) of 5.33. Located between Leesburg Pike and Greensboro Dr., S. of Westpark Dr., on approx. 7.97 ac. of land zoned PTC, SC and HC. Comp. Plan Rec: Transit Station Mixed-Use, Residential Mixed-Use, and Park/ Open Space. Tax Map 29-3 ((15)) 7A2, 7C2, 7G (part), 7H (part), 7J, and 7K.	B. Katai	APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, October 5, 2016

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<u>PCA 95-Y-016-05</u> (Sully)	<u>LIDL US OPERATIONS, LLC</u> – Appl. to amend the proffers for RZ 95-Y-016, previously approved for a mixed-use commercial development, to permit retail and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part) and WS. Comp. Plan Rec: Industrial. Tax Map 34-3 ((13)) 3. (Concurrent with SEA 95-Y-024-05.)	J. Gorney	P/H TO 11/10/16 (from def. indef.)
<u>SEA 95-Y-024-05</u> (Sully)	<u>LIDL US OPERATIONS, LLC</u> – Appl. under Sects. 4-802 and 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations, to permit deletion of land. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part) and WS. Tax Map 34-3 ((13)) 3. (Concurrent with PCA 95-Y-016-05.)	J. Gorney	P/H TO 11/10/16 (from def. indef.)
<u>SE 2015-SU-034</u> (Sully)	<u>PDG DALY DRIVE, LLC</u> – Appl. under Sects. 5-504 and 9-501 of the Zoning Ordinance to permit eating establishments, fast food restaurants, and quick service food stores. Located at 4500 Daly Dr., Chantilly, 20151, on approx. 6.58 ac. of land zoned I-5, WS. Tax Map 44-1 ((1)) 13B2.	M. Lynskey	APPROVAL REC (from 9/14/16) (from 6/29/16) (from 5/25/16)
<u>SE 2016-LE-005</u> (Lee)	<u>RUTH VILLANUEVA d/b/a THE LITTLE HOME DAYCARE</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6007 Southward Way, Alexandria, 22315, on approx. 1,760 sq. ft. of land zoned PDH-4, NR. Tax Map 91-3 ((11)) (21) 106.	K. Posusney	APPROVAL REC
<u>AR 83-S-007-04</u> (Springfield)	<u>MARY E., VICTORIA ANNA, GIFFORD RAY, AND MELISSA V. HAMPSHIRE</u> – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 6295 Newman Rd., Fairfax, on approx. 25.0 ac. of land zoned R C, WS. Tax Map 76-1 ((1)) 1Z and 26Z.	M. Lynskey	APPROVAL REC
<u>SE 2016-MV-010</u> (Mount Vernon)	<u>MARC ANTHONY MUSSOLINE</u> – Appl. under Sect. 2-904 of the Zoning Ordinance to permit provisions for uses in a flood plain. Located at 1212 Olde Towne Rd., Alexandria, 22307, on approx. 7,150 sq. ft. of land zoned R-3. Tax Map 83-4 ((2)) (40) 501.	A. Gonzalez	P/H TO 10/27/16 (from 9/22/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 6, 2016

Posted: 10/6/16
Revised: 10/7/16

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2015-HM-011</u> (Hunter Mill)	<u>CECSC COMMERCE EXECUTIVE PARK, LLC</u> – Appl(s). to zone from I-3 to PDC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of a conceptual and final development plan. Located in the S.W. quadrant of Dulles Toll Rd. and Wiehle Ave., on approx. 11.58 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use. Tax Maps 17-4 ((12)) 11 D4, 11 D5, and 11 D7. (Concurrent with SEA 94-H-049.)	L. Arseneau	APPROVAL REC (P/H from 9/28/16 from 9/15/16)
<u>SEA 94-H-049</u> (Hunter Mill)	<u>CECSC COMMERCE EXECUTIVE PARK, LLC</u> – Appl. under Sect(s). 9-618 of the Zoning Ordinance to amend SE 94-H-049 previously approved for an increase in FAR to permit deletion of land area. Located at 1850 Centennial Park Dr., 11400 and 11440 Commerce Park Dr., Reston, 20191, on approx. 11.58 ac. of land zoned I-3. Tax Maps 17-4 ((12)) 11D4, 11D5, and 11D7. (Concurrent with RZ/FDP 2015-HM-011.)	L. Arseneau	APPROVAL REC (P/H from 9/28/16 from 9/15/16)
<u>SE 2016-BR-013</u> (Braddock)	<u>REJNAJ OF TWINBROOKE, LLC</u> – Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to permit a fast food restaurant and a waiver of the minimum lot size requirements. Located at 9581 Braddock Rd., Fairfax, 22032, on approx. 30,245 sq. ft. of land zoned C-6. Tax Map 69-3 ((1)) 18A (part).	M. Lynskey	APPROVAL REC (P/H from 9/29/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2016-SU-006</u> (Sully)	<u>NASEEM GUL BHATTI</u> – Appl. under Sects. 6-105, 6-106, 8-305, and 10-104 of the Zoning Ordinance to permit a home child care facility and an increase in fence height. Located at 4189 Week Pl., Chantilly, 20151, on approx. 4,228 sq. ft. of land zoned PDH-20, WS. Tax Map 44-2 ((23)) 37.	J. Gorney	APPROVAL REC
FDPA 2012-MV-008 (Mount Vernon)	LAUREL HILL DEVELOPMENT I INC – Appl. to amend a final development plan for RZ 2012-MV-008 to permit modifications to the development plan and associated changes to the development conditions. Located on the W. side of Silverbrook Rd., S. of its intersection with White Spruce Way, on approx. 74.41 ac. of land zoned PDH-8 and PDC. Tax Map 107-1 ((9)) A, D, E, F, G, H, J, L, L1, L2, and L3; 107-1 ((9)) (D) 1-11; 107-1 ((9)) (E) 1-22; 107-1 ((9)) (F) 1-25; 107-1 ((9)) (G) 1-36; and 107-1 ((9)) (H) 1-13.	W. Mayland	P/H TO 11/30/16

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 6, 2016

Posted: 10/6/16
Revised: 10/7/16

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

PA 2016-II-M2
(Dranesville)

MCLEAN CBC, SUBAREA 29, BEVERLY ROAD – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 7.6 ac. generally located at 1350, 1356, 1360, 1364 and 1368 Beverly Road (TMP 30-2((1)) 27A, 27B, 27C, 30B and 30-2((10)) (6) 9) in the Dranesville Supervisor District. The area is planned for office and ground floor retail uses at an intensity up to .50 floor area ratio (FAR) on TMP 30-2((1)) 27A, 27B, 27C and on TMP 30-2 ((10))(6) 9 and residential use at a density of 20+ DU/AC on TMP 30-2((1)) 30B. The Plan Map also shows residential use at 16-20 du/ac planned on a portion of TMP 27A, 27B, and 27C. The Amendment will consider mixed-use development to include multifamily residential, office, and ground floor retail uses at an intensity up to 3.0 FAR and subdivision of Subarea 29 if necessary. Recommendations relating to the transportation network may also be modified.

A. Klibaner

ADOPTION REC

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 19, 2016

Posted: 10/19/16
 Revised: 10/20/16

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

FS-H16-36 – Verizon Wireless, 11800 Sunset Hills Road, Reston, VA 20190 (Deadline: 12/25/2016)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2015-DR-009</u> (Dranesville)	<u>GULICK GROUP, INC.</u> – 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	D/O TO 11/9/16 (D/O from 9/15/16) (D/O from 7/21/16) (P/H from 6/29/16) (from 6/23/6) (from 6/16/16)
<u>SEA 2006-LE-030</u> (Lee)	<u>PMIG 1009, LLC</u> – Appl. under Sects. 4-604, 7-607, and 9-505 of the Zoning Ordinance to amend SE 2006-LE-030, previously approved for a service station/ mini-mart, to permit modification of site design and development conditions for a service station, quick-service food store, and car wash in a Highway Corridor Overlay District. Located at 5500 Franconia Rd., Alexandria, 22310, on approx. 37,000 sq. ft. of land zoned C-6, HC. Tax Map 81-4 ((1)) 71 C and 71 G (part).	K. Posusney	D/O TO DEFER INDEF. (P/H from 9/21/16) (from 7/20/16)
<u>SE 2016-HM-017</u> (Hunter Mill)	<u>MILESTONE TOWER LIMITED PARTNERSHIP III</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a telecommunications facility (monopine). Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 36-1 ((10)) G. (Concurrent with 2232-H16-236.)	J. Gorney N. Knight	D/O TO 11/16/16 (P/H from 9/28/16) (from 9/15/16)
<u>2232-H16-23</u> (Hunter Mill)	<u>MILESTONE TOWER LIMITED PARTNERSHIP III</u> – Appl. under Sect(s).15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility. Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Tax Map 36-1 ((10)) G. (Concurrent with SE 2016-HM-017.)	J. Gorney N. Knight	D/O TO 11/16/16 (P/H from 9/28/16) (from 9/15/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE-2016-PR-014</u> (Providence)	<u>CABOOSE BREWING COMPANY, LLC</u> – Appl. under Sects. 5-504 and 9-610 of the Zoning Ordinance to permit an eating establishment and a waiver of minimum lot width requirement. Located at 8301 Lee Hwy., Fairfax, 22031, on approx. 1.34 ac. of land zoned I-5 and HC. Tax Map 49-3 ((1)) 96B and 97.	W. O'Donnell	D/O TO 10/27/16

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 19, 2016

Posted: 10/19/16
Revised: 10/20/16

KEY
P/H – Public Hearing
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<u>SE 2016-DR-009</u> (Dranesville)	<u>SENECA CORNER ASSOCIATES, LLC</u> – Appl. under Sects. 4-804, 9-501 and 9-502 of the Zoning Ordinance to permit a retail sales establishment with drive-through pharmacy. Located at 1020 Seneca Rd., Great Falls, 22066, on approx. 3.37 ac. of land zoned C-8 and R-1. Tax Map 6-4 ((3)) 1 and Seneca Road public right-of-way to be vacated and/or abandoned. Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for Seneca Road to proceed under Section 15.2-2272 (2) of <i>Code of Virginia</i> .	K. Posusney	D/O TO 11/2/16
<u>SE 2016-SU-015</u> (Sully)	<u>ARDAVAN BADI & FOROUZANDEH FARNOUSH A/K/A FOROUZ FARNOUSH d/b/a BULLION & DIAMOND CO., LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a pawn shop. Located at 4086 Airline Pkwy., Chantilly, 20151, on approx. 3.44 ac. of land zoned C-8, AN, HC, and WS. Tax Map 34-3 ((1)) 5A.	M. Lynskey	P/H TO 11/10/16 (P/H .from 9/22/16)
<u>SE 2015-DR-027</u> (Dranesville)	<u>MAHLON A. BURNETTE, III AND MARY H. BURNETTE</u> Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 631 Walker Rd., Great Falls, 22066, on approx. 4.0 ac. of land zoned R-E. Tax Map 7-4 ((1)) 47.	B. Katai	D/O TO 11/10/16 (from 9/21/16)
<u>PCA 95-Y-016-06</u> (Sully)	<u>COSTCO WHOLESALE CORPORATION</u> – Appl. to amend the proffers for RZ 95-Y-016, previously approved for a retail, hotel, and recreational uses, to permit a service station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26. Located on the S.W. quadrant of Sully Rd. and Lee Jackson Memorial Hwy., on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Comp. Plan Rec: Industrial. Tax Map 34-3 ((1)) 41 B. (Concurrent with SEA 95-Y-024-06.)	J. Gorney	P/H TO 11/10/16 (from 9/21/16) (from 7/27/16)
<u>SEA 95-Y-024-06</u> (Sully)	<u>COSTCO WHOLESALE CORPORATION</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations to permit an increase in the size and height of two (2) freestanding signs, to permit a service station in a Highway Corridor Overlay District with associated modifications to site design and development conditions. Located at 14390 Chantilly Crossing Ln., Chantilly, 20151, on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Tax Map 34-3 ((1)) 41 B. (Concurrent with PCA 95-Y-016-06.)	J. Gorney	P/H TO 11/10/16 (from 9/21/16) (from 7/27/16)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, October 20, 2016

Posted: 10/20/16
 Revised: 10/21/16

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

FS-H16-36 – Verizon Wireless, 11800 Sunset Hills Road, Reston, VA 20190 (Deadline: 12/25/2016) - CONCUR

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PA 2015-I-J1</u> (Mason)	<u>GRAHAM PARK PLAZA</u> – 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. 19.51 ac. generally located on the southwest corner of Arlington Boulevard (Route 50) and Graham Road [Tax Map parcels 50-3 ((1)) 5, 5A, 5E, and 5G]. The area is planned for community-serving retail uses up to 0.35 floor area ratio (FAR). The amendment considers a mixture of residential and nonresidential uses at an intensity up to 0.50 FAR. Recommendations relating to the transportation network may also be modified. PA 2015-I-J1 is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2016-MA-022.	B. Suchicital	ADOPTION REC
PA 2016-IV-MV1 (Mount Vernon)	<u>NORTH HILL SITE</u> – 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. 35 ac. generally located along the east side of Richmond Highway, north of Dart Drive (Tax Map Parcel 92-4 ((1)) 82A (pt.)). The area is planned for public park or passive recreational use. The amendment considers a mix of approximately 278 multifamily units and 195 townhouses inclusive of affordable housing, public park, as well as limited community serving uses. Recommendations relating to the transportation network may also be modified. PA 2016-IV-MV1 is concurrently under review with Rezoning application RZ/FDP 2016-MV-014.	K. Sorenson	P/H TO 10/27/16

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 26, 2016

Posted: 10/26/16
 Revised: 10/27/16

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

COMMITTEE MEETINGS

The Land Use Process Review Committee met in the Board Room at 7:00 p.m.

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-DR-001</u> <u>Addendum</u> (Dranesville)	<u>NVR, INC.</u> – Appls. to rezone from PDC to PDH-30 to permit residential development with an overall density of 25.7 dwelling units per acre (du/ac) including bonus density, and approval of a conceptual and final development plan. Located on the E. side of Centreville Rd. and N. side of Woodland Park Rd., on approx. 11.95 ac. of land. Comp. Plan Rec: Mixed-Use (up to 0.7 FAR). Tax Maps 16-3 ((1)) 29D and 29E; and 16-3 ((11)) 7. (Concurrent with PCA 1999-HM-037 and SEA 97-H-070-03.)	L. Arseneau	APPROVAL REC (P/H from 9/14/16)
<u>PCA 1999-HM-037</u> <u>Addendum</u> (Dranesville)	<u>NVR, INC.</u> – Appl. to amend the proffers for RZ 1999-HM-037 previously approved for office use to permit deletion of land area. Located on the E. side of Centreville Rd. and N. side of Woodland Park Rd., on approx. 11.95 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use (up to 0.7 FAR). Tax Maps 16-3 ((1)) 29D and 29E; and 16-3 ((11)) 7. (Concurrent with SEA 97-H-070-03 and RZ/FDP 2016-DR-001.)	L. Arseneau	APPROVAL REC (P/H from 9/14/16)
<u>SEA 97-H-070-03</u> <u>Addendum</u> (Dranesville)	<u>NVR, INC.</u> – Appl. under Sects. 2-904 and 9-620 of the Zoning Ordinance to amend SE 97-H-070, previously approved for uses in a flood plain and waiver in certain sign regulations, to permit deletion of 11.95 ac. of land area. Located on the E. side of Centreville Rd. and N. side of Woodland Park Rd., on approx. 11.95 ac. of land currently zoned PDC. Tax Maps 16-3 ((1)) 29D and 29E; and 16-3 ((11)) 7. (Concurrent with RZ/FDP 2016-DR-001 and PCA 1999-HM-037.)	L. Arseneau	APPROVAL REC (P/H from 9/14/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2016-LE-002</u> (Lee)	<u>PMG MID ATLANTIC, LLC</u> – Appl. under Sects. 4-504, 7-607, and 9-505 of the Zoning Ordinance to permit a service station, quick-service food store, and a car wash in a Highway Corridor Overlay District. Located at 6201 Franconia Rd., Alexandria, 22310, on approx. 41,285 sq. ft. of land zoned C-5, HC. Tax Map 81-3 ((5)) 6. (Concurrent with RZ 2016-LE-006.)	C. Gresham	APPROVAL REC (from 9/21/16) (from 7/20/16) (from 7/27/16)
<u>RZ 2016-LE-006</u> (Lee)	<u>PMG MID ATLANTIC, LLC</u> – Appl. to rezone from C-5, R-1, and R-2 to C-5, HC to permit a service station, quick-service food store, and car wash with an overall Floor Area Ratio (FAR) of 0.08. Located in the S.W. quadrant at the intersection of Franconia Rd. and Grovedale Dr., on approx. 41,285 sq. ft. of land. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Map 81-3 ((5)) 6. (Concurrent with SE 2016-LE-002).	C. Gresham	APPROVAL REC (from 9/21/16) (from 7/20/16) (from 7/27/16)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 26, 2016

Posted: 10/26/16
Revised: 10/27/16

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

RZ 2016-DR-021
(Dranesville)

FAIRFAX COUNTY BOARD OF SUPERVISORS – Appl. to rezone from R-1 to R-1, HD to permit the expansion of Langley Historic Overlay District with a total density of 1 dwelling units per acre (du/ac). Located on the E. side of Turkey Run Rd., approx. 250 ft. N. of its intersection with Georgetown Pike, on approx. 1.44 ac. of land. Comp. Plan Rec: Residential. Tax Map 22-3 ((1)) 50 and 51. (Concurrent with PA 2016-II-M1.)

C. Gresham

APPROVAL REC
(P/H from 9/29/16)

PA 2016-II-M1
(Dranesville)

LANGLEY FORK HISTORIC OVERLAY EXPANSION – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 1.44 ac. generally located at 1013 and 1011 Turkey Run Road (Tax map# 022-3((01)) 51 and 50) in the Dranesville Supervisor District. The Amendment proposes to amend the Comprehensive Plan Map to designate these two parcels as being included within the boundaries of the Langley Fork Historic Overlay District. PA #2016-II-M1 is concurrently under review with Rezoning application RZ 2016-DR-021.

L. Blank

ADOPTION REC
(P/H from 9/29/16)

RZ/FDP 2016-BR-013
(Braddock)

MHI-HERITAGE, LLC & BRISTOW SHOPPING CTR LTD – Appls. to rezone from C-6 to PDC to permit-mixed use development with an overall Floor Area Ratio (FAR) of 0.5, approval of the conceptual and final development plan, and a waiver of the minimum privacy yard requirements for single family attached units. Located on the W. side of Heritage Dr., N. of Rectory Ln., on approx. 11.0 ac. of land. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Map 70-2 ((1)) 1 D1, 2A, and 2C.

C. Bishop

P/H to 11/30/16

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 27, 2016

Posted: 10/27/16
Revised: 10/28/16

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE-2016-PR-014</u> (Providence)	<u>CABOOSE BREWING COMPANY, LLC</u> – Appl. under Sects. 5-504 and 9-610 of the Zoning Ordinance to permit an eating establishment and a waiver of minimum lot width requirement. Located at 8301 Lee Hwy., Fairfax, 22031, on approx. 1.34 ac. of land zoned I-5 and HC. Tax Map 49-3 ((1)) 96B and 97.	W. O'Donnell	APPROVAL REC (P/H from 10/19/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PA 2016-IV-MV1</u> (Mount Vernon)	<u>NORTH HILL SITE</u> – 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. 35 ac. generally located along the east side of Richmond Highway, north of Dart Drive (Tax Map Parcel 92-4 ((1)) 82A (pt.)). The area is planned for public park or passive recreational use. The amendment considers a mix of approximately 278 multifamily units and 195 townhouses inclusive of affordable housing, public park, as well as limited community serving uses. Recommendations relating to the transportation network may also be modified. PA 2016-IV-MV1 is concurrently under review with Rezoning application RZ/FDP 2016-MV-014.	K. Sorenson	ADOPTION REC (from 10/20/16)
<u>SE 2016-MV-010</u> (Mount Vernon)	<u>MARC ANTHONY MUSSOLINE</u> – Appl. under Sect. 2-904 of the Zoning Ordinance to permit provisions for uses in a flood plain. Located at 1212 Olde Towne Rd., Alexandria, 22307, on approx. 7,150 sq. ft. of land zoned R-3. Tax Map 83-4 ((2)) (40) 501.	A. Gonzalez	APPROVAL REC (from 10/5/16) (from 9/22/16)