

September 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 No PC Meeting	2	3
4	5  LABOR DAY	6	7 No PC Meeting	8 No PC Meeting	9	10
11	12	13	14 View Agenda <i>Schools Committee Meeting</i>	15 View Agenda <i>Land Use Process Review Committee Meeting</i>	16	17
18	19	20	21 View Agenda	22 View Agenda <i>Land Use Process Review Committee Meeting</i>	23	24
25	26	27	28 View Agenda	29 View Agenda <i>Environment Committee Meeting</i>	30	

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, September 14, 2016

Posted: 9/14/16
 Revised: 9/15/16

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-L16-32 – DPWES, Building Design Branch, 7245 Fullerton Road, Springfield, VA (Deadline: 10/1/16)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA B-846-03 Addendum</u> (Hunter Mill)	<u>RP 11720, LLC</u> – Appl. to amend the proffers for RZ –B-846, previously approved for office use, to permit residential development at a density of 15.65 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PRC B-846-04 and DPA HM-117-02.)	L. Arsenau	APPROVAL REC (P/H from 7/28/16) (from 6/23/16) (from 6/16/16)
<u>DPA HM-117-02 Addendum</u> (Hunter Mill)	<u>RP 11720, LLC</u> – Appl. to permit the second amendment of the Development Plan for RZ –B-846 to permit medium density residential. Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PCA B-846-03 and PRC B-846-04.)	L. Arsenau	APPROVAL REC (P/H from 7/28/16) (from 6/23/16) (from 6/16/16)
<u>PRC B-846-04 Addendum</u> (Hunter Mill)	<u>RP 11720, LLC</u> – Appl. to approve a PRC plan associated with RZ - B-846 to permit residential development at a density of 15.65 dwelling units per acre (du/ac). Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PCA B-846-03 and DPA HM-117-02.)	L. Arsenau	APPROVAL REC (P/H from 7/28/16) (from 6/23/16) (from 6/16/16)
<u>2232-D16-28</u> (Dranesville)	<u>SCHOOL BOARD OF THE CITY OF FALLS CHURCH</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to consider for a proposed school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Dranesville District. Area II.	C. Caperton	APPROVED (D/O to 9/14/16) (P/H from 7/21/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-DR-001</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	D/O TO 10/26/16

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 14, 2016

Posted: 9/14/16
Revised: 9/15/16

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- | | | | |
|---|---|-------------|--|
| <u>PCA 1999-HM-037</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 | D/O TO 10/26/16 |
| <u>SEA 97-H-070-03</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 | D/O TO 10/26/16 |
| <u>RZ 2011-MV-033</u>
(Mount Vernon) | <u>LORTON VALLEY III, LLC</u> – Appl. to rezone from R-1 to R-5 to permit residential development with a total density of 1.36 dwelling units per acre (du/ac). Located on the W. side of I-95, directly N. and S. of Dixon St., on approx. 38.37 ac. of land. Comp. Plan Rec: Residential, 1-2 du/ac. Tax Maps 107-4 ((1)) 83, 84, 98, and 98A and a portion of Sanger St. and Dixon St. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Sanger St. and Dixon St. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i> .) | C. Bishop | APPROVAL REC |
| <u>PCA 84-S-027-08/</u>
<u>FDPA 84-S-027-06</u>
(Sully) | <u>MACS RETAIL LLC</u> – Appls. to amend the proffers, conditions, conceptual and final development plan for RZ 84-S-027, previously approved for residential development and secondary commercial uses, to permit a service station quick-service food store and modification of open space requirements with an overall Floor Area Ratio (FAR) of 0.24. Located in the N.E. quadrant of the intersection of Westfields Blvd. and Sequoia Farms Dr., on approx. 37,561.79 sq. ft. of land zoned PDH-3, WS. Comp. Plan Rec: Retail and Other Uses. Tax Map 44-3 ((7)) B3 (part). | C. Bishop | APPROVAL REC
<i>(from 7/28/16)</i> |
| <u>PCA 86-C-054-02/</u>
<u>CDPA 86-C-054/</u>
<u>FDPA 86-C-054-02-01</u>
(Hunter Mill) | <u>GENERAL DYNAMICS CORPORATION</u> – Appls. to amend the proffers, conceptual, and final development plan for RZ 86-C-054, previously approved for office use, to permit office use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the S. side of Sunset Hills Rd., N. of Dulles Airport Access Rd. and W. of Hunter Mill Rd., on approx. 21.69 ac. of land zoned PDC. Comp. Plan Rec: Office. Tax Map 18-3 ((1)) 11 B1. | M. Tsai | APPROVAL REC
<i>(from 7/14/16)</i> |
| <u>SE 2016-BR-004</u>
(Braddock) | <u>MARCELA MUNOZ DBA MARCELA'S DAY CARE</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility for up to 12 children. Located at 5400 Donnelly Ct., Springfield, VA 22151, on approx. 2,310 sq. ft. of land zoned PDH-3. Tax Map 79-1 ((8)) 66. | M. Lynskey | APPROVAL REC |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 15, 2016

Posted: 9/15/16
 Revised: 9/16/16

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

2232-L16-32 – DPWES, Building Design Branch, 7245 Fullerton Road, Springfield, VA (Deadline: 10/1/16 - **CONCUR**)

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 10/19/16 (D/O from 7/21/16) (P/H from 6/29/16) (from 6/23/16) (from 6/16/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2016-MV-008</u> (Mount Vernon)	<u>CONSTANCE K. BASOAH/CONSTANCE DAYCARE CENTER</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4201 Sonia Ct., Alexandria, 22309, on approx. 2,881 sq. ft. of land zoned PDH-8, HC. Tax Map 101-3 ((32)) 18.	A. Gonzalez	WITHDRAWN
<u>CSP 2009-HM-019</u> (Hunter Mill)	<u>COMSTOCK RESTON STATION HOLDINGS, LC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2009-HM-019. Located at 1860 Wiehle Ave., 1886 and 1893 Metro Center Dr., Reston, 20190, on approx. 12.49 ac. of land zoned PDC. Tax Map 17-4 ((1)) 17A; 17-4 ((24)) 3 and 4B.	W. O'Donnell	APPROVED (from 7/27/16) (from 6/29/16)
<u>PA 2013-I-MS1</u> (Providence)	<u>MERRIFIELD SUBURBAN CENTER (INCLUDING DUNN LORING TRANSIT STATION AREAS)</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. 1,551 ac. generally located south of I-66, north of Woodburn Road, west of Holmes Run, and east of Long Branch Stream Valley and Prosperity Avenue (portions of Tax Maps 49-1, 49-2, 49-3, 49-4, 50-3, 59-1, 59-2.) The Plan amendment proposes factual corrections and clarifying, organizational, and other editorial updates to the Merrifield Suburban Center section of the Comprehensive Plan. Recommendations relating to the transportation network may also be modified.	M. Van Atta	ADOPTION REC

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, September 15, 2016

Posted: 9/15/16
Revised: 9/16/16

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

[PA 2014-IV-MV3](#)
(Mount Vernon)

HUNTINGTON TRANSIT STATION AREA SUB-UNITS C,

D, AND G – 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. 6.32 ac. generally located at 2426 Huntington Ave., Alexandria, VA, 22303 (Tax Map Parcels 83-1 ((1)) 42 and 49A) in the Mount Vernon Supervisor District. The area is planned for up to 200,000 SF of office use and public facilities. The Amendment will consider residential use in line with the community and county’s vision for development near transit stations (up to 360 dwelling units). Editorial amendments to reflect existing uses may also be made for 2451 Midtown Ave Apt. 101-1623 and 2301-2376 Huntington Station Ct., Alexandria, VA, 22303 (Tax Map Parcels 83-1 ((25)) All and 83-1 ((26)) All). Recommendations relating to the transportation network may also be modified. PA 2014-IV-MV3 is concurrently under review with Rezoning application RZ/FDP 2015-MV-008.

K. Sorenson

ADOPTION REC

[PA 2015-IV-MV3](#)
(Mount Vernon)

PENN DAW CBC, LAND UNIT G – 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. 5.2 ac. located at 2622, 2700, and 2716 Fairview Drive, and 6319, 6321, 6325, 6329 Richmond Highway and generally located on the east side of Richmond Highway and on the north side of Fairview Drive (Tax Map Parcels 83-3((1))18, 19 and 20.) The area is planned for community-serving retail uses at an intensity up to .50 floor area ratio (FAR) for Tax Map Parcel 83-3((1))20 (pt.) and residential use at a density of 3-4 dwelling units per acre for Tax Map Parcels 83-3((1))18, 19 and 20 (pt.). There is an option that supports a concurrent review of a Plan amendment and zoning application to examine redevelopment potential and possible consolidation of Tax Map parcels 83-3((1))18, 19 and 20. This amendment will consider multifamily residential use with up to 375 dwelling units and up to 7,500 square feet of supporting retail uses. Recommendations relating to the transportation network may also be modified. PA 2015-IV-MV3 is concurrently under review with Rezoning application RZ/FDP 2016-MV-002.

A. Klibaner

D/O TO 9/22/16

[PFM Amendment](#)
[Attachment A](#)
Countywide
(Hart)

The proposed amendment to PFM Chapter 4 (Geotechnical Guidelines) would revise provisions in § 4-0300 (Geotechnical Report) and § 4-0400 (Construction Plans) related to the soil types that are expansive, the design of foundations and ground-supported floor slabs in areas with expansive soils, laboratory testing methodologies, global slope stability analyses, design criteria for retaining walls and clarification of terminology. Editorial corrections are also included.

J. Leavitt
B. Forbes

ADOPTION REC

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 21, 2016

Posted: 9/21/16
 Revised: 9/22/16

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

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<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	P/H TO 10/26/16 (from 7/20/16) (from 7/27/16)
<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	P/H TO 10/26/16 (from 7/20/16) (from 7/27/16)
<u>RZ/FDP 2015-HM-013</u> (Hunter Mill)	<u>WIEHLE STATION VENTURES, LLC</u> – Appls. to rezone from I-3 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of the conceptual and final development plan. Located N. of Sunrise Valley Dr., E. of Association Dr., and W. of Commerce Park Dr., on approx. 3.34 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use. Tax Maps 17-4 ((12)) 11B and 11 D9 (part); 17-4 ((33)) C; and 17-4 ((33)) 110-535. (Concurrent with SEA 94-H-049-02.)	L. Arseneau	D/O TO 9/29/16 (from 7/20/16) (from 6/30/16) (from 6/15/16)
<u>SEA 94-H-049-02</u> (Hunter Mill)	<u>WIEHLE STATION VENTURES, LLC</u> – Appl. under Sect. 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 11490 Commerce Park Dr., and 1913 Association Dr., Reston, 20191, on approx. 3.34 ac. of land zoned I-3. Tax Maps 17-4 ((12)) 11B and 11 D9 (part); 17-4 ((33)) C; and 17-4 ((33)) 110-535. (Concurrent with RZ/FDP 2015-HM-013.)	L. Arseneau	D/O TO 9/29/16 (from 7/20/16) (from 6/30/16) (from 6/15/16)
SE 2015-DR-027 (Dransville)	MAHLON A. BURNETTE, III AND MARY H. BURNETTE – 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	P/H TO 10/19/16

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 21, 2016

Posted: 9/21/16
Revised: 9/22/16

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

[PCA 95-Y-016-06](#)
(Sully)

[COSTCO WHOLESALE CORPORATION](#) – 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 10/19/16
(from 7/27/16)

[SEA 95-Y-024-06](#)
(Sully)

[COSTCO WHOLESALE CORPORATION](#) – 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 10/19/16
(from 7/27/16)

[PCA 84-P-114-04](#)
(Springfield)

[ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC](#) – 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

APPROVAL REC
(from 6/16/16)
(from 5/25/16)

[SEA 84-P-129-04](#)
(Springfield)

[ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC](#) – 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

APPROVAL REC
(from 6/16/16)
(from 5/25/16)

[SEA 2006-LE-030](#)
(Lee)

[PMIG 1009, LLC](#) – 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 10/19/16
(from 7/20/16)
(from 7/27/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, September 22, 2016

Posted: 9/22/16
Revised: 9/23/16

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PA 2015-IV-MV3 <i>(Mount Vernon)</i>	<u>PENN DAW CBC, LAND UNIT G</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. 5.2 ac. located at 2622, 2700, and 2716 Fairview Drive, and 6319, 6321, 6325, 6329 Richmond Highway and generally located on the east side of Richmond Highway and on the north side of Fairview Drive (Tax Map Parcels 83-3((1))18, 19 and 20.) The area is planned for community-serving retail uses at an intensity up to .50 floor area ratio (FAR) for Tax Map Parcel 83-3((1))20 (pt.) and residential use at a density of 3-4 dwelling units per acre for Tax Map Parcels 83-3((1))18, 19 and 20 (pt.). There is an option that supports a concurrent review of a Plan amendment and zoning application to examine redevelopment potential and possible consolidation of Tax Map parcels 83-3((1))18, 19 and 20. This amendment will consider multifamily residential use with up to 375 dwelling units and up to 7,500 square feet of supporting retail uses. Recommendations relating to the transportation network may also be modified. PA 2015-IV-MV3 is concurrently under review with Rezoning application RZ/FDP 2016-MV-002.	A. Klibaner	ADOPTION REC <i>(P/H from 9/15/16)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA 82-L-030-13 <i>(Lee)</i>	WHITE HORSE FOUR, LLC – 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.)	C. Gresham	P/H DEFER INDEF. <i>(from 9/21/16)</i> <i>(from 6/15/16)</i> <i>(from 5/4/16)</i>
PCA 87-L-031-03 <i>(Lee)</i>	WHITE HORSE FOUR, LLC – 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 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.)	C. Gresham	P/H DEFER INDEF. <i>(from 9/21/16)</i> <i>(from 6/15/16)</i> <i>(from 5/4/16)</i>

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, September 22, 2016

Posted: 9/22/16
Revised: 9/23/16

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

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. Lee District. 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 DEFER INDEF.
(from 9/21/16)
(from 6/15/16)
(from 5/4/16)

SE 2016-SU-015
(Sully)

ARDAVAN BADI & FOROUZANDEH FARNOUSH A/K/A FOROUZ FARNOUSH d/b/a BULLION & DIAMOND CO., LLC – 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 10/19/15

Z.O. Amendment
(Countywide)

REFERENCE CITATIONS FOR NURSERY SCHOOLS, CHILD CARE CENTERS & VETERINARY HOSPITALS; SPECIAL PERMIT SUBMISSION REQUIREMENTS; VARIANCE STANDARDS; AND CLARIFICATION OF THE DEFINITION OF PUBLIC USE – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

D. Hushour

D/O TO 10/5/16

(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.

(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.

(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.

(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

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, September 22, 2016

Posted: 9/22/16
Revised: 9/23/16

KEY
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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.

(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 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.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 28, 2016

Posted: 9/28/16
 Revised: 9/29/16

KEY
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COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

2232-S16-33 – DPWES, 4620 West Ox Road, Fairfax, VA 22030 (Deadline: 11/14/2016)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2015-HM-011</u> (Hunter Mill)	<u>CESC 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	D/O TO 10/6/16 (from 9/15/16)
<u>SEA 94-H-049</u> (Hunter Mill)	<u>CESC 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	D/O TO 10/6/16 (from 9/15/16)
<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 10/19/16 (from 9/15/16)
<u>2232-H16-236</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 10/19/16 (from 9/15/16)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 29, 2016

Posted: 9/29/16
 Revised: 9/30/16

KEY
 P/H – Public Hearing
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COMMITTEE MEETINGS

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

FEATURES SHOWN

2232-S16-33 – DPWES, 4620 West Ox Road, Fairfax, VA 22030 (Deadline: 11/14/2016) - CONCUR

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PA 2016-CW-1CP</u> (Sargeant) (Countywide)	<u>PUBLIC SCHOOLS POLICY PLAN AMENDMENT</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 considers the revision of locational and character criteria for public schools in the Public Facilities section of the Policy Plan element of the County’s Comprehensive Plan.	D. Stinson	ADOPTION REC (PH from 7/28/16) (from 7/21/16)
<u>RZ/FDP 2015-HM-013</u> (Hunter Mill)	<u>WIEHLE STATION VENTURES, LLC</u> – Appls. to rezone from I-3 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of the conceptual and final development plan. Located N. of Sunrise Valley Dr., E. of Association Dr., and W. of Commerce Park Dr., on approx. 3.34 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use. Tax Maps 17-4 ((12)) 11B and 11 D9 (part); 17-4 ((33)) C; and 17-4 ((33)) 110-535. (Concurrent with SEA 94-H-049-02.)	L. Arseneau	APPROVAL REC (P/H from 9/21/16) (from 7/20/16) (from 6/30/16) (from 6/15/16)
<u>SEA 94-H-049-02</u> (Hunter Mill)	<u>WIEHLE STATION VENTURES, LLC</u> – Appl. under Sect. 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 11490 Commerce Park Dr., and 1913 Association Dr., Reston, 20191, on approx. 3.34 ac. of land zoned I-3. Tax Maps 17-4 ((12)) 11B and 11 D9 (part); 17-4 ((33)) C; and 17-4 ((33)) 110-535. (Concurrent with RZ/FDP 2015-HM-013.)	L. Arseneau	APPROVAL REC (P/H from 9/21/16) (from 7/20/16) (from 6/30/16) (from 6/15/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2015-HM-005</u> (Hunter Mill)	<u>PULTE HOME CORPORATION</u> – 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	D/O TO 10/5/16 (from 7/27/16) (from 6/16/16) (from 4/28/16) (from 2/18/16) (from 12/10/15) (from 12/9/15)
<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	D/O TO 10/6/16

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, September 29, 2016

Posted: 9/29/16
Revised: 9/30/16

KEY
P/H – Public Hearing
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[AR 99-D-002-02](#)
(Dranesville)

LAWRENCE A. KROP – 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 910 Utterback Store Rd., Great Falls, 22066, on approx. 22.13 ac. of land zoned R-E. Tax Map 7-3 ((1)) 30Z, 35Z, 38Z, 42Z, and 43Z.

M. Lynskey

APPROVAL REC

[AR 83-D-006-04](#)
(Dranesville)

CAJOLL CO. AND THE JOHN W. HANES III SETTLER TRUST – 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 9809 Arnon Chapel Rd., Great Falls, 22066, on approx. 57.38 ac. of land zoned R-E. Tax Map 8-3 ((1)) 47 Z1, 45Z, 50Z, and 51Z.

M. Lynskey

APPROVAL REC

[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

P/H TO 10/26/16

[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

P/H TO 10/26/16