

March 2017

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 View Agenda	3	4
5	6	7	8 View Agenda <i>Land Use Process Review Committee</i>	9 View Agenda	10	11
12	13	14	15 View Agenda <i>CIP Committee Meeting</i>	16 No PC Meeting	17	18
19	20	21	22 No PC Meeting	23 Meeting Cancelled	24	25
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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, March 2, 2017

Posted: 3/2/17
Revised: 3/3/17

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

2232-Y16-42 – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)

2232-P16-43 – T-Mobile, 8100 Boone Boulevard, Vienna (Deadline: 4/13/17) - **CONCUR**

2232-P16-46 – AT&T, 1980 Chain Bridge Road, McLean, VA 22102 (Deadline: 4/30/17) - **CONCUR**

FS-S16-44 – T-Mobile, 12015 Lee Jackson Memorial Hwy, Fairfax, VA 22033 (Deadline: 5/17/17)

2232-P16-47 – Jacobs Telecommunication, Inc. on behalf of AT&T Mobility, 8203 Watson Street, McLean, VA 22102 (Deadline: 5/18/17) - **CONCUR**

2232-L16-45 – T-Mobile, 6200 North Kings Hwy, Alexandria, VA 22303 (Deadline: 5/23/17) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>SE 2016-DR-018</u> (Dranesville)	<u>ANUPAMA PRASAI, A/K/A ANUPAMA PRASAI KOIRALA</u> – Appl. under Sects. 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2526 Banshire Dr., Herndon, 20171 on approx. 1,173 sq. ft. of land zoned PDH-12. Tax Map 16-3 ((10)) 69.	C. Gresham	APPROVAL REC (P/H from 2/15/17) (from 1/25/17) (from 1/18/17)
<u>Z.O. Amendment</u> (Countywide)	<u>PTC URBAN DISTRICT BULK REGULATIONS (MAXIMUM FAR FOR HIGH TRIP GENERATING USES)</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: delete the Floor Area Ratio (FAR) maximum of 2.5 in the Planned Tysons Corner Urban District (PTC) for uses located within a Transit-Oriented Development up to one-fourth mile from a Metrorail Station that generate the more AM and PM peak hour vehicle trips than hotel uses, based on the peak hour vehicle trip generation rates specified in the most current edition of the Institute of Traffic Engineers (ITE) Trip Generation Report; and as determined by the Fairfax County Department of Transportation through either the evaluation of a trip generation analysis or in conjunction with the Transportation Impact Analysis pursuant to Va. Code Section 15.2-2222.1. All non-office uses would then be subject to no maximum FAR when the proposed development is implementing the site-specific development guidelines and recommendations of the comprehensive plan, including design, mix of uses and scale of the proposed development, and only when the appropriate measures are proposed and/or are in place to adequately mitigate the anticipated transportation impacts of the proposed development.	T. Strunk	ADOPTION REC (D/O from 2/23/17) (P/H from 2/8/17)
<u>Plan Amendment Addendum</u> (Providence) (Hunter Mill)	<u>PA S13-II-TY1 – TYSONS (IMPLEMENTATION LAND USE AND URBAN DESIGN; TRANSPORTATION; PARKS, PUBLIC FACILITIES AND OTHER UPDATES)</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. 2,100 ac. Tysons area, generally located at the confluence of the Capital Beltway/Interstate 495 (I-495) with the Dulles Airport Access Road and Dulles Toll Road (Route 267), Leesburg Pike (Route 7), and Chain Bridge Road/Dolley	B. Suchicital	ADOPTION REC (D/O from 2/23/17) (P/H from 2/8/17)

FAIRFAX COUNTY PLANNING COMMISSION
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Wednesday, March 2, 2017

Posted: 3/2/17
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Madison Boulevard (Route 123) (Tax map #28-2, 28-4, 29-1, 29-2, 29-3, 29-4, 30-3, 39-1, 39-2, 40-1) in the Providence and Hunter Mill Supervisor Districts. The area is planned for high density, mixed-use development concentrated in transit-oriented developments around the four Metrorail stations that will resemble intense and busy central business districts. The pattern of development along the edges of Tysons transitions down to a scale and use that respects the adjacent communities. The Plan amendment considers revisions to facilitate implementation activities, including changes to the land use (including the Plan's Initial Development Level for office uses), urban design, parks, public facilities and transportation recommendations. The amendment would reconcile Plan text and maps with completed studies and planning activities since 2010, updates the text to reflect implementation, and proposes other changes deemed necessary throughout the amendment process.

PA 2016-II-TY1
(Providence)
(Hunter Mill)

COMPREHENSIVE PLAN AMENDMENT (TYSONS WORKFORCE HOUSING AND HIGH-RISE CONDOMINIUMS) – 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. 2,100 ac. Tysons Urban Center generally located at junctions of the Capital Beltway/Interstate 495 (I-495) with the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Leesburg Pike (Route 7), and Chain Bridge Road/Dolley Madison Boulevard (Route 123) (Tax map #28-2, 28-4, 29-1, 29-2, 29-3, 29-4, 30-3, 39-1, 39-2, 40-1) in the Providence and Hunter Mill Supervisor Districts. The Tysons Urban Center section of the Area II volume of the Comprehensive Plan recommends that all projects with a residential component that seek to implement a redevelopment option should provide affordable and workforce dwelling units. The amendment considers changes to the recommendations related to Workforce Dwelling Units (WDU) in high-rise condominium developments, as recommended by the Tysons High-Rise Condominium WDU Advisory Committee.

B. Suchicital **ADOPTION REC**
(P/H from 2/23/17)
(from 1/12/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-BR-019</u> <i>(Braddock)</i>	<u>CHRISTOPHER LAND, LLC</u> – Appls. to rezone from R-1 to PDH-4 to permit residential with an overall density of 3.3 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located in the S.W. quadrant of the intersection of Coffey Woods Rd. and Burke Lake Rd. on approx. 2.72 ac. of land. Comp. Plan Rec: Residential, 4-5 du/ac. Tax Map 78-3 ((1)) 1.	C. Bishop	APPROVAL REC <i>(from 2/23/17)</i> <i>(from 1/18/17)</i>
SE 2016-SU-022 <i>(Sully)</i>	COPT STONECROFT, LLC – Appl. under Sects. 5-307 and 9-607 of the Zoning Ordinance to permit an increase in building height from 75ft. up to a maximum of 120 ft. Located at 4850 Stonecroft Blvd., Chantilly, 20151 on approx. 64.28 ac. of land zoned I-3 and WS. Tax Map 43-2 ((2)) 39C.	S. Williams	P/H TO 4/19/17

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 8, 2017

Posted: 3/8/17
 Revised: 3/9/17

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-Y16-42 – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)
FS-S16-44 – T-Mobile, 12015 Lee Jackson Memorial Hwy, Fairfax, VA 22033 (Deadline: 5/17/17)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2016-DR-001</u> (Dranesville)	<u>SUNRISE DEVELOPMENT, INC.</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a medical care facility. Located at 1988 Kirby Rd., McLean, 22101, on approx. 3.70 ac. of land zoned R-3. Tax Map 40-2 ((1)) 48.	B. Katai	D/O TO 3/29/17 (from 12/8/16) (from 9/28/16) (from 7/28/16) (from 7/27/16)
<u>SEA 97-P-027</u> (Providence)	<u>KBSII WILLOW OAKS, LLC</u> – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 97-P-027 previously approved for a waiver of certain sign regulations to permit additional signage and associated modifications to development conditions. Located at 8260, 8270 & 8280 Willow Oaks Corporate Dr., Fairfax, 22031 on approx. 11.41 ac of land zoned C-3. Tax Map 49-3 ((01)) 138, 139 and 140.	C. Gresham	APPROVAL REC (from 2/8/17) (from 1/18/17)
PCA 96-L-005-04 (Lee)	GREENSPRING VILLAGE INCORPORATED – Appl. to amend the proffers for RZ 96-L-005 previously approved for elderly housing with accessory nursing facilities to permit telecommunications facilities and associated modifications to proffers and site design. Located N. of Franconia-Springfield Pkwy. approx. 1,500 ft. W. of its intersection with Spring Village Dr. on approx. 58.08 ac. of land zoned R-3. Comp. Plan Rec: residential 2-3 du/ac and institutional. Tax Map. 90-1 ((01)) 63G. (Concurrent with SEA 96-L-034-04 and 2232-L15-19.)	K. Posusney	P/H TO 4/26/18 (from 2/15/17) (from 1/11/17) (from 1/25/17) (from 3/8/17)
SEA 96-L-034-04 (Lee)	CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS/GREENSPRING VILLAGE INCORPORATED – Appl. under Sects. 2-514, 3-304, 9-101 and 9-306 of the Zoning Ordinance to amend SE 96-L-034 previously approved for housing for elderly to permit a telecommunications facility and associated modifications to site design and development conditions. Located at 7410 Spring Village Dr., Springfield, 22150 on approx. 58.08 ac. of land zoned R-3. Tax Map 90-1 ((01)) 63G. (Concurrent with PCA 96-L-005-04 and 2232-L15-19.)	K. Posusney	P/H TO 4/26/17 (from 2/15/17) (from 1/11/17) (from 1/25/17) (from 3/8/17)
2232-L15-19 (Lee)	CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS/GREENSPRING VILLAGE INCORPORATED – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility. Located at 7410 Spring Village Dr., Springfield, 22150 on approx. 58.08 ac. of land zoned R-3. Tax	K. Posusney	P/H TO 4/26/17 (from 2/15/17) (from 1/11/17) (from 1/25/17) (from 3/8/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, March 8, 2017

Posted: 3/8/17
Revised: 3/9/17

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Map 90-1 ((01)) 63G. (Concurrent with PCA 96-L-005-04 and SEA 96-L-034-04.)

PA 2017-CW-1CP
(Countywide)

COMPREHENSIVE PLAN AMENDMENT (MOBILE AND LAND BASED TELECOMMUNICATIONS POLICY

PLAN) – 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 considers integrating the review process of Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. §1455) in to the Public Facilities section of the Policy Plan element of the County’s Comprehensive Plan.

N. Knight

P/H TO 3/29/17

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 9, 2017

Posted: 3/1/17
Revised: 2/24/17

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.

Capital Improvement Program
Fiscal Years 2018-2022
Advertised
(With Future Fiscal Years to 2027)
Workshop at 7:00 p.m.
Board Auditorium

List of CIP presenters for March 9th Workshop:

Martha Reed – CIP Overview
Public Schools – Kevin Sneed
Park Authority – David Bowden
Fire and Rescue – Assistant Chief John Caussin
Department of Transportation – Mike Lake
Sanitary Sewers – Jeff Kent
Stormwater – Craig Carinci
Human Services – Lee Ann Pender
Fairfax County Library – Jessica Hudson
Police – Major Edward O’Carroll
Housing and Community Development – Hossein Malayeri

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>CIP Public Hearing</u> <i>(Countywide)</i>		M. Reed	

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, March 15, 2017

Posted: 3/15/17
Revised: 3/16/17

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

2232-Y16-42 – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17) - CONCUR

ITEMS SCHEDULED FOR DECISION ONLY/MARKUP

Application	Applicant	Staff	PC Action
<u>CIP</u> <i>(Countywide)</i>	<p><u>THE CAPITAL IMPROVEMENT PROGRAM (“CIP”)</u></p> <p>The result of this continuing programming process is the Capital Improvement Program - the CIP – which is the County’s five-year roadmap for creating, maintaining and funding present and future infrastructure requirements. The Capital Improvement Program addresses the County’s needs relating to the acquisition, expansion and rehabilitation of long-lived facilities and systems. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public. It provides a planned and programmed approach to utilizing the County’s financial resources in the most responsive and efficient manner to meet its service and facility needs. It serves as a “blueprint” for the future of the community and is a dynamic tool, not a static document.</p> <p>The underlying strategy of the CIP is to plan for land acquisition, construction and maintenance of public facilities necessary for the safe and efficient provision of public services in accordance with broad policies and objectives adopted in the County’s Comprehensive Plan. A critical element of a balanced CIP is the provision of funds to both preserve or enhance existing facilities and provide new assets to respond to changing service needs and community growth. While the program serves as a long range plan, it is reviewed and revised annually based on current circumstances and opportunities. Priorities may be changed due to funding opportunities or circumstances that cause a more rapid deterioration of an asset.</p> <p>Projects may be revised for significant costing variances.</p> <p>The CIP is primarily a planning document. As such, it is subject to change each year as the needs of the community become more defined and projects move closer to final implementation. The adoption of the Capital Improvement Program is neither a commitment to a particular project nor a limitation to a particular cost. As a basic tool for scheduling anticipated capital projects and capital financing, the CIP is a key element in planning and controlling future debt service requirements. For this reason, the CIP includes some projects where needs have been defined, but specific solutions or funding amounts have not been identified.</p> <p>When adopted, the CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County’s CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long term requirements beyond the current 5-year period.</p>	M. Reed	D/O TO 3/29/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, March 15, 2017

Posted: 3/15/17
Revised: 3/16/17

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

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>FDPA 78-C-118-20</u> <i>(Sully)</i>	LB FRANKLIN FARM, LLC – Appl. to amend the final development plan for RZ 78-C-118 to permit minor site modifications and associated changes to development conditions. Located in the N.W. quadrant of the intersection of Franklin Farm Rd. and Fairfax County Pkwy. on approx. 18.58 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((04)) (22) 1, 2B, 3, 4 and 5.	M. Lyskey	D/O TO 3/29/17 <i>(from 1/11/17)</i>
RZ/FDP 2016-HM-005 <i>(Hunter Mill)</i>	1831 MICHAEL FARADAY, LLC – Appls. to rezone from I-4 to PRM to permit residential development with an option for 10,000 sq. ft. of non-residential uses at an intensity of 1.75 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located on the E. side of Michael Faraday Dr. approx. 570 ft. S. of Sunset Hills Rd. on approx. 3.85 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 18-3 ((6)) 6.	J. Gorney	P/H TO 5/18/17 <i>(from 1/11/17)</i> <i>(from 10/26/16)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 23, 2017

Posted: 3/2/17
Revised: 2/24/17

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)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 99-P-046-02 (Providence)	Flint Hill School (10900, 10824, 10816 Oakton Road and 3400, 3320, 3310, 3308, 3300, 3408 Jermantown Road, Oakton, VA 22124) (Allow modifications to site)	K. Posusney	P/H to 5/11/17 (from 2/8/17)
FDPA 2003-LE-025-08 (Lee)	Michelle Sylvertooth-Jackson, Shannon C. Jackson (5922 Embry Spring Lane) (Modification of yard requirement)	K. Posusney	P/H to 4/26/17
Plan Amendment (Countywide)	PA 2017-CW-1CP Mobile and Land Based Telecommunications Policy Plan	N. Knight	P/H to 3/29/17 (from 3/8/17)
CIP Markup		M. Reed	Markup to 3/15/17

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 29, 2017

Posted: 3/30/17
 Revised: 3/30/17

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
<u>SE 2015-DR-027</u> <i>(Dranesville)</i>	<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 DEFER INDEF. <i>(D/O from 2/23/17)</i> <i>(D/O from 1/26/17)</i> <i>(D/O from 12/8/16)</i> <i>(D/O from 11/10/16)</i> <i>(P/H from 10/19/16)</i> <i>(from 9/21/16)</i>
<u>SE 2016-DR-001</u> <i>(Dranesville)</i>	<u>SUNRISE DEVELOPMENT, INC.</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a medical care facility. Located at 1988 Kirby Rd., McLean, 22101, on approx. 3.70 ac. of land zoned R-3. Tax Map 40-2 ((1)) 48.	B. Katai	REC DENIAL <i>(P/H from 3/8/17)</i> <i>(from 12/8/16)</i> <i>(from 9/28/16)</i> <i>(from 7/28/16)</i> <i>(from 7/27/16)</i>
<u>FDPA 78-C-118-20</u> <i>(Sully)</i>	<u>LB FRANKLIN FARM, LLC</u> – Appl. to amend the final development plan for RZ 78-C-118 to permit minor site modifications and associated changes to development conditions. Located in the N.W. quadrant of the intersection of Franklin Farm Rd. and Fairfax County Pkwy. on approx. 18.58 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((04)) (22) 1, 2B, 3, 4 and 5.	M. Lynskey	APPROVED <i>(P/H from 3/15/17)</i> <i>(from 1/11/17)</i>
<u>CIP</u> <i>(Countywide)</i>	<u>THE CAPITAL IMPROVEMENT PROGRAM (“CIP”)</u> The result of this continuing programming process is the Capital Improvement Program - the CIP – which is the County’s five-year roadmap for creating, maintaining and funding present and future infrastructure requirements. The Capital Improvement Program addresses the County’s needs relating to the acquisition, expansion and rehabilitation of long-lived facilities and systems. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public. It provides a planned and programmed approach to utilizing the County’s financial resources in the most responsive and efficient manner to meet its service and facility needs. It serves as a “blueprint” for the future of the community and is a dynamic tool, not a static document. The underlying strategy of the CIP is to plan for land acquisition, construction and maintenance of public facilities necessary for the safe and efficient provision of public services in accordance with broad policies and objectives adopted in the County’s Comprehensive Plan. A critical element of a balanced CIP is the provision of funds to both preserve or enhance existing facilities and provide new assets to respond to changing service needs and community growth. While the program serves as a long range plan,	M. Reed	REC ADOPTION <i>(D/O from 3/15/17)</i>

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it is reviewed and revised annually based on current circumstances and opportunities. Priorities may be changed due to funding opportunities or circumstances that cause a more rapid deterioration of an asset.

Projects may be revised for significant costing variances.

The CIP is primarily a planning document. As such, it is subject to change each year as the needs of the community become more defined and projects move closer to final implementation. The adoption of the Capital Improvement Program is neither a commitment to a particular project nor a limitation to a particular cost. As a basic tool for scheduling anticipated capital projects and capital financing, the CIP is a key element in planning and controlling future debt service requirements. For this reason, the CIP includes some projects where needs have been defined, but specific solutions or funding amounts have not been identified.

When adopted, the CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County’s CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long term requirements beyond the current 5-year period.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-SP-009</u> (Springfield)	<u>WINCHESTER HOMES, INC</u> – Appls. to rezone from R-1 and WS to PDH-8 and WS to permit Residential with an overall density of 8.7 dwelling units per acre (du/ac) including bonus density associated with affordable dwelling units and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of West Ox Road with Post Forest Dr. on approx. 21.6 ac. of land. Comp. Plan Rec: Residential at 8 du/ac. Tax Map 56-1 ((1)) 11H.	W. O’Donnell	REC APPROVAL
<u>PA 2017-CW-1CP</u> (Countywide)	<u>COMPREHENSIVE PLAN AMENDMENT (MOBILE AND LAND BASED TELECOMMUNICATIONS POLICY PLAN)</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 integrating the review process of Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. §1455) in to the Public Facilities section of the Policy Plan element of the County’s Comprehensive Plan.	N. Knight	P/H TO 4/26/17 (from 3/23/17) (from 3/8/17)
<u>PA 2013-III-DS1</u> (Sub. DSC-E4-1) (Sully)	<u>COMPREHENSIVE PLAN AMENDMENT (POHANKA, DULLES SUBURBAN CENTER STUDY)</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. 13.96 ac. generally located at 13901, 13909, 13911, 13915 and 13917 Lee Jackson Memorial Highway, Fairfax, on the south side of Lee Jackson Memorial Highway between Walney Road and Elmwood Street (Tax Map Parcels: 34-4 ((1)) 49, 50, 50A, 51, 53) in the Sully Supervisor	M. Van Atta	D/O TO 4/19/17

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
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Posted: 3/30/17
Revised: 3/30/17

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District. The site is planned for community-serving retail at a maximum FAR of .25 for Parcels 34-4 ((1)) 49, 50, 50A and 51, and a maximum FAR of .20 for Parcel 34-4 ((1)) 53, with an option for auto dealership use. Submission DSC-E4-1 (Pohanka) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) considers increasing the maximum permitted FAR to .30 and removal of current Plan language limiting Parcel 53 to a maximum building height of 35 feet. Recommendations relating to the transportation network may also be modified.

PA 2013-III-DS1
(Sub. DSC-J-1)
(Sully)

COMPREHENSIVE PLAN AMENDMENT
(COMMONWEALTH CENTRE, DULLES SUBURBAN
CENTER STUDY) – 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. 39 ac. generally located at 4508 Walney Rd., north of Westfields Blvd. and east of the planned Newbrook Drive loop road (Tax Map # 44-1((1))6 part) in the Sully Supervisor District. The area is planned for office, conference center/hotel, industrial/flex, industrial, private open space and public park uses at an average intensity of .50 floor area ratio (FAR). Submission DSC-J-1 (Commonwealth Centre) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) will consider adding an option for residential and retail uses up to .50 FAR. Recommendations relating to the transportation network may also be modified. Submission DSC-J-1 (Commonwealth Centre) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) is concurrently under review with Proffer Condition Amendment PCA 2006-SU-025-3.

C. Johnson

REC ADOPTION

RZ 2016-MA-029
(Mason)

ARCLAND PROPERTY COMPANY, LLC – Appl. to rezone from R-2 to I-6 to permit a Mini-Warehousing Establishment with an overall Floor Area Ratio (FAR) of 1.0. Located on the S. side of Edsall Rd., N. side of Industrial Dr., W. of the Henry G. Shirley Memorial Hwy. on approx. 11,827 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 53 (pt.) & 54 (pt.). (Concurrent with SE 2016-MA-023.)

J. Rodenbeck

P/H TO 5/25/17

SE 2016-MA-023
(Mason)

ARCLAND PROPERTY COMPANY, LLC – Appl. under Sect. 9-618 of the Zoning Ordinance to permit an increase in permitted Floor Area Ratio. Located at 5411 Industrial Dr., Springfield, 22151 on approx. 1.89 ac. of land zoned I-6. Mason District. Tax Map 80-2 ((1)) 53 & 54. (Concurrent with RZ 2016-MA-029.)

J. Rodenbeck

P/H TO 5/25/17