

January 2018

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 <i>New Year's Day County closed</i>	2	3 No PC Meeting	4 No PC Meeting	5	6
7	8	9	10 View Agenda	11 View Agenda	12	13
14	15 Marin Luther King, Jr. Day	16	17 No PC Meeting Schools Committee – 7:30 p.m. LUPR – 8:30 p.m.	18 View Agenda	19	20
21	22	23	24 View Agenda	25 View Agenda	26	27
28	29	30	31			

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 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 10, 2018

Posted: 1/10/18
Revised: 1/10/18

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

FS-M17-36 – T-Mobile, 6166 Leesburg Pike, Falls Church, VA 22103 (Deadline: 1/15/18)
2232-D17-39 - Riverbend Park - Fairfax County Park Authority, Planning and Development Division,
8700 Potomac Hills Street, Great Falls, VA 22066 (Deadline: 2/9/18)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PRC 76-C-111-02</u> (Hunter Mill)	<u>FAIRFAX COUNTY SCHOOL BOARD</u> – Appl. to approve the PRC plan associated with RZ 76-C-111 to permit building additions and site improvements to the existing public school facility. Located on the S. side of Ridge Heights Rd. approx. 1200 ft. W. of South Lakes Dr. on approx. 11.25 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 26-2 ((18)) 8 (pt.)	A. Gonzalez	D/O TO 1/11/18
<u>RZ/FDP 2016-MV-028</u> (Mount Vernon)	<u>L&F WORKHOUSE, LLC</u> – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.99 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Workhouse Rd. approx. 500 ft. E. of its intersection with Newgate Blvd. on approx. 18.56 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Tax Map 106-4 ((1)) 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 55.	W. Suder	D/O TO 1/18/18 (from 12/6/17)
<u>FDPA 2003-PR-022</u> (Providence)	<u>SSL DEVELOPMENT COMPANY, LLC</u> – Appl. to amend the final development plan for RZ 2003-PR-022 to permit a medical care facility as an optional use for building number five and associated changes to development conditions. Located on the S. side of Saintsbury Dr. approx. 350 ft. E. of its intersection with Vaden Dr. on approx. 1.37 ac. of land zoned PRM. Providence District. Tax Map 48-3 ((49)) 2C5.	K. Atkinson	APPROVED

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 11, 2018

Meeting Starts at 7:30 p.m.

Posted: 1/11/18
Revised: 1/12/18

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

FEATURES SHOWN

FS-M17-36 – T-Mobile, 6166 Leesburg Pike, Falls Church, VA 22103 (Deadline: 1/15/18) - **CONCUR**
2232-D17-39 - Riverbend Park - Fairfax County Park Authority, Planning and Development Division, 8700 Potomac Hills Street, Great Falls, VA 22066 (Deadline: 2/9/18)

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>PRC 76-C-111-02</u> (Hunter Mill)	<u>FAIRFAX COUNTY SCHOOL BOARD</u> – Appl. to approve the PRC plan associated with RZ 76-C-111 to permit building additions and site improvements to the existing public school facility. Located on the S. side of Ridge Heights Rd. approx. 1200 ft. W. of South Lakes Dr. on approx. 11.25 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 26-2 ((18)) 8 (pt.)	A. Gonzalez	APPROVAL REC (P/H from 1/10/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>PCA 2002-HM-043-03/CDPA 2002-HM-043-02/FDPA 2002-HM-043-05</u> (Dranesville)	<u>ARROWBROOK CENTRE, LLC</u> – Appls. to amend the proffers, conceptual development plan and final development plan for RZ 2002-HM-043, previously approved for mixed-use development to permit site modifications and associated modifications to proffers and site design at a density of 31.95 dwelling units per acre (du/ac). Located on the W. side of Centreville Rd., N. of Arrowbrook Dr., S. of the Dulles Airport Access Rd., on approx. 7.20 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 16-3((20)) 1, 2 (pt.), 6 (pt.), 7 (pt.) and 10 (pt.). (Concurrent with FDPA 2002-HM-043-04).	S. Williams	D/O TO 1/18/18 (from 11/16/17) (from 12/7/17)
<u>FDPA 2002-HM-043-04</u> (Dranesville)	<u>ARROWBROOK CENTRE, LLC</u> – Appl. to amend the final development plan for RZ 2002-HM-043 to permit site modifications and associated changes to development conditions. Located on the W. side of Centreville Rd., N. of Arrowbrook Dr., S. of the Dulles Airport Access Rd., on approx. 3.04 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 16-3((20)) 2 (pt.), 4 (pt.), 7 (pt.) and 16-3 ((20)) (1) D (pt.). (Concurrent with PCA 2002-HM-043, CDPA 2002-HM-043-02 and FDPA 2002-HM-043-05).	S. Williams	D/O TO 1/18/18 (from 11/16/17) (from 12/7/17)
<u>PCA 87-C-060-13/FDPA 87-C-060-18-02</u> (Hunter Mill)	<u>MCNAIR SENIORS APARTMENTS, LP</u> – Appls. to amend the proffers, conceptual and final development plans for RZ 87-C-060 previously approved for housing for the elderly to permit an independent living facility and associated modifications to proffers and conditions at a density of 46.95 dwelling units per acre (du/ac). Located on the N. side of Coppermine Rd. approx. 250 ft. E. of its intersection with Centreville Rd. on approx. 3.12 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed Uses. Tax Map 16-3 ((1)) 38D.	J. Rodenbeck	APPROVAL REC (from 11/30/17) (from 10/12/17) (from 9/14/17)
<u>SE 2017-MV-025</u> (Mount Vernon)	<u>MY LITTLE ANGELS DAYCARE CENTER, LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a child care center. Located at 8806 Pear Tree Village Ct., #B and #C, Alexandria, 22309 on approx. 3.91 ac. of land zoned C-8, CRD and HC. Tax Map 109-2 ((2)) 4, 4A, 19A and 110-1 ((17)) 19.	J. Rodenbeck	D/O TO 1/18/18

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 11, 2018

Meeting Starts at 7:30 p.m.

Posted: 1/11/18
Revised: 1/12/18

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

[CSPA 2004-LE-012](#)
(Lee)

BOZZUTO MANAGEMENT COMPANY – Appl. Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2004-LE-012 to permit sign modifications. Located on the W. side of Richmond Hwy. between Memorial St. and Groveton St. on approx. 3.0 ac. of land zoned PRM, CRD and HC. Lee District. Tax Map 93-1 ((38)) (1) 1 A.

J. Rodenbeck **D/O TO 1/24/18**
(from 12/6/17)
(from 11/30/17)

PCA 2012-MV-008
(Mount Vernon)

FPRP DEVELOPMENT INC. – Appl. to amend the proffers for RZ 2012-MV-008 previously approved for mixed use to permit modifications of the proffers with an overall Floor Area Ratio (FAR) of 0.15. Located on the W. side of Silverbrook Rd., S. of its intersection with White Spruce Way on approx. 16.04 ac. of land zoned PDC. Comp. Plan Rec: Alternate Uses. Tax Map 107-1 ((9)) H and White Spruce Way 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 rights-of-way for White Spruce Way to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

J. Rodenbeck **P/H TO 2/15/18**

[SE 2017-SP-028](#)
(Springfield)

SERITAGE SRC FINANCE, LLC – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 12000 L Fair Oaks Mall, Fairfax, 22033 on approx. 15.07 ac. of land zoned C-7 and HC. Springfield District. Tax Map 46-3 ((8)) 2.

Z. Fountain **APPROVAL REC**
(from 2/8/18)

[RZ 2017-SU-025](#)
(Sully)

JSF MANAGEMENT, LLC – Appl. to rezone from C-7, WS, SC and HC to C-8, WS, SC, and HC to permit mini-warehousing with an overall Floor Area Ratio (FAR) of 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with SE 2017-SU-022).

S. Williams **D/O TO 1/18/18**
(from 12/7/17)
(from 11/30/17)

[SE 2017-SU-022](#)
(Sully)

JSF MANAGEMENT, LLC – Appl. under Sects. 4-804 and 9-618 of the Zoning Ordinance to permit mini-warehousing and an increase in Floor Area Ratio (FAR) to 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land zoned C-8, WS, SC and HC. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with RZ 2017-SU-025).

S. Williams **D/O TO 1/18/18**
(from 12/7/17)
(from 11/30/17)

[PA 2015-IV-MV4](#)
(Mount Vernon)

COMPREHENSIVE PLAN AMENDMENT
(HUNTINGTON TRANSIT STATION AREA, LAND UNIT
D) – 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. 19.5 ac. generally located south of Huntington Avenue, north of North Kings Highway and west of the Huntington Metro Station, Tax Map Parcels 83-1 ((23)) 1-364 and 83-1 ((1)) 32. The area is planned for residential use at a density of 16-20 dwelling units per acre with an option for mixed-use development at an intensity up to 3.0 floor area ratio. The amendment will consider amending the existing option for mixed-use development to increase the planned intensity to 4.0 FAR. Recommendations relating to the transportation network may also be modified.

A. Klibaner **ADOPTION REC**
(from 12/7/17)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, January 11, 2018
Meeting Starts at 7:30 p.m.**

Posted: 1/11/18
Revised: 1/12/18

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

[PA 2015-IV-MV5](#)
(Mount Vernon)

**COMPREHENSIVE PLAN AMENDMENT
(HUNTINGTON TRANSIT STATION AREA, LAND UNIT**

G pt.) – 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. 4.21 ac. generally located on the north side of Huntington Avenue at Telegraph Road [NE quadrant of intersection]; Tax Map Parcels 83-1 ((1)) 33 (2560 Huntington Ave), 83-1 ((1)) 45 (2600 Huntington Ave) and 83-1 ((1)) 45a (No address assigned), in the Mount Vernon Supervisor District. The area is planned for office use up to 0.30 FAR. The amendment will consider residential and/or office and hotel mixed-use up to 3.0 FAR and possible expansion of Transit Development Area. Recommendations relating to the transportation network may also be modified.

M. Lynskey

ADOPTION REC
(from 12/7/7)

[PA 2017-IV-MV1](#)
(Mount Vernon)

COMPREHENSIVE PLAN AMENDMENT (SKY VIEW DRIVE) – 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. 0.875 ac. generally located at 8419 and 8423 Sky View Drive (Tax Map Parcels # 101-3 ((10)) 6A and 7A) in the Mount Vernon Supervisor District. The area is planned for residential use at 2-3 du/ac, with an option for residential use up to 8 du/ac. The Amendment will consider an additional option for residential use up to 13 du/ac. Recommendations relating to the transportation network may also be modified.

M. Lynskey

P/H TO 3/8/18
(from 12/7/7)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 18, 2018

Meeting Starts At 7:30 p.m.

Posted: 1/18/18
Revised: 1/19/18

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

FEATURES SHOWN

2232-D17-39 - Riverbend Park - Fairfax County Park Authority, Planning and Development Division, 8700 Potomac Hills Street, Great Falls, VA 22066 (Deadline: 2/9/18) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SE 2015-DR-027 Addendum 1 Addendum 2 (Dranesville)	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. Dranesville District. Tax Map 7-4 ((1)) 47.	B. Katai	D/O TO 2/8/18 (P/H from 12/6/17)
RZ/FDP 2016-MV-028 (Mount Vernon)	L&F WORKHOUSE, LLC – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.99 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Workhouse Rd. approx. 500 ft. E. of its intersection with Newgate Blvd. on approx. 18.56 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Tax Map 106-4 ((1)) 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 55.	W. Suder	APPROVAL REC (P/H from 1/10/18) (from 12/6/17)
SE 2017-MV-025 (Mount Vernon)	MY LITTLE ANGELS DAYCARE CENTER, LLC – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a child care center. Located at 8806 Pear Tree Village Ct., #B and #C, Alexandria, 22309 on approx. 3.91 ac. of land zoned C-8, CRD and HC. Tax Map 109-2 ((2)) 4, 4A, 19A and 110-1 ((17)) 19.	J. Rodenbeck	APPROVAL REC (P/H from 1/11/18)
PCA 2002-HM-043-03/CDPA 2002-HM-043-02/FDPA 2002-HM-043-05 (Dranesville)	ARROWBROOK CENTRE, LLC – Appls. to amend the proffers, conceptual development plan and final development plan for RZ 2002-HM-043, previously approved for mixed-use development to permit site modifications and associated modifications to proffers and site design at a density of 31.95 dwelling units per acre (du/ac). Located on the W. side of Centreville Rd., N. of Arrowbrook Dr., S. of the Dulles Airport Access Rd., on approx. 7.20 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 16-3((20)) 1, 2 (pt.), 6 (pt.), 7 (pt.) and 10 (pt.). (Concurrent with FDPA 2002-HM-043-04).	S. Williams	APPROVAL REC (P/H from 1/11/18) (from 11/16/17) (from 12/7/17)
FDPA 2002-HM-043-04 (Dranesville)	ARROWBROOK CENTRE, LLC – Appl. to amend the final development plan for RZ 2002-HM-043 to permit site modifications and associated changes to development conditions. Located on the W. side of Centreville Rd., N. of Arrowbrook Dr., S. of the Dulles Airport Access Rd., on approx. 3.04 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 16-3((20)) 2 (pt.), 4 (pt.), 7 (pt.) and 16-3 ((20)) (1) D (pt.). (Concurrent with PCA 2002-HM-043, CDPA 2002-HM-043-02 and FDPA 2002-HM-043-05).	S. Williams	APPROVED (P/H from 1/11/18) (from 11/16/17) (from 12/7/17)
RZ 2017-SU-025 (Sully)	JSF MANAGEMENT, LLC – Appl. to rezone from C-7, WS, SC and HC to C-8, WS, SC, and HC to permit mini-warehousing with an overall Floor Area Ratio (FAR) of 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with SE 2017-SU-022).	S. Williams	D/O TO 1/24/18 (P/H from 1/11/18) (from 12/7/17) (from 11/30/17)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, January 18, 2018
Meeting Starts At 7:30 p.m.**

Posted: 1/18/18
Revised: 1/19/18

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

SE 2017-SU-022
(Sully)

JSF MANAGEMENT, LLC – Appl. under Sects. 4-804 and 9-618 of the Zoning Ordinance to permit mini-warehousing and an increase in Floor Area Ratio (FAR) to 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land zoned C-8, WS, SC and HC. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with RZ 2017-SU-025).

S. Williams

D/O TO 1/24/18
(P/H from 1/11/18)
(from 12/7/17)
(from 11/30/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 87-C-060-14/ FDPA 87-C-060-09-03</u> (Hunter Mill)	FAIRFAX COUNTY SCHOOL BOARD – Appls. to amend the proffers, conceptual, and final development plan (FDPA 87-C-060-09-03) for a portion of RZ 87-C-060 previously approved for a public school with ballfields to allow an expansion of the public school use and other associated modifications to proffers and site design with a Floor Area Ratio (FAR) of 0.341 on the subject property and an overall 0.345 FAR on the entire school site. Located on the E. side of Thomas Jefferson Dr. approx. 300 ft. N. of Coppermine Rd. on approx. 13.87 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((1)) 41. (Concurrent with PCA/FDPA 93-H-045).	W. O'Donnell	APPROVAL REC (from 12/7/17)
<u>PCA/FDPA 93-H-045</u> (Hunter Mill)	FAIRFAX COUNTY SCHOOL BOARD – Appls. to amend the proffers, conceptual, and final development plan (FDPA 93-H-045) for RZ 93-H-045 previously approved for ballfields associated with a public school to allow an expansion of the public school use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.381 on the subject property and an overall 0.345 on the entire school site. Located on approx. 1.36 ac. portion of the school site on the S. side of Fox Mill Rd. (Route 665), approx. 1200 ft. W. of its intersection with Frying Pan Rd. (Rt. 665) on land zoned PDH-8. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((7)) C. (Concurrent with PCA 87-C-060-14 and FDPA 87-C-060-09-03).	W. O'Donnell	APPROVAL REC (from 12/7/17)
<u>AR 84-V-007-04</u> (Mount Vernon)	EDH ASSOCIATES, LLC – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously- approved local agricultural and forestal district. Located on the W. side of Belmont Blvd. at the terminus of Gunston Dr. on approx. 114.99 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after January 18, 2018 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 113-4 ((1)) 27Z.	M. Lynskey	APPROVAL REC (from 1/11/18) (from 11/16/17)
<u>SEA 96-L-034-05</u> (Lee)	GREENSPRING VILLAGE, INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 96-L-034 previously approved for elderly housing with nursing facilities and telecommunications facility to permit associated modifications to site design and development conditions. Located at 7470 Spring Village Dr., Springfield, 22150 on approx. 64.68 ac. of land zoned R-3. Tax Map 90-1 ((1)) 63G and 64.	K. Antonucci	D/O TO 1/24/18

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, January 18, 2018
Meeting Starts At 7:30 p.m.**

Posted: 1/18/18
Revised: 1/19/18

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

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|--|---|-------------|---|
| <u>CSPA 87-S-039-04</u>
(Braddock) | <u>FAIRFAX CORNER RETAIL, LC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 87-S-039 to permit sign modifications. Located on the S. side of Random Hills Rd., E. side of the Government Center Parkway and N. side of Monument Dr. on approx. 35 ac. of land zoned PDC. Tax Map 56-1 ((1)) 47E (pt.), 47G3, 47H, 47J, 47K, 47L, 47P, 47Q, 47R, 47S1, 47T and 47U. | S. Williams | APPROVED |
| <u>AR 91-D-004-03</u>
(Dranesville) | <u>TARRY A. FARIES</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 on the S. side of George Town Pike and N. side of Old Dominion Dr., W. of Bellview Rd. on approx. 33.74 ac. of land zoned R E. Tax Map 20-1 ((1)) 33Z, 34Z, 35Z, 36Z, 58Z and 77Z. | H. Clark | APPROVAL REC |
| <u>SE 2017-BR-023</u>
(Braddock) | <u>DANIEL AND MATTHEW INVESTMENTS LP</u> – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a child care center. Located at 11909 and 11917 Lee Hwy. and 4613 Holly Ave., Fairfax, 22030 on approx. 2.91 ac. of land zoned R-1 and WS. Tax Map 56-1 ((7)) 2, 3, 8 and 8A. | K. Atkinson | P/H TO 1/25/18
<i>(from 12/6/17)</i>
<i>(from 12/7/17)</i> |
| <u>PA 2017-II-M1</u>
(Dranesville) | <u>COMPREHENSIVE PLAN AMENDMENT (MCLEAN COMMUNITY BUSINESS CENTER, SUB-AREA 12)</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. Plan Amendment 2017-II-M1 concerns approx. 1.4 acres generally located at 6707 Old Dominion Drive (Tax map # 30-2((9)) 73)) [formerly 30-2((9))73-76 and 84-88] in the Dranesville Supervisor District. The area is planned for office with ground floor retail uses at an intensity up to .7 FAR. The amendment will consider adding an option for mixed-use to include residential use (approximately 50 units) at an intensity up to 2.0 FAR. Recommendations relating to the transportation network may also be modified. PA 2017-II-M1 is concurrently under review with Rezoning application RZ 2017-DR-026. | K. Newton | D/O TO 2/1/18
<i>(from 2/15/18)</i> |
| 2232-B17-21
(Braddock) | DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by the Department of Public Works and Environmental Services to develop a Stormwater/Wastewater Consolidation Facility, to be located at 6000 Freds Oak Drive, Burke, VA 22015 and 10900 Clara Barton Drive, Fairfax Station, VA 22039. Tax Map Numbers: 77-3 ((1)) 11 & 13. Braddock District. Area III. | J. Buono | P/H TO 2/15/18 |

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 24, 2018

Meeting Starts at 7:30 p.m.

Posted: 1/24/18
Revised: 1/25/18

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

FEATURES SHOWN

2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>CSPA 2004-LE-012</u> (Lee)	<u>BOZZUTO MANAGEMENT COMPANY</u> – Appl. Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2004-LE-012 to permit sign modifications. Located on the W. side of Richmond Hwy. between Memorial St. and Groveton St. on approx. 3.0 ac. of land zoned PRM, CRD and HC. Lee District. Tax Map 93-1 ((38)) (1) 1 A.	J. Rodenbeck	APPROVED (P/H from 1/11/18) (from 12/6/17) (from 11/30/17)
<u>RZ 2017-SU-025</u> (Sully)	<u>JSF MANAGEMENT, LLC</u> – Appl. to rezone from C-7, WS, SC and HC to C-8, WS, SC, and HC to permit mini-warehousing with an overall Floor Area Ratio (FAR) of 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with SE 2017-SU-022).	S. Williams	APPROVAL REC (D/O from 1/18/18) (P/H from 1/11/18) (from 12/7/17) (from 11/30/17)
<u>SE 2017-SU-022</u> (Sully)	<u>JSF MANAGEMENT, LLC</u> – Appl. under Sects. 4-804 and 9-618 of the Zoning Ordinance to permit mini-warehousing and an increase in Floor Area Ratio (FAR) to 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land zoned C-8, WS, SC and HC. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with RZ 2017-SU-025).	S. Williams	APPROVAL REC (D/O from 1/18/18) (P/H from 1/11/18) (from 12/7/17) (from 11/30/17)
<u>SEA 96-L-034-05</u> (Lee)	<u>GREENSPRING VILLAGE, INC.</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 96-L-034 previously approved for elderly housing with nursing facilities and telecommunications facility to permit associated modifications to site design and development conditions. Located at 7470 Spring Village Dr., Springfield, 22150 on approx. 64.68 ac. of land zoned R-3. Tax Map 90-1 ((1)) 63G and 64.	K. Antonucci	APPROVAL REC (P/H from 1/18/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2017-MA-013</u> (Mason)	<u>VULCAN MATERIALS COMPANY, LLC</u> – Appl. to rezone from R-2 and C-8 to I-6 to permit heavy industrial use with an overall Floor Area Ratio (FAR) of 0.02. Located on the E. side of Industrial Dr. at the ramp to enter Interstate 395, Springfield, 22151 on approx. 41,151 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 38 (pt.) (Concurrent with SE 2017-MA-009).	J. Rodenbeck	DEFER P/H TO 3/1/18
<u>SE 2017-MA-009</u> (Mason)	<u>VULCAN MATERIALS COMPANY, LLC</u> – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit heavy industrial use and an increase in building height from 75 ft. up to a maximum of 135 ft. and vacation and/or abandonment of right-of-way. Located at 5650 Industrial Dr., Springfield, 22151 on approx. 93.73 ac. of land zoned I-6. Mason District. Tax Map 80-2 ((1)) 38 (pt.) and	J. Rodenbeck	DEFER P/H TO 3/1/18

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 24, 2018

Meeting Starts at 7:30 p.m.

Posted: 1/24/18
Revised: 1/25/18

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

Carolina Pl. public rights-of-way to be vacated and/or abandoned. (Concurrent with RZ 2017-MA-013). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Carolina Pl. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

PA 2017-III-T1
(Hunter Mill)

COMPREHENSIVE PLAN AMENDMENT (SUNSET HILLS REALIGNMENT) – 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 the planned transportation improvements for Sunset Hills Road at the intersection with Hunter Mill Road, Tax Maps 18-3 and 18-4, in the Hunter Mill Supervisor District. The amendment will consider realigning the planned improvement of Sunset Hills Road to intersect with Hunter Mill Road at Crowell Road. Additional transportation recommendations may be modified.

K. Calkins

D/O TO 2/15/18

PA 2013-I-L1 (B)
(Mason)

COMPREHENSIVE PLAN AMENDMENT (COMMUNITY BUSINESS CENTER CONSIDERATION) – 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. 169 ac. in the Mason Supervisor District with an irregular border on both sides of Little River Turnpike (Rte. 236) from the City of Alexandria boundary to Chowan Ave. The subject area extends as far north as Lincolnia Road and Wingate Street; south to 8th Street east of Manitoba Street; and south of Fran Place west of Manitoba Street. The amendment will consider designating the area as a Community Business Center (CBC) to facilitate consideration of alternative mixed use scenarios in a subsequent phase of study. The amendment will also consider designating a Revitalization Area coterminous with the CBC boundary. Lastly, the amendment will consider adding a Comprehensive Plan option for approx. 2 acres of tax map parcel 72-4 ((1)) 3 (Plaza at Landmark). The option would allow hotel and/or assisted living use at an intensity up to 3.0 FAR.

M. Burton

ADOPTION REC

Zoning Ordinance Code Amendment
(Countywide)

The proposed amendments to Chapter 112 (Zoning Ordinance) and Appendix Q (Land Development Services Fee Schedule) of the Fairfax County Code add flexibility to the regulatory process by eliminating the need for some parking reductions, providing for administrative approval of some parking reductions currently requiring Board of Supervisors (Board) approval, and providing for Board approval of parking reductions ineligible for consideration under the current parking reduction provisions.

J. Friedman

D/O TO 2/1/18

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 25, 2018

Meeting Starts at 7:30 p.m.

Posted: 1/25/18
Revised: 1/26/18

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

FEATURES SHOWN

2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ/FDP 2016-HM-034 Addendum (Hunter Mill)	RENAISSANCE CENTRO 1801, LLC – Appls. to rezone from C-3 to PRM to permit residential use with an overall density of 100 dwelling units per acre (du/ac) and approval of the conceptual and final development plan and modification of the minimum district size requirement. Located on the W. side of Old Reston Ave., S. side of Temporary Rd. and E. of Reston Pkwy, on approx. 1.51 ac. of land. Comp. Plan Rec: Residential Planned Community Mixed Use. Tax Map 17-2 ((1)) 20B and 20C.	M. Tsai	D/O TO 2/22/18 (P/H from 12/6/17) (from 10/26/17) (from 9/28/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SEA 84-L-013-02 (Lee)	ECHO, INC. – Appl. under Secs. 3-304 and 9-609 of the Zoning Ordinance to amend SE 84-L-013 previously approved for a public benefit association to allow site modifications. Located at 7205 and 7209 Old Keene Mill Rd., Springfield, 22150 on approx. 1.37 ac. of land zoned R-1, R-3 and HC. Tax Map 90-1 ((1)) 39, 51 and 51B. (Concurrent with PCA 2003-LE-050).	D. Creed	P/H TO 2/22/18
PCA 2003-LE-050 (Lee)	ECHO, INC. – Appl. to amend the proffers for RZ 2003-LE-050 previously approved for a public benefit association to permit site modifications and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.18. Located at 7205 and 7209 Old Keene Mill Rd., Springfield, 22150 on approx. 1.37 ac. of land zoned R-1, R-3 and HC. Comp. Plan Rec: 2-3 du/ac or public park. Tax Map 90-1 ((1)) 39, 51 and 51B. (Concurrent with SEA 84-L-013-02).	D. Creed	P/H TO 2/22/18
SE 2017-MA-001 (Mason)	BYCJJ, LLC – Appl. under Sects. 4-804, 4-806, 4-807, 4-808, 4-809, 9-301, 9-302, 9-304, 9-309 and 9-622 of the Zoning Ordinance to permit an adult daycare center and banquet hall; provisions for modifications, waivers, increases and uses in a commercial revitalization district. Located at 4311 Ravensworth Rd. and 7233 and 7243 Little River Tpke., Annandale, 22003 on approx. 3.79 ac. of land zoned C-8, CRD, SC and HC. Tax Map 71-1 ((1)) 83, 84 and 85.	K. Atkinson	D/O TO 3/1/18 (from 10/26/17) (from 6/15/17)
SEA 82-M-093-02 (Mason)	7231 ARLINGTON BOULEVARD, LLC – Appl. under Sects. 4-504, 9-610 and 9-612 of the Zoning Ordinance to amend SE 82-M-093 previously approved for a service station with waivers of minimum lot size requirements and open space requirements, to permit site modifications and reaffirm previous waivers of minimum lot size requirements and open space requirements and associated modifications to development conditions. Located at 7231 Arlington Blvd., Falls Church, 22042 on approx. 26,557 sq. ft. of land zoned C-5. Tax Map 50-3 ((4)) 260A.	W. O'Donnell	APPROVAL REC (from 1/11/18)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 25, 2018

Meeting Starts at 7:30 p.m.

Posted: 1/25/18
Revised: 1/26/18

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

PA 2015-IV-MV1

(Lee)
(Mount Vernon)

COMPREHENSIVE PLAN AMENDMENT (EMBARK RICHMOND HIGHWAY)

– 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 primarily involves the Plan recommendations for the Richmond Highway Corridor in the Lee and Mount Vernon Supervisor Districts and considers the land use and transportation recommendations for the areas within 1/2-mile of potential Bus Rapid Transit stations along the corridor. The adopted Comprehensive Plan for 7.5-mile segment of Richmond Highway Corridor, south of Interstate 495 to Fort Belvoir, recommends higher intensity, mixed-use redevelopment concentrated in six Community Business Centers (CBCs) along the corridor. The interstitial areas between the CBCs are recommends to include predominantly low to moderate residential uses. The Plan for Huntington Transit Station Area, which surrounds the Huntington Metrorail station, recommends new development be directed to areas proximate to the station. The Plan for Accotink Village generally recommends residential and neighborhood-serving retail uses with limited options for redevelopment.

M. Van Dam

D/O TO 2/22/18

(from 2/15/18)

PA 2015-IV-MV1 proposes to amend the Plan guidance for the Richmond Highway Corridor to enhance the vision for the corridor, supported by multi-modal improvements, including a Bus Rapid Transit system; pedestrian, bicycle, and roadway improvements; and ultimately, from Huntington to Hybla Valley, a three-mile extension of the Metrorail Yellow Line. The Plan amendment considers revisions the corridor-wide guidance, as well as the land use, urban design, transportation, parks and recreation recommendations within the Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, and Woodlawn CBCs. Additional recommendations relating to the transportation, parks and recreation, environment, heritage resources, and public facilities may also be modified, including those within the Huntington TSA, Accotink Village, and surrounding areas.

SE 2017-BR-023

(Braddock)

DANIEL AND MATTHEW INVESTMENTS LP

– Appl. under Sect. 3-104 of the Zoning Ordinance to permit a child care center. Located at 11909 and 11917 Lee Hwy. and 4613 Holly Ave., Fairfax, 22030 on approx. 2.91 ac. of land zoned R-1 and WS. Tax Map 56-1 ((7)) 2, 3, 8 and 8A.

K. Atkinson

D/O TO 2/8/18

(from 1/18/18)

(from 12/6/17)

(from 12/7/17)