

# November 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
			<b>No PC Meeting</b>	<b>1</b>  <b>View Agenda</b>	<b>2</b>	<b>3</b>
<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b> <b>No PC Meeting</b> <i>Schools Committee – 7:30 p.m.</i>  <i>TBA – 8:30 p.m.</i>  <i>Location: Board Conf. Room</i>	<b>8</b>  <b>View Agenda</b>	<b>9</b>	<b>10</b>
<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>  <b>No PC Meeting</b>	<b>15</b>  <b>View Agenda</b>	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>  <b>No PC Meeting</b>	<b>22</b>  <b>Thanksgiving</b>	<b>23</b>  <b>County Holiday</b>	<b>24</b>
<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b> <b>No PC Meeting</b> <i>LUPR Committee – 7:00 p.m.</i>  <i>Policy &amp; Procedures – 8:30 p.m.</i>  <i>Location: Board Conf. Room</i>	<b>29</b>  <b>View Agenda</b>	<b>30</b>	

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**

**Thursday, November 1, 2018  
Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 11/2/18

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

**FEATURES SHOWN**

**2232-B18-19** - AT&T 12011 Government Center Parkway (Pennino Building) Fairfax, VA 22035 (Deadline: 11/18/18)

**CONCUR**

**2232-M18-12** - Fairfax County Park Authority, Planning and Development Division Bren Mar Park 5415 Colliers Lane, Alexandria, VA 22312 (Deadline: 11/30/18)

**2232-S18-13** - DPWES, Solid Waste Management Program 1-66 Transfer Station 4618 West Ox Road, Fairfax, VA 22030 (Deadline: 12/7/18)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2016-HM-024</u></a> <a href="#"><u>Addendum</u></a> (Hunter Mill)	<a href="#"><u>JBG/1831 WIEHLE, LLC &amp; EYA DEVELOPMENT, LLC</u></a> – Appls. to rezone from I-4 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 in the N. side of Dulles Toll Rd., E. side of Wiehle Ave., S. side of Sunset Hills Rd. and W. side of Michael Faraday Dr. on approx. 17.50 ac. of land. Comp. Plan Rec: Transit Station mixed use and Residential mixed use. Tax Map 17-4 ((18)) 1A, 1B, 2B and 3.	Mary Ann Tsai	<b>APPROVAL REC</b> (D/O from 10/11/18) (D/O from 9/27/18) (P/H from 9/13/18) (from 7/26/18) (from 6/14/18) (from 5/17/18) (from 3/22/18) (from 2/15/18) (from 1/11/17) (from 12/6/17)
<a href="#"><u>PRC B-846-05</u></a> (Hunter Mill)	<a href="#"><u>WOODFIELD ACQUISITIONS, LLC</u></a> – Appl. to amend the PRC plan associated with RZ-B-846 to permit high density residential development on a portion of the site with existing office to remain at a density of 46.9 du/ac. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with PCA-B-846-04 and DPA-HM-117-03).	Mary Ann Tsai	<b>D/O TO 11/15/18</b> (P/H from 10/11/18) (from 7/26/18)
<a href="#"><u>PCA B-846-04</u></a> (Hunter Mill)	<a href="#"><u>WOODFIELD ACQUISITIONS, LLC</u></a> – Appl. to amend the proffers for RZ-B-846 previously approved for office to permit residential development on a portion of the site with the existing office to remain and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.30. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with DPA-HM-117-03 and PRC-B-846-05).	Mary Ann Tsai	<b>D/O TO 11/15/18</b> (P/H from 10/11/18) (from 7/26/18)
<a href="#"><u>DPA HM-117-03</u></a> (Hunter Mill)	<a href="#"><u>WOODFIELD ACQUISITIONS, LLC</u></a> – Appl. to permit the third amendment of the Development Plan for DP-117 to permit residential development on a portion of the site and office to remain with an overall Floor Area Ratio (FAR) of 1.30 and associated modifications to site design. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with PCA-B-846-04 and PRC-B-	Mary Ann Tsai	<b>D/O TO 11/15/18</b> (P/H from 10/11/18) (from 7/26/18)

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846-05).

SE 2017-PR-011  
(Providence)

**MARTIN-LEPERT-SIPES POST 9274, VFW & A/K/A FALLS CHURCH VFW CLUB & FRAT. ORDER OF POLICE NOVA LODGE 35, INC.** – Appl. under Sects. 3-404, 4-304 and 9-301 of the Zoning Ordinance to permit a private club/public benefit association. Located at 7118 Shreve Rd. and 2343 Chestnut St., Falls Church, 22043 on approx. 1.03 ac. of land zoned R-4, C-3 and HC. Tax Map 40-3 ((1)) 107A and 114.

Jay Rodenbeck **D/O TO 11/15/18**  
(P/H from 10/11/18)  
(from 9/27/18)  
(from 7/19/18)  
(from 3/22/18)  
(from 2/15/18)  
(from 1/24/18)  
(from 10/26/17)

CSPA 2010-PR-021  
(Providence)

**CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION** – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-021 to permit sign modifications. Located on the E. side of Capital Beltway, N. side of Dolley Madison Blvd. and S.W. side of Scotts Crossing Rd. on approx. 24.56 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) A2.

Stephen Gardner **APPROVED**  
(D/O from 10/25/18)  
(P/H from 10/18/18)  
(from 9/13/18)

PA 2018-II-F1  
(Braddock)

**COMPREHENSIVE PLAN AMENDMENT (ROBERTS ROAD)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2018-II-F1 concerns approx. 8.94 ac. generally located at the northeast quadrant of the intersection of Braddock Road and Roberts Road, (Tax map # 68-2 ((1)) 21-25) in the Braddock Supervisor District. The area is planned for residential use at a density of 1-2 dwelling units per acre. The amendment will consider residential use up to 6 dwelling units per acre. PA 2018-II-F1 is associated with Rezoning application RZ 2017-BR-030, which has been indefinitely deferred, pending processing of the Plan Amendment.

Jonathan Buono **ADOPTION REC**  
(P/H from 10/25/18)

SEA 2006-LE-030  
Addendum  
(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 and car wash, to permit 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. 31,776 sq. ft. of land zoned C-6 and HC. Tax Map 81-4 ((1)) 71C.

Kelly Posusney **APPROVAL REC**  
(P/H from 10/25/18)  
(from 9/27/18)

**FAIRFAX COUNTY PLANNING COMMISSION**  
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[Z. O. Amendment](#)  
[Addendum](#)  
(Countywide)  
(Sargeant)

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **October 25, 2018 at 7:30 p.m.** in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

Donna Pesto

**D/O TO 11/8/18**  
(P/H from 10/25/18)

[Older Adult](#)  
[Accommodations and](#)  
[Services – Continuing](#)  
[Care Facilities, Adult](#)  
[Day Health Care](#)  
[Centers, and Related](#)  
[Provisions](#)

**1.** Revise Definitions section as follows: **A.** Add new definitions of **(1)** ADULT DAY CARE CENTER as a facility where four or more adults who are aged or disabled regularly receive supportive services and supervision during part of a 24-hour day. The definition also distinguishes the use from other types of facilities, including those that provide treatment or diagnosis of medical or mental health conditions, and from Assisted Living and Nursing Facility or Home; and **(2)** CONTINUING CARE FACILITY as a development under unified operation that must be developed as an integrated continuum of accommodation types and service features that allow for the ability to move between levels of support as an individual's care needs evolve. The facility must offer or provide care and services including on-site provision of meals, general housekeeping, transportation, recreation, assistance with activities of daily living, and other services integral to the personal, health, and therapeutic care of persons. **B.** Modify existing definitions below for clarity and as follows: **(1)** NURSING FACILITY to designate it as a medical care facility; **(2)** INDEPENDENT LIVING FACILITY to require on-site staff and to clarify it does not include a Continuing Care Facility (CCF) or age-restricted housing without services; **(3)** MEDICAL CARE FACILITY to define it as providing health services primarily to inpatients and including a hospital, assisted living facility, nursing facility, and other similar facilities, and to clarify that CCF and other facilities and offices are not medical care facilities; **(4)** DWELLING UNIT and DWELLING to exclude a CCF; **(5)** CONGREGATE LIVING FACILITY to include facilities providing in-patient detoxification services or care for more than eight mentally ill or disabled patients, and to exclude a facility providing services to non-residents; and **(6)** ASSISTED LIVING FACILITY to include facilities for memory care and clarify the accommodations and services provided. **2.** Add new Planned Continuing Care Facility District (PCC) to include the following provisions: **A.** Add purpose and intent provision to describe the district as providing for development of a CCF offering a range of accommodation choices, medical care services, and assistance with activities of daily living at varying levels depending on need; allow in areas designated in the comprehensive plan as institutional, residential, commercial or mixed use, or where otherwise specifically permitted by plan guidelines. **B.** Add regulations to allow: principal uses of a CCF and public uses; secondary uses to include certain accessory, commercial, industrial, recreation, community, institutional, quasi-public, and transportation uses; allow temporary uses with the approval of a temporary special permit and allow special exception approval for secondary uses not specifically identified on the approved final development plan. **C.** Add use limitations as follows: **(1)** a CCF must be on a major thoroughfare or collector street with adequate water and sewer service; **(2)** all developments must conform to the standards set forth in Part 1 of Article 16 and the objectives of Sect. 601, above; **(3)** No Non-Residential Use Permit (Non-RUP) for a secondary use will be granted until a Non-RUP for the CCF has been approved; All secondary uses, except accessory uses permitted by Article 10, must be shown on an approved final development plan prepared in accordance with the provisions of Article 16; **(4)** Development of a CCF must satisfy comprehensive plan guidelines associated with continuing care facilities addressing affordable accommodations; **(5)** When a use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 of the Zoning Ordinance will be used as a guide. For any use presented for special exception approval, if the use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final

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development plan amendment is required; (6) All applications for a CCF will be referred to the Health Care Advisory Board (HCAB) for its review. HCAB may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings (***Advertised to allow the Board to require HCAB review of a PCC rezoning application or not***); (7) Any kennel and veterinary hospital within a CCF must be located within a completely enclosed building and the emission of odor and noise must be mitigated in accordance with all County and State standards; (8) A drive-through pharmacy is permitted in association with a CCF when designed to facilitate safe and efficient on-site vehicular and pedestrian circulation. Adequate parking and stacking spaces must be provided and located to facilitate safe and convenient access; (9) Development of a CCF and any secondary uses must be in harmony with the guidelines of the comprehensive plan for the application property and those properties surrounding the application site. The design of the facility, location, size and height of buildings, and the nature and extent of screening, buffering and landscaping must be compatible with the surrounding neighborhood. **D.** Lot size regulations are: 5 acre minimum district size (***Advertised to allow the Board to consider any minimum from no limit to 10 acres***); no minimum lot area or lot width proposed. **E.** Bulk regulations are: (1) maximum building height of 75 feet for all developments that abut property zoned RA through R-8 or properties that are planned for residential density of not more than eight dwelling units per acre, or 100 feet for all other developments. (***Advertised to allow the Board to consider any maximum building height up to 90 or 120 feet, respectively***); (2) minimum yard requirements controlled by the standards of Part 1 of Article 16 of the Zoning Ordinance, except at peripheral boundaries where the minimum yards are 50 feet where the development abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density of not more than eight dwelling units per acre or 30 feet where the development abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than eight dwelling units per acre or any commercial, office or industrial use. (***Advertised to allow the Board to consider any minimum yard requirement of up to 60 feet***); (3) proposed maximum intensity is based on the land use recommendation in the comprehensive plan for a CCF, or as modified in the following table, whichever is greater; however, maximum intensity does not include any gross floor area attributable to affordable dwelling units or workforce dwelling units constructed on-site:

Comprehensive Plan Land Use Recommendation	Comprehensive Plan Density/Intensity Recommendation (dwelling units/acre or FAR)	Maximum FAR for PCC District
Residential Use when specified in terms of Dwelling Units Per Acre (du/ac)	< 1 du/ac	0.40 FAR
	≥ 1 du/ac to ≤ 5 du/ac	0.65 FAR
	> 5 du/ac to ≤ 12 du/ac	0.80 FAR
	> 16 du/ac to ≤ 30 du/ac	1.00 FAR
	> 30 du/ac	1.25 FAR
Institutional, Office, Retail, Mixed Use, Residential, or any other use, excluding Industrial, when specified in terms of Floor Area Ratio (FAR)	All intensity recommendations specified in FAR	Plan maximum plus 25%

***(Advertised to allow the Board to adopt any FAR in any of the referenced areas between 0.20 and 6.25)***

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(4) Cellar space is counted as gross floor area except when the space: (a) has a structural headroom of less than six feet, six inches and is specifically identified for mechanical equipment; or (b) is specifically identified for storage or other uses that are accessory to the principal uses in the building; or (c) is specifically identified as a loading space, including any associated travel way providing access to the space, as well as the loading dock utilized for the temporary loading and unloading of goods; or (d) is specifically identified to house an unmanned datacenter or other similar telecommunication or electronic equipment. F. Open space is proposed as 20 percent of the gross land area unless modified by the Board to further the intent of the Zoning Ordinance, comprehensive plan or other design guidelines endorsed by the Board, and result in a development that is harmonious with the adjacent developments, and satisfies the provisions of Article 13. *(Advertised to allow the Board to consider any minimum open space of 10-30%).*

3. Allow a Continuing Care Facility use in the PDC, PRM, PRC, and PTC Districts and establish use limitations that: A. the development must be in harmony with the guidelines of the comprehensive plan for the application property and those properties surrounding the application site. The design of the facility, location, size and height of buildings, and the nature and extent of screening, buffering and landscaping must be compatible with the surrounding neighborhood, and B. development of a CCF must satisfy the comprehensive plan guidelines associated with the CCF use addressing affordable accommodations, and C. all applications for a CCF will be referred to the Health Care Advisory Board for its review. The Health Care Advisory Board may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings *(Advertised to allow the Board to require HCAB review of a CCF in these districts or not).* 4.

Create a new special exception (SE) use for Adult Day Care Center (ADCC) and pursuant to authority granted by § 15.2-107 and §15.2-2286 (A) (6) of the Code of Virginia, establish a special exception application fee ranging from \$1,100 to a maximum of \$16,375 which may be based on enrollment; add the ADCC SE use in the RE through R-MHP Districts, C-1 through C-8 Commercial Districts, and I-1 through I-6 Industrial Districts; add ADCC as a secondary use in the PDH, PDC and PRM Districts and as a permitted use in the PRC and PTC Districts; establish additional standards for an ADCC as an SE to require: A. All uses must have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate traffic to and from the use as determined by the Director. All special exception applications must include an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the center. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to any modification and conditions the Board deems to be necessary or advisable; establish a street type requirement of Local Street for 1-60 persons\*, Collector Street for 61-660 persons\* and Arterial Street for more than 660 persons\*

\*includes employees and persons receiving services at any one time; B. All uses must be located to readily and safely facilitate the drop-off and pick-up of all persons attending the ADCC, to include step-free access; C. special exception applications must identify a safe, appropriately sized, and conveniently located outdoor area for use by persons receiving day care services; D. applications will be referred to HCAB for its review. HCAB may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings *(Advertised to allow the Board to require HCAB review of an ADCC SE application or not);* E. services and facilities provided at an ADCC must be designed, located and of a scale to support those persons receiving day care services; F. no facility may operate until a license has been granted by the appropriate State agency; and *(Advertised to allow the Board to include licensing requirement or not)* G.

ADCC located in the I-4 through I-6 Districts must be located in an office park and all vehicular access must be provided by way of the internal circulation system of the park. Such uses must be located within an office structure on the property and not as a freestanding building. 5. Modify existing provisions regarding Independent Living Facilities as follows: Clarify the provisions regarding occupancy of an independent living facility (ILF); require operator/manager to be

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responsible for monitoring and reporting compliance with occupancy criterion, as may be required by the Federal Fair Housing Act, and income level; require on-site staff and services; restructure provisions regarding the maximum density into a table; require ILFs to provide affordable dwelling units (ADU) whenever the density multiplier or the parking rate for an ILF is used with a minimum ADU requirement of 15%; allow accessory assisted living facilities and nursing facilities of not more than 15% of the total number of units in the ILF and specify that no HCAB review is required for an accessory component (*Advertised to allow the Board to adopt any limit on the accessory uses between 10-25%*); provide for an exemption of the limit on accessory assisted living facilities and nursing facilities for proffered rezoning and approved special exception applications or amendments thereto approved prior to the effective date of the amendment provided there is no increase in the number of units in the accessory component of the ILF;

**6. Miscellaneous Changes:** Clarify the applicability of the Affordable Dwelling Unit provisions in Independent Living Facility uses when approved as part of a rezoning (Sect. 2-802); delete Independent Living Facilities as a secondary use and add it as a principal use in the PDH District; establish a parking rate for CCF of 0.75 spaces per separate unit or bed on the development plan (*Advertised to allow the Board to adopt a parking rate of 0.50 to 1.5 and an employee parking rate of up to 0.50 spaces*); establish a parking rate for an ADCC of one space per four adults based on maximum attendance (*Advertised to allow the Board to adopt a parking rate of between 1 space per 2 adults and 1 space per 10 adults or to require a parking rate for employees of up to 0.5 spaces per shift employee.*) establish a CCF loading space rate of one space for the first 25,000 square feet and one space for each additional building of 100,000 square feet or more; insert ADCC and CCF in the transitional screening and barrier matrix; add the PCC District to the Design Standards, Conceptual Development Plan, and Final Development requirements of Article 16; add PCC to the fee schedule for rezoning and the limitations on rehearing for Classification 3; and to clarify the powers and duties of HCAB to address the new uses proposed by these changes (*Advertised to allow the Board to include HCAB review of an ADCC special exception, and/or CCF use, and/or a PCC rezoning application or not.*)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2016-DR-027/</u></a> (Dranesville)	<b><u>POMEROY/CLARK I, LLC</u></b> – Appls. to rezone from I-5 and PDC to PDH-20 to permit-mixed use development with an overall Floor Area Ratio (FAR) of 1.09 and a density of 25.62 du/acre including bonus density associated with ADU/WDU and approval of the conceptual and final development plan. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 43.76 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 25 and 26A. (Concurrent with PCA-C-637-4)	Kelly Atkinson	<b>RECOMMEND APPROVAL</b>
<a href="#"><u>PCA C-637-4</u></a> (Dranesville)	<b><u>POMEROY/CLARK I, LLC</u></b> – Appl. to delete land area from RZ-C-637. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 37.70 ac. of land zoned I-5. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26A. (Concurrent with RZ/FPD 2016-DR-027)	Kelly Atkinson	<b>RECOMMEND APPROVAL</b>
<a href="#"><u>CSPA 2010-PR-022-02</u></a> (Providence)	<b><u>M.C. DEAN, INC.</u></b> – Appl. Under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan Amendment with RZ 2010-PR-022. Located on the E. side of Leesburg Pike, 1,000 ft. S. of its intersection with Westpark Dr., on approx. 4.19 ac. of land	Kenneth Antonucci	<b>APPROVED</b>

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zoned PTC, HC and SC. Tax Map 29-3 ((15)) 4E2, 4F1, 4G and 29-3 ((36)) 1A pt. and 3 pt.

RZ 2017-DR-028  
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to rezone from I-4 to PDC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.70 to include bonus density association with ADUs and WDU. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and 40. (Concurrent with PCA 79-C-037-08, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

Sharon Williams

**D/O TO 11/8/18**  
(from 10/11/18)  
(from 7/12/18)  
(from 3/22/18)

PCA 79-C-037-08  
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to amend the proffers for RZ 79-C-037 previously approved for industrial uses to permit deletion of land area associated with RZ 79-C-037. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and 40. (Concurrent with RZ 2017-DR-028, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

Sharon Williams

**D/O TO 11/8/18**  
(from 10/11/18)  
(from 7/12/18)  
(from 3/22/18)

PCA C-696-12/  
FDPA C-696-05  
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appls. to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located S.E. of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 11.72 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 3B. (Concurrent with RZ 2017-DR-028, PCA 79-C-037-08 and FDP 2017-DR-028).

Sharon Williams

**D/O TO 11/8/18**  
(from 10/11/18)  
(from 7/12/18)  
(from 3/22/18)

FDP 2017-DR-028  
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appls. to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located S.E. of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 11.72 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 3B. (Concurrent with RZ 2017-DR-028, PCA 79-C-037-08 and FDP 2017-DR-028).

Sharon Williams

**D/O TO 11/8/18**  
(from 10/11/18)  
(from 7/12/18)  
(from 3/22/18)

Plan Amendment  
(Countywide)  
(Sargeant)

Proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #2018-CW-1CP is a Comprehensive Plan amendment that proposes new county-wide policy guidelines for the development of a continuing care facility (CCF), a community service facility offering a continuum of accommodation, service, and care options to facilitate the opportunity to age in place or move within levels of support as care needs change. CCFs may be established in areas planned for institutional, residential, mixed use, or commercial development, or where those uses are compatible with the Comprehensive Plan, or where the Comprehensive Plan guidance recommends establishment of an independent living facility, assisted living facility, or other medical care facility. Performance criteria

Pamela Sweeney

**D/O TO 11/8/18**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, November 1, 2018  
Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 11/2/18

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

proposed to guide the review of continuing care facilities include land use compatibility; transportation; site and building design; affordability; environmental protection and enhancement; noise and light mitigation; and provision of parks and recreation and other public facilities. The maximum recommended floor area ratio would be based on the land use recommendation in the Plan for a CCF or on the land use recommendation for other uses, as modified by the intensity conversion table in the Zoning Ordinance. The amendment proposes that each CCF contribute \$3.00 per square foot of total new development intensity to be paid into a fund used for affordable accommodations.

[SE 2018-MV-004](#)  
(Mount Vernon)

**GOBI GOPINATH** – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education with a total enrollment of up to 24 students. Located at 8728 Lukens Ln., Alexandria, 22309 on approx. 1.42 ac. of land zoned R-2 and HC. Tax Map 110-1 ((1)) 44.

Jay Rodenbeck

**DEFER P/H TO  
11/29/18**  
(from 10/4/18)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**

**Thursday, November 8, 2018**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
 Revised: 11/9/18

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

**FEATURES SHOWN**

**2232-M18-12** - Fairfax County Park Authority, Planning and Development Division Bren Mar Park 5415 Colliers Lane, Alexandria, VA 22312 (Deadline: 11/30/18)

**2232-S18-13** - DPWES, Solid Waste Management Program 1-66 Transfer Station 4618 West Ox Road, Fairfax, VA 22030 (Deadline: 12/7/18)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<p><a href="#"><u>Z. O. Amendment Addendum</u></a>                      (Countywide)                      (Sargeant)</p> <p><a href="#"><u>Older Adult Accommodations and Services – Continuing Care Facilities, Adult Day Health Care Centers, and Related Provisions</u></a></p>	<p>NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on <b>October 25, 2018 at 7:30 p.m.</b> in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:</p> <p><b>1.</b> Revise Definitions section as follows: <b>A.</b> Add new definitions of <b>(1) ADULT DAY CARE CENTER</b> as a facility where four or more adults who are aged or disabled regularly receive supportive services and supervision during part of a 24-hour day. The definition also distinguishes the use from other types of facilities, including those that provide treatment or diagnosis of medical or mental health conditions, and from Assisted Living and Nursing Facility or Home; and <b>(2) CONTINUING CARE FACILITY</b> as a development under unified operation that must be developed as an integrated continuum of accommodation types and service features that allow for the ability to move between levels of support as an individual’s care needs evolve. The facility must offer or provide care and services including on-site provision of meals, general housekeeping, transportation, recreation, assistance with activities of daily living, and other services integral to the personal, health, and therapeutic care of persons. <b>B.</b> Modify existing definitions below for clarity and as follows: <b>(1) NURSING FACILITY</b> to designate it as a medical care facility; <b>(2) INDEPENDENT LIVING FACILITY</b> to require on-site staff and to clarify it does not include a Continuing Care Facility (CCF) or age-restricted housing without services; <b>(3) MEDICAL CARE FACILITY</b> to define it as providing health services primarily to inpatients and including a hospital, assisted living facility, nursing facility, and other similar facilities, and to clarify that CCF and other facilities and offices are not medical care facilities; <b>(4) DWELLING UNIT and DWELLING</b> to exclude a CCF; <b>(5) CONGREGATE LIVING FACILITY</b> to include facilities providing in-patient detoxification services or care for more than eight mentally ill or disabled patients, and to exclude a facility providing services to non-residents; and <b>(6) ASSISTED LIVING FACILITY</b> to include facilities for memory care and clarify the accommodations and services provided. <b>2.</b> Add new Planned Continuing Care Facility District (PCC) to include the following provisions: <b>A.</b> Add purpose and intent provision to describe the district as providing for development of a CCF offering a range of accommodation choices, medical care services, and assistance with activities of daily living at varying levels depending on need; allow in areas designated in the comprehensive plan as institutional, residential, commercial or mixed use, or where otherwise specifically permitted by plan guidelines. <b>B.</b> Add regulations to allow: principal uses of a CCF and public uses; secondary uses to include certain accessory, commercial, industrial, recreation, community, institutional, quasi-public, and transportation uses; allow temporary uses with the approval of a temporary special permit and allow special exception approval for secondary uses not specifically identified on the approved final development plan. <b>C.</b> Add use limitations as follows: <b>(1)</b> a CCF must be on a major thoroughfare or collector street with adequate water and sewer service; <b>(2)</b> all developments must conform to the standards set forth in Part 1 of Article 16 and the objectives of Sect. 601, above; <b>(3)</b> No Non-Residential Use Permit (Non-RUP) for a secondary use will be granted until a Non-RUP for the CCF has been approved; All secondary uses, except</p>	<p>Donna Pesto</p>	<p><b>ADOPTION REC</b>                      (D/O from 11/1/18)                      (P/H from 10/25/18)</p>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**

**Thursday, November 8, 2018**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
 Revised: 11/9/18

**KEY**  
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accessory uses permitted by Article 10, must be shown on an approved final development plan prepared in accordance with the provisions of Article 16; (4) Development of a CCF must satisfy comprehensive plan guidelines associated with continuing care facilities addressing affordable accommodations; (5) When a use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 of the Zoning Ordinance will be used as a guide. For any use presented for special exception approval, if the use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment is required; (6) All applications for a CCF will be referred to the Health Care Advisory Board (HCAB) for its review. HCAB may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings (*Advertised to allow the Board to require HCAB review of a PCC rezoning application or not*); (7) Any kennel and veterinary hospital within a CCF must be located within a completely enclosed building and the emission of odor and noise must be mitigated in accordance with all County and State standards; (8) A drive-through pharmacy is permitted in association with a CCF when designed to facilitate safe and efficient on-site vehicular and pedestrian circulation. Adequate parking and stacking spaces must be provided and located to facilitate safe and convenient access; (9) Development of a CCF and any secondary uses must be in harmony with the guidelines of the comprehensive plan for the application property and those properties surrounding the application site. The design of the facility, location, size and height of buildings, and the nature and extent of screening, buffering and landscaping must be compatible with the surrounding neighborhood. **D.** Lot size regulations are: 5 acre minimum district size (*Advertised to allow the Board to consider any minimum from no limit to 10 acres*); no minimum lot area or lot width proposed. **E.** Bulk regulations are: (1) maximum building height of 75 feet for all developments that abut property zoned RA through R-8 or properties that are planned for residential density of not more than eight dwelling units per acre, or 100 feet for all other developments. (*Advertised to allow the Board to consider any maximum building height up to 90 or 120 feet, respectively*); (2) minimum yard requirements controlled by the standards of Part 1 of Article 16 of the Zoning Ordinance, except at peripheral boundaries where the minimum yards are 50 feet where the development abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density of not more than eight dwelling units per acre or 30 feet where the development abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than eight dwelling units per acre or any commercial, office or industrial use. (*Advertised to allow the Board to consider any minimum yard requirement of up to 60 feet*); (3) proposed maximum intensity is based on the land use recommendation in the comprehensive plan for a CCF, or as modified in the following table, whichever is greater; however, maximum intensity does not include any gross floor area attributable to affordable dwelling units or workforce dwelling units constructed on-site:

Comprehensive Plan Land Use Recommendation	Comprehensive Plan Density/Intensity Recommendation (dwelling units/acre or FAR)	Maximum FAR for PCC District
Residential Use when specified in terms of Dwelling Units Per Acre (du/ac)	< 1 du/ac	0.40 FAR
	≥ 1 du/ac to ≤ 5 du/ac	0.65 FAR
	> 5 du/ac to ≤ 12 du/ac	0.80 FAR
	> 16 du/ac to ≤ 30 du/ac	1.00 FAR
	> 30 du/ac	1.25 FAR

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, November 8, 2018  
Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 11/9/18

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Institutional, Office, Retail, Mixed Use, Residential, or any other use, excluding Industrial, when specified in terms of Floor Area Ratio (FAR)	All intensity recommendations specified in FAR	Plan maximum plus 25%
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*(Advertised to allow the Board to adopt any FAR in any of the referenced areas between 0.20 and 6.25)*

(4) Cellar space is counted as gross floor area except when the space: (a) has a structural headroom of less than six feet, six inches and is specifically identified for mechanical equipment; or (b) is specifically identified for storage or other uses that are accessory to the principal uses in the building; or (c) is specifically identified as a loading space, including any associated travel way providing access to the space, as well as the loading dock utilized for the temporary loading and unloading of goods; or (d) is specifically identified to house an unmanned datacenter or other similar telecommunication or electronic equipment. F. Open space is proposed as 20 percent of the gross land area unless modified by the Board to further the intent of the Zoning Ordinance, comprehensive plan or other design guidelines endorsed by the Board, and result in a development that is harmonious with the adjacent developments, and satisfies the provisions of Article 13. *(Advertised to allow the Board to consider any minimum open space of 10-30%).*

3. Allow a Continuing Care Facility use in the PDC, PRM, PRC, and PTC Districts and establish use limitations that: A. the development must be in harmony with the guidelines of the comprehensive plan for the application property and those properties surrounding the application site. The design of the facility, location, size and height of buildings, and the nature and extent of screening, buffering and landscaping must be compatible with the surrounding neighborhood, and B. development of a CCF must satisfy the comprehensive plan guidelines associated with the CCF use addressing affordable accommodations, and C. all applications for a CCF will be referred to the Health Care Advisory Board for its review. The Health Care Advisory Board may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings *(Advertised to allow the Board to require HCAB review of a CCF in these districts or not)*. 4. Create a new special exception (SE) use for Adult Day Care Center (ADCC) and pursuant to authority granted by § 15.2-107 and §15.2-2286 (A) (6) of the Code of Virginia, establish a special exception application fee ranging from \$1,100 to a maximum of \$16,375 which may be based on enrollment; add the ADCC SE use in the RE through R-MHP Districts, C-1 through C-8 Commercial Districts, and I-I through I-6 Industrial Districts; add ADCC as a secondary use in the PDH, PDC and PRM Districts and as a permitted use in the PRC and PTC Districts; establish additional standards for an ADCC as an SE to require: A. All uses must have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate traffic to and from the use as determined by the Director. All special exception applications must include an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the center. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to any modification and conditions the Board deems to be necessary or advisable; establish a street type requirement of Local Street for 1-60 persons\*, Collector Street for 61-660 persons\* and Arterial Street for more than 660 persons\* \*includes employees and persons receiving services at any one time; B. All uses must be located to readily and safely facilitate the drop-off and pick-up of all persons attending the ADCC, to include step-free access; C. special exception applications must identify a safe, appropriately sized, and conveniently located outdoor area for use by persons receiving day care services; D. applications will be referred to HCAB for its review. HCAB may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings *(Advertised to allow the Board to*

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Thursday, November 8, 2018

Meeting Starts at 7:30 p.m.

Posted: 11/1/18  
Revised: 11/9/18

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

require HCAB review of an ADCC SE application or not); E. services and facilities provided at an ADCC must be designed, located and of a scale to support those persons receiving day care services; F. no facility may operate until a license has been granted by the appropriate State agency; and *(Advertised to allow the Board to include licensing requirement or not)* G. ADCC located in the I-4 through I-6 Districts must be located in an office park and all vehicular access must be provided by way of the internal circulation system of the park. Such uses must be located within an office structure on the property and not as a freestanding building. 5. Modify existing provisions regarding Independent Living Facilities as follows: Clarify the provisions regarding occupancy of an independent living facility (ILF); require operator/manager to be responsible for monitoring and reporting compliance with occupancy criterion, as may be required by the Federal Fair Housing Act, and income level; require on-site staff and services; restructure provisions regarding the maximum density into a table; require ILFs to provide affordable dwelling units (ADU) whenever the density multiplier or the parking rate for an ILF is used with a minimum ADU requirement of 15%; allow accessory assisted living facilities and nursing facilities of not more than 15% of the total number of units in the ILF and specify that no HCAB review is required for an accessory component *(Advertised to allow the Board to adopt any limit on the accessory uses between 10-25%)*; provide for an exemption of the limit on accessory assisted living facilities and nursing facilities for proffered rezoning and approved special exception applications or amendments thereto approved prior to the effective date of the amendment provided there is no increase in the number of units in the accessory component of the ILF; 6. Miscellaneous Changes: Clarify the applicability of the Affordable Dwelling Unit provisions in Independent Living Facility uses when approved as part of a rezoning (Sect. 2-802); delete Independent Living Facilities as a secondary use and add it as a principal use in the PDH District; establish a parking rate for CCF of 0.75 spaces per separate unit or bed on the development plan *(Advertised to allow the Board to adopt a parking rate of 0.50 to 1.5 and an employee parking rate of up to 0.50 spaces)*; establish a parking rate for an ADCC of one space per four adults based on maximum attendance *(Advertised to allow the Board to adopt a parking rate of between 1 space per 2 adults and 1 space per 10 adults or to require a parking rate for employees of up to 0.5 spaces per shift employee.)* establish a CCF loading space rate of one space for the first 25,000 square feet and one space for each additional building of 100,000 square feet or more; insert ADCC and CCF in the transitional screening and barrier matrix; add the PCC District to the Design Standards, Conceptual Development Plan, and Final Development requirements of Article 16; add PCC to the fee schedule for rezoning and the limitations on rehearing for Classification 3; and to clarify the powers and duties of HCAB to address the new uses proposed by these changes *(Advertised to allow the Board to include HCAB review of an ADCC special exception, and/or CCF use, and/or a PCC rezoning application or not.)*

RZ 2017-DR-028  
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to rezone from I-4 to PDC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.70 to include bonus density association with ADUs and WDUs. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and 40. (Concurrent with PCA 79-C-037-08, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

Sharon Williams

**APPROVAL  
REC**  
*(P/H from 11/1/18  
from 10/11/18  
from 7/12/18  
from 3/22/18)*

PCA 79-C-037-08  
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to amend the proffers for RZ 79-C-037 previously approved for industrial uses to permit deletion of land area associated with RZ 79-C-037. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and

Sharon Williams

**APPROVAL  
REC**  
*(P/H from 11/1/18  
from 10/11/18  
from 7/12/18  
from 3/22/18)*

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, November 8, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 11/9/18

**KEY**  
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40. (Concurrent with RZ 2017-DR-028, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

[PCA C-696-12/](#)  
[FDPA C-696-05](#)  
(Dranesville)

[W-MRP LP OWNER A VIII, LLC](#) – Appls. to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located S.E. of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 11.72 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 3B. (Concurrent with RZ 2017-DR-028, PCA 79-C-037-08 and FDP 2017-DR-028).

Sharon  
Williams

**APPROVAL  
REC**  
(from 11/1/18)  
(from 10/11/18)  
(from 7/12/18)  
(from 3/22/18)

[FDP 2017-DR-028](#)  
(Dranesville)

[W-MRP LP OWNER A VIII, LLC](#) – Appls. to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located S.E. of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 11.72 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 3B. (Concurrent with RZ 2017-DR-028, PCA 79-C-037-08 and FDP 2017-DR-028).

Sharon  
Williams

**APPROVED**  
(from 11/1/18)  
(from 10/11/18)  
(from 7/12/18)  
(from 3/22/18)

[Plan Amendment](#)  
(Countywide)  
(Sargeant)

Proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #2018-CW-1CP is a Comprehensive Plan amendment that proposes new county-wide policy guidelines for the development of a continuing care facility (CCF), a community service facility offering a continuum of accommodation, service, and care options to facilitate the opportunity to age in place or move within levels of support as care needs change. CCFs may be established in areas planned for institutional, residential, mixed use, or commercial development, or where those uses are compatible with the Comprehensive Plan, or where the Comprehensive Plan guidance recommends establishment of an independent living facility, assisted living facility, or other medical care facility. Performance criteria proposed to guide the review of continuing care facilities include land use compatibility; transportation; site and building design; affordability; environmental protection and enhancement; noise and light mitigation; and provision of parks and recreation and other public facilities. The maximum recommended floor area ratio would be based on the land use recommendation in the Plan for a CCF or on the land use recommendation for other uses, as modified by the intensity conversion table in the Zoning Ordinance. The amendment proposes that each CCF contribute \$3.00 per square foot of total new development intensity to be paid into a fund used for affordable accommodations.

Pamela  
Sweeney

**ADOPTION  
REC**  
(P/H from 11/1/18)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, November 15, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 11/16/18

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

**FEATURE SHOWN**

**2232-M18-12** - Fairfax County Park Authority, Planning and Development Division Bren Mar Park 5415 Colliers Lane, Alexandria, VA 22312 (Deadline: 11/30/18)

**2232-S18-13** - DPWES, Solid Waste Management Program 1-66 Transfer Station 4618 West Ox Road, Fairfax, VA 22030 (Deadline: 12/7/18) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PRC B-846-05</u></a> (Hunter Mill)	<a href="#"><u>WOODFIELD ACQUISITIONS, LLC</u></a> – Appl. to amend the PRC plan associated with RZ-B-846 to permit high density residential development on a portion of the site with existing office to remain at a density of 46.9 du/ac. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with PCA-B-846-04 and DPA-HM-117-03).	Mary Ann Tsai	<b>APPROVAL REC</b> (D/O from 11/1/18) (P/H from 10/11/18) (from 7/26/18)
<a href="#"><u>PCA B-846-04</u></a> (Hunter Mill)	<a href="#"><u>WOODFIELD ACQUISITIONS, LLC</u></a> – Appl. to amend the proffers for RZ-B-846 previously approved for office to permit residential development on a portion of the site with the existing office to remain and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.30. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with DPA-HM-117-03 and PRC-B-846-05).	Mary Ann Tsai	<b>APPROVAL REC</b> (D/O from 11/1/18) (P/H from 10/11/18) (from 7/26/18)
<a href="#"><u>DPA HM-117-03</u></a> (Hunter Mill)	<a href="#"><u>WOODFIELD ACQUISITIONS, LLC</u></a> – Appl. to permit the third amendment of the Development Plan for DP-117 to permit residential development on a portion of the site and office to remain with an overall Floor Area Ratio (FAR) of 1.30 and associated modifications to site design. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with PCA-B-846-04 and PRC-B-846-05).	Mary Ann Tsai	<b>APPROVAL REC</b> (D/O from 11/1/18) (P/H from 10/11/18) (from 7/26/18)
<a href="#"><u>SE 2017-PR-011</u></a> (Providence)	<a href="#"><u>MARTIN-LEPPERT-SIPES POST 9274, VFW &amp; A/K/A FALLS CHURCH VFW CLUB &amp; FRAT. ORDER OF POLICE NOVA LODGE 35, INC.</u></a> – Appl. under Sects. 3-404, 4-304 and 9-301 of the Zoning Ordinance to permit a private club/public benefit association. Located at 7118 Shreve Rd. and 2343 Chestnut St., Falls Church, 22043 on approx. 1.03 ac. of land zoned R-4, C-3 and HC. Tax Map 40-3 ((1)) 107A and 114.	Jay Rodenbeck	<b>D/O TO 11/29/18</b> (D/O from 11/1/18) (P/H from 10/11/18) (from 9/27/18) (from 7/19/18) (from 3/22/18) (from 2/15/18) (from 1/24/18) (from 10/26/17)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, November 15, 2018**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
 Revised: 11/16/18

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

**ITEMS SCHEDULED FOR PUBLIC HEARING**

Application	Applicant	Staff	PC Action
<u>PRCA-C-020</u> (Hunter Mill)	<u>STANLEY MARTIN COMPANIES, LLC</u> - Appl. to amend the PRC plan associated with RZ-C-020 to permit modifications to development conditions for a mixed use development. Located E. of Wiehle Ave., N. and W. of North Shore Dr. on approx. 7.46 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 18-1 ((5)) 8 A3 and 8 A4.	Mary Ann Tsai	<b>D/O TO 11/29/18</b>
<u>RZ 2018-MV-012</u> (Mount Vernon)	<u>FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD</u> – Appl. to rezone from R-2, R-20 and HC to R-20 and HC to permit a public use with an overall Floor Area Ratio (FAR) of 0.39. Located on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with 2232-V18-1)	Jay Rodenbeck	<b>P/H TO 11/29/18</b> (from 10/11/18) (from 10/4/18)
<u>2232-V18-1</u> (Mount Vernon)	<u>FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD</u> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a public use on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with RZ 2018-MV-012).	Jay Rodenbeck	<b>P/H TO 11/29/18</b> (from 10/11/18) (from 10/4/18)
<u>PA 2017-III-DS1</u> (Dranesville)	<u>COMPREHENSIVE PLAN AMENDMENT (INNOVATION CENTER STATION NORTH, DULLES SUBURBAN CENTER LAND UNITS L-1 AND L-2)</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-DS1 concerns approx. 28.3 ac. generally located at 2152, 2200, 2205, 2210, and 2214 Rock Hill Road, north of the Dulles Toll Road and Airport Access Highway, east of the Loudoun County border and west of Dulles Greene Drive and Innovation Avenue/Rock Hill Road, Tax Map 15-2 ((1)) 4, 5, 15, 16 and 17. The area is planned for a mix of uses at intensities ranging from 0.50 to 2.8 FAR, based on distance from the Metrorail station. The amendment will consider an additional rail transit option for mixed use to include office, hotel and support retail uses up to an intensity of 4.0 FAR for Land Units L-1 and L-2 with conditions related to the mix and type of uses, parcel consolidation/coordinated development, public facilities, development phasing, urban parks, public art, environment, transitions to adjacent neighborhoods, educational/cultural facility, integration with Metrorail facilities, preservation/documentation of the CIT building, and affordable housing. Recommendations relating to the transportation network may also be modified.	Katrina Newton	<b>ADOPTION REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, November 29, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 11/30/18

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

**FEATURE SHOWN**

**2232-M18-12** - Fairfax County Park Authority, Planning and Development Division Bren Mar Park 5415 Colliers Lane, Alexandria, VA 22312 (Deadline: 11/30/18) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2017-PR-011</u></a> (Providence)	<a href="#"><u>MARTIN-LEPPERT-SIPES POST 9274, VFW &amp; A/K/A FALLS CHURCH VFW CLUB &amp; FRAT. ORDER OF POLICE NOVA LODGE 35, INC.</u></a> – Appl. under Sects. 3-404, 4-304 and 9-301 of the Zoning Ordinance to permit a private club/public benefit association. Located at 7118 Shreve Rd. and 2343 Chestnut St., Falls Church, 22043 on approx. 1.03 ac. of land zoned R-4, C-3 and HC. Tax Map 40-3 ((1)) 107A and 114.	Jay Rodenbeck	<b>APPROVAL REC</b> (D/O from 11/15/18) (D/O from 11/1/18) (P/H from 10/11/18) (from 9/27/18) (from 7/19/18) (from 3/22/18) (from 2/15/18) (from 1/24/18) (from 10/26/17)
<a href="#"><u>PRCA-C-020</u></a> (Hunter Mill)	<a href="#"><u>STANLEY MARTIN COMPANIES, LLC</u></a> - Appl. to amend the PRC plan associated with RZ-C-020 to permit modifications to development conditions for a mixed use development. Located E. of Wiehle Ave., N. and W. of North Shore Dr. on approx. 7.46 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 18-1 ((5)) 8 A3 and 8 A4.	Mary Ann Tsai	<b>APPROVAL REC</b> (P/H from 11/15/18)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2017-MV-024/ FDP 2017-MV-024</u></a> (Mount Vernon)	<a href="#"><u>EASTWOOD PROPERTIES, INC.</u></a> - Appls. to rezone from R-2 and HC to PDH-16 and HC to permit residential development with an overall density of 12.6 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the E. side of Skyview Dr. approx. 600 ft. N. of its intersection with Richmond Hwy. on approx. 38,134 sq. ft. of land. Comp. Plan Rec: Residential 13 du/ac. Tax Map 101-3 ((10)) 6A and 7A.	Harold Ellis	<b>APPROVAL REC</b> (from 10/4/18)
<a href="#"><u>Zoning Ordinance Amendment</u></a> (Countywide)	<a href="#"><u>ARTICLES 2 AND 20 COMMONLY ACCEPTED PETS</u></a> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: revise the definition of Commonly Accepted Pets, as set forth in Part 3 of Article 20, by adding hedgehogs, chinchillas, and hermit crabs to the list of commonly accepted pets; by revising Section 2-512 to include all domestic fowl two months in age in the maximum number permitted on a lot; and by replacing the incorrect term “non-poisonous” with “not venomous to people,” with respect to spiders and snakes.	Casey Judge	<b>D/O TO 12/6/18</b>
<a href="#"><u>SE 2018-MV-004</u></a> (Mount Vernon)	<a href="#"><u>GOBI GOPINATH</u></a> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education with a total enrollment of up to 24 students. Located at 8728 Lukens Ln., Alexandria, 22309 on approx. 1.42 ac. of land zoned R-2 and HC. Tax Map 110-1 ((1)) 44.	Jay Rodenbeck	<b>D/O TO 1/9/19</b> (from 11/1/18) (from 10/4/18)

**FAIRFAX COUNTY PLANNING COMMISSION**  
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RZ 2018-MV-012  
(Mount Vernon)

**FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD** – Appl. to rezone from R-2, R-20 and HC to R-20 and HC to permit a public use with an overall Floor Area Ratio (FAR) of 0.39. Located on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with 2232-V18-1)

Jay Rodenbeck **P/H TO 12/5/18**  
(from 11/15/18)  
(from 10/11/18)  
(from 10/4/18)

2232-V18-1  
(Mount Vernon)

**FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD** – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a public use on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with RZ 2018-MV-012).

Jay Rodenbeck **P/H TO 12/5/18**  
(from 11/15/18)  
(from 10/11/18)  
(from 10/4/18)

PCA 2002-LE-005  
(Lee)

**ALWADI, LLC** - Appl. to amend the proffers for RZ 2002-LE-005 previously approved for commercial development to permit a shopping center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.18. Located on the N. side of Richmond Hwy. approx. 500 ft. E. of Martha St. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Comp. Plan Rec: Mixed Use. Tax Map 101-4 ((1)) 11A and 12.

Harold Ellis **P/H TO DEFER INDEF.**  
(from 10/18/18)  
(from 7/12/18)  
(from 6/14/18)  
(from 6/13/18)  
(from 4/19/18)  
(from 3/15/18)

RZ 2018-PR-011  
(Providence)

**CROWN TYSONS PROPERTIES, LLC** - Appl. to rezone from I-4 and HC to C-7 an HC to permit a vehicle sale, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.80. Located on the N. side of Leesburg Pk. approx. 600 ft. E of the interchange with the Dulles Airport Access and Toll Rd. on approx. 3.6 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 29-1 ((1)) 17A. (Concurrent with SEA 78-D-075-03)

Daniel Creed **P/H TO 2/6/19**

SEA 78-D-075-03  
(Providence)

**CROWN TYSONS PROPERTIES, LLC** - Appl. under Sect(s). 4-704 of the Zoning Ordinance to amend SE 78-D-075 previously approved for a vehicle sale, rental and ancillary service establishment to add land area, modify development conditions and permit site and building modifications. Located at 8600, 8602 and 8610 Leesburg Pk. Vienna, 22182, on approx. 12.31 ac. of land zoned C-7 and HC. Tax Map 29-1 ((1)) 15, 16 and 17A. (Concurrent with RZ 2018-PR-011)

Daniel Creed **P/H TO 2/6/19**