

April 2019

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
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7	8	9	10 No PC Meeting	11	12	13
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Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, April 3, 2019
Meeting Starts at 7:30 p.m.

Posted: 4/4/19
Revised: 4/4/19

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

FEATURE SHOWN

2232A-Y09-18-1 – T-Mobile, 4700 Stonecroft Blvd., Chantilly, VA (Westfield High School) (**Deadline: 5/10/19**)
CONCUR

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA C-637-05</u> (Dranesville)	<u>POMEROY INVESTMENTS INC., TR.</u> – Appl. to delete land area from RZ- C-637 previously approved for industrial uses. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 37.20 ac. of land zoned I-5. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26B. (Concurrent with RZ/FDP 2017-DR-012).	Kelly Atkinson	D/O TO 5/1/19 (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>RZ 2017-DR-012</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to rezone from R-1 and I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.15 (including density associated with ADU/WDU). Located in the NE corner of the intersection of Sunrise Valley Dr., and Frying Pan Rd. on approx. 39.42 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B and 24-2 ((1)) 5. (Concurrent with FDP 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	D/O TO 5/1/19 (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>FDP 2017-DR-012</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to approve the final development plan for RZ 2017-DR-012 to permit mixed use development with an overall Floor Area Ratio of 0.90 including bonus density associated with ADU/WDU. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 21.26 ac. of land zoned I-5 and R-1 to be rezoned to PRM per RZ 2017-DR-012. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B pt. and 24-2 ((1)) 5pt. (Concurrent with RZ 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	D/O TO 5/1/10 (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>PA 2018-III-DS1</u> (Sully)	<u>COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J)</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 2018-III-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps 43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan	Leanna O'Donnell	D/O TO 4/24/19 (D/O from 3/14/19) (D/O from 3/6/19) (P/H from 2/27/19) (from 2/13/19)

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policies related to airport noise may be recommended.
 Recommendations relating to the transportation network may also be modified.

SEA 88-D-008
 (Providence)

VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA – Appl. under Sects. 3-104, 5-402, 9-014, 9-101 and 10-104 of the Zoning Ordinance to amend SE 88-D-008 previously approved for an electrical substation to allow site modifications and an increase in fence height. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with 2232-P18-20)

Kelly Posusney **APPROVAL REC**
 (D/O from 3/20/19)
 (D/O from 3/13/19)
 (P/H from 2/27/19)

2232-P18-20
 (Providence)

VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA – 2232 Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the redevelopment of an existing electric substation. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with SEA 88-D-008)

Kelly Posusney **APPROVED**
 (D/O from 3/20/19)
 (D/O from 3/13/19)
 (P/H from 2/27/19)

Plan Amendment
 (Countywide)
 (Cortina)

Plan Amendment # 2019-CW-1CP is a Countywide plan amendment to consider changes to the Public Facilities section of the Policy Plan Element of the Comprehensive Plan in response to legislation adopted by the 2018 Virginia General Assembly on wireless telecommunications infrastructure and the September 26, 2018, Declaratory Ruling and Order adopted by the Federal Communications Commission (FCC). Changes to the Mobile and Land-Based Telecommunications Services Guidelines may include removing language that is outdated or pre-empted by new Federal and State legislation, adding or updating existing language regarding design and/or location of wireless facilities, and expanding types of wireless facilities to be considered an Administrative Review “feature shown” of the Comprehensive Plan subject to new guidelines.

Michelle Stathut **ADOPTION REC**
 (P/H from 3/20/19)

Z.O. Amendment
 (Countywide)
 (Cortina)

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **March 20, 2019 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:

Lorrie Kirst/
 Laura Gori **ADOPTION REC**
 (P/H from 3/20/19)

- 1 Amend Sect. 2-104 to delete Zoning Ordinance exemption of wires, cables, conduits, or other similar equipment for the distribution of utilities and address this equipment in a new Sect. 2-522.2. [Option to include an exemption for utility distribution or transmission poles up to 50 feet in the right-of-way or an option to make no change to Sect. 2-104.]
- 2 Amend Sect. 2-501 to allow certain wireless facilities and associated support structures on the same lot as a dwelling unit. [Option - Delete or make subject to special exception (SE) if deemed a standard process project under the *Code of Virginia*.]
3. Repeal Sect. 2-514 and replace with a new Sect. 2-514 which:

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- (a) Adds new introductory paragraph to permit specified wireless facilities and associated support structures if they meet Sections 2-514 and 18-106 (fees) and § 15.2-2232 of the *Code of Virginia*. Facilities and their support structures must otherwise meet Sections 2-519, 2-520, and 2-522, or obtain special exception (SE) approval. [Option - deny applications that do not meet Sect. 2-522 instead of requiring SE approval.]
- (b) Adds new Par. 1 to allow co-location of wireless facilities on any existing structure. Specifically:
 - (1) Requires Zoning Administrator approval of an administrative review-eligible permit (AREP), as defined by § 15.2-2316.3 of the *Code of Virginia*, and payment of a fee. [Option – Include small cell co-locations and not require Zoning Administrator permit approval.]
 - (2) Antennas and associated mounting must be fully enclosed, flush mounted, screened, or provide other means of mitigating visual impacts.
 - (3) Related equipment located on existing utility or light pole must not exceed 32 cubic feet in volume and designed to match or blend with the pole, or provide other means of mitigating visual impacts. [Option –Any maximum equipment size between 28 and 50 cubic feet, or not have any equipment size limitation.]
 - (4) Related equipment located on all other existing structures must be fully enclosed within the existing structure, designed to match or blend with existing structure, or provide other means of mitigating visual impacts.
 - (5) Any ground mounted equipment that supports a co-location under this section on a light or utility pole is subject to new Sect. 2-522.
 - (6) All other ground-mounted equipment may not exceed 12 feet in height or 500 square feet of gross floor area; must meet the minimum yard requirements of the district in which located, or when located in a road right-of-way or utility easement, be located a minimum of 10 feet from the ROW or easement line; and be screened with 8 foot tall screening. [Option – allow any maximum equipment size between 0 and 750 square feet of GFA and from 0 to 12 feet in height, require any setback between the equipment and right-o-way or easement line between 0 to 15 feet, and require any minimum screening between 0 and 10 feet in height.]
 - (7) Allows maintenance or replacement of wireless facilities or support structures within a 6-foot

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perimeter with facilities or structures substantially the same size or smaller. [Option to also allow replacement poles as outlined below, or to allow any combination of alternatives and size limits (below) between 0 and the proposed numbers.]

- a) On property zoned for single family dwellings and not on a major thoroughfare, either: a) replacement pole height must stay the same and the diameter can increase by 25% or up to 30 inches; or b) height may increase by up to 15 feet and the diameter must not exceed 30 inches.
 - b) On property zoned for single family dwellings and on major thoroughfares: replacement pole height must not exceed 80 feet (or if already 80+ feet in height, not more than 15 feet higher) and the diameter may not exceed 30 inches.
 - c) On property zoned for multi-family and developed with buildings up to 35 feet in height: replacement poles must not exceed 100 feet in height (or if already 100+ feet tall, not more than 15 feet higher) and the diameter must not exceed 42 inches.
 - d) On property used for athletic fields, replacement poles must not exceed 125 feet in height and 60 inches in diameter.
 - e) On all other property, replacement poles must not exceed 100 feet in height (or if already 100+ feet in height, not more than 15 feet higher), and the diameter must not exceed 60 inches.
- (c) Adds new Par. 2 which addresses wireless telecommunication hub sites by (1) maintaining the previous maximum gross floor area of 750 square feet, limiting maximum height to 12 feet, setting maximum floor area ratio limitations, minimum yard (setback) requirements, and screening requirements unless the hub site is located within a structure; and (2) allowing such hub sites to locate in all C Districts, I-1 through I-6 Districts, commercial areas of P districts, and in all R district on lots that are not vacant, open space, or residentially developed.
 - (d) Adds new Par. 3 to prohibit commercial advertising on a wireless facility.
 - (e) Add new Par. 4 to prohibit any lighting on wireless facilities, unless co-located on a light pole or required by federal, state, or local law.
 - (f) Adds new Par. 5 to specify that all applications involving wireless facilities, including small cell facilities, standard process projects, AREPs, and eligible facility requests under

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the Spectrum Act that are electronically submitted outside of business hours will be deemed to be received on the next business day.

- (g) Adds new Par. 6 which requires the removal of all antennas, equipment, and associated structures within 120 days after such related equipment are no longer in use, at which point they will be deemed abandoned. [Option to delete this provision or increase the time to 180 days.]
4. Amend Sect. 2-519 by expanding the small cell facility provisions. [Option – Delete Sect. 2-519 if co-location on an existing facility does not require Zoning Administrator approval; also option to increase time to 180 days the time to remove abandoned facilities.] Specifically:
- (a) Expand small cell facility provisions to include option for installation on a new structure that is 50 feet or lower in height. [Option - Delete requirement for Zoning Administrator approval of a permit for the installation on a new structure if permitted by right in new Sect. 2-522.]
 - (b) Require Zoning Administrator approval of an Administrative Review Eligible Project (AREP) permit with small cell facilities for the installation of a new structure that is 50-feet or lower in height, provided that such structure with attached wireless facilities is (1) not more than 10 feet above the tallest existing utility pole within 500 feet of the new structure within the same right-of-way, or within the existing line of utility poles; (2) not located in a historic district; and (3) designed to support small cells. [Option – Allow the Zoning Administrator to approve a permit for a new structure on any property provided that the structure does not exceed 50 feet in height and is designed to support small cell facilities.] The permit is subject to a fee under Sect. 18-106.
 - (c) Delete existing structure and wireless infrastructure provider definitions.
 - (d) Describes the new structures on which small cell facilities may be installed, including permit, fee, size and locational requirements.
 - (e) Require architectural review board (ARB) review if located in a historic district. [Option - Require special exception approval if located in historic districts or delete ARB review.]
5. Add a new Sect. 2-522 to establish requirements for new utility distribution or transmission poles facilities not more than 50-feet in height and their associated facilities, including small cell facilities [Option – Delete this section entirely and/or move the requirements under Alternative C to Sect. 2-523, or adopt any one or any combination of alternatives within this section.] Specifically:
- (a) Alternative A – Exempt all such poles with attached facilities from the Zoning Ordinance, other than any

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required building permits or zoning permits required for the facilities on the poles. [Option to exempt the facilities on such poles from the Zoning Ordinance.]

- (b) Alternative B – Poles and facilities up to 50 feet in height are exempt if located in the street or utility easement, and poles and facilities on private property and/or in historic districts require SE approval. [Option – Such poles cannot be more than 10 feet above the tallest existing utility pole located within the same public right-of-way or line of existing utility poles; or delete SE requirement but require ARB review of new poles and facilities in historic districts.]
- (c) Alternative C – Regulate new poles that are 50-feet or smaller by establishing aesthetic and size requirements that minimize the visual impacts of the new poles, antennas, associated facilities, and pole-mounted equipment, [Option to allow maximum pole-mounted equipment size from 0 to 50 cubic feet in volume.]
- (d) Ground mounted equipment must: (1) not exceed one per provider for each new structure; (2) be located at least 10 feet from all lot lines or street right-of-ways; (3) be screened with an 8-foot-tall screen; (4) not exceed 12 feet in height; and (5) not exceed 500 square feet of gross floor area or 70 cubic feet in volume. [Options – add sight distance/visibility standard, add prohibition from locating in sidewalks and trails, and allow any setback distance, screening height, or equipment size between 0 and the proposed numbers by right or by zoning permit, which may depend on location and size.]
- (e) Add a minimum spacing requirement between any new and existing, or permitted but unconstructed, pole. [Option – Consider any distance between 0 and 500 feet, which requirement could differ depending on pole location based on factors such as zoning or right-of-way type.]
- (f) Allow the Zoning Administrator to disapprove an application for a new structure if proposed to be located in an area where the Comprehensive Plan encourages cable and public utilities to be placed underground and (a) the Comprehensive Plan objective pre-existed at least 3 months prior to the submission of the application; (b) co-location on existing structures in that area is still allowed; (c) replacement structures are still allowed; and (d) disapproval does not unreasonably discriminate or prohibit the provision of personal wireless service; [Option – The Board may adopt text making the Zoning Administrator’s disapproval of such an application mandatory, or it may eliminate this undergrounding provision in its entirety.]
- (g) Any new structure proposed to be located in a historic district is subject to ARB review. [Option – Delete this provision.]
- (h) All poles and associated equipment and structures must be

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removed within 120 days after such structures are no longer in use. [Option – Increase time to 180 days or delete this provision.]

6. Add a new Sect. 2-523 to clarify that the following terms used through the Zoning Ordinance are defined in § 15.2-2316.3 of the *Code of Virginia*: administrative-review eligible project (AREP), co-locate, existing structure, new structure, project, small cell facility, wireless facility, wireless infrastructure provider, wireless service provider and wireless support structure. However, the small cell facility definition has been expanded to include placement on new structures. Associated support structures include wireless support structures, existing structures, new structures, AREPs, and project structures; however, the term does not include any structures that exceed 50 feet in height. The methodology used to measure the height of equipment structures, hub sites, new structures and replacement poles is explained.
7. Revise Sect. 7-204 to incorporate Architectural Review Board (ARB) review of new 50-foot or smaller utility distribution and transmission poles and their associated facilities in historic districts. [Option to delete ARB review of utility distribution and transmission poles in historic districts if an option in Sect. 2-522 to allow by right or without ARB review is selected.]
8. Revise Sect. 9-101 to exempt utility poles that comply with new Sect. 2-522 from the special exception requirement. [Option for SE requirement for any poles and lines that comply with Sect. 9-522, but are located outside of the street or utility easement or in a historic district.]
9. Revise Sect. 9-105 to clarify that wireless facilities that do not meet the provisions of Sect. 2-514, 2-519, 2-520 or 2-522 are Standard Process Projects under the *Code of Virginia* requiring SE approval by the Board, and any wireless facilities that are clearly depicted on the SE plat and approved as part of the SE would not be subject to a separate small cell facility permit or an AREP that would otherwise be required.
10. Revise Sect. 18-106 to (a) add AREP permit fee of \$500 and a Standard Process Fee of \$6200; (b) clarify that Category 1 SE uses that are standard process projects under §15.2-2316.3 are subject to the Standard Process Project application fee; and (c) clarify that public facilities requiring review under § 15.2-2232 of the Code of Virginia are subject only to the AREP or Standard Process fee listed above.
11. Revise Article 20 to delete the mobile and land based telecommunication facility and small cell facility definitions; and revise the utility distribution or transmission pole definition to clarify that such poles are, among other things, used to elevate related facilities and equipment, including small cell facilities.
12. Replace all references to mobile and land based telecommunication facilities with references to wireless facilities and associated support structures in Articles 2, 3, 4, 5, 9 and 20 and clarify where wireless facilities and their associated support

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structures are permitted.

All persons wishing to speak to this subject may call the Office of the Clerk to the Planning Commission, (703) 324-2865, to be placed on the Speakers' List or may appear and be heard. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [https://www.fairfaxcounty.gov/planning-zoning-ordinance/amendments](https://www.fairfaxcounty.gov/planning-zoning/ordinance/amendments).

ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-1334 (TTY 711 Virginia Relay Center).

RZ/FDP 2015-PR-014
(Providence)

1690 OLD MEADOW HOLDINGS, LLC - Appls. to rezone from C-7, R-30, I-4 and H-C to PTC and H-C to permit office development with an overall Floor Area Ratio (FAR) of 5.02 and approval of the conceptual and final development plan. Located on the S. side of Dolley Madison Blvd. and W. side of Old Meadow Rd. on approx. 1.19 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map 29-4 ((6)) 101B and a portion of Old Meadow Rd. public right-of-way to be vacated and/or abandoned. (Concurrent with SE 2015-PR-029). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Meadow Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia). (Concurrent with SE 2015-PR-029).

Stephen Gardner

APPROVAL REC
(P/H from 3/27/19)

SE 2015-PR-029
(Providence)

1690 OLD MEADOW HOLDINGS, LLC - Appl. under Sects. 6-502, 6-504 and 9-601 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 2.50 to 5.02 in the PTC zoning district. Located at 1690 Old Meadow Rd., McLean, 22102 on approx. 1.19 ac. of land zoned C-7, R-30 I-4 and H-C. Providence District. Tax Map 29-4 ((6)) 101B and a portion of Old Meadow Rd. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2015-PR-014). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Meadow Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

Stephen Gardner

APPROVAL REC
(P/H from 3/27/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
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. Lee District. Tax Map 101-4 ((1)) 11A and 12.	Harold Ellis	P/H TO 5/16/19 (from def. indef.) (from 10/18/18) (from 7/12/18) (from 6/14/18) (from 6/13/19) (from 4/19/18) (from 3/15/18)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, April 4, 2019

*Posted: 2/28/19
Revised: 3/21/19*

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

MEETING CANCELLED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PRC 86-C-121-06/ CP 86-C-121-15	NS Reston LLC (North side of Dominion Parkway approx., 300 feet west of Fountain Drive) (Multi-family residential)	W. Mayland	P/H to 5/16/19 (from 2/6/19)
RZ/FDP 2018-DR-018 (Dranesville)	L & Frying Pan, LLC (South side of Frying Pan Road, approx. 75 feet east of the intersection with Sunrise Valley Drive) (Residential)	S. Williams	P/H to 11/13/19 (from 3/13/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, April 24, 2019

Meeting Starts at 7:30 p.m.

Posted: 5/9/19
Revised: 5/9/19

KEY
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FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PA 2018-III-DS1 (Sully)	<u>COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J)</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 2018-III-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps 43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan policies related to airport noise may be recommended. Recommendations relating to the transportation network may also be modified.	Leanna O'Donnell	REC ADOPTION FAILED <i>(D/O from 4/3/19)</i> <i>(D/O from 3/14/19)</i> <i>(D/O from 3/6/19)</i> <i>(P/H from 2/27/19)</i> <i>(from 2/13/19)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA 2011-PR-023-02/CDPA 2011-PR-023-02/FDP 2011-PR-023-05 (Providence)	<u>CITYLINE PARTNERS, LLC</u> – Appls. to amend the proffers and conceptual development plan and to approve a final development plan for RZ 2011-PR-023, previously approved for mixed-use development to permit a continuing care facility and retail, and associated modifications to proffers and site design at an overall Floor Area Ratio (FAR) of 3.80. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., on approx. 4.04 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 9pt. (Concurrent with PCA 2011-PR-023-03).	Stephen Gardner	D/O TO 5/8/19
PCA 2011-PR-023-03 (Providence)	<u>CITYLINE PARTNERS, LLC</u> – Appl. to amend the proffers for RZ 2011-PR-023 previously approved for mixed-use development to permit mixed-use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr. and W. of its intersection with Jones Branch Dr. on approx. 2.91 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 3A and 9pt. (Concurrent with PCA	Stephen Gardner	D/O TO 5/8/19

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2011-PR-023-02, CDPA 2011-PR-023-02, FDP 2011-PR-023-05).

FDPA 2010-PR-022
 (Providence)

THE BORO I RESIDENTIAL TOWER RENTAL, LLC – Appl. to amend the final development plans for RZ 2010-PR-022 to permit hotel as a temporary use and associated changes to development conditions. Located in the southern quadrant of the intersection of Greensboro Dr. and Westpark Dr. on approx. 3.42 ac. of land zoned PTC, SC, and HC. Tax Map 29-3 ((37)) 1.

Katelyn
 Antonucci

APPROVED
 (from 5/16/19)

PA 2018-II-F2
 (Braddock)

COMPREHENSIVE PLAN AMENDMENT (ONE UNIVERSITY) – 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. 10.8 ac. generally located at 4348 Ox Road, 4400 Saint Edwards Place, and 4500 University Drive, in the northwest quadrant of the intersection of University Drive and Route 123, Tax Map # 57-3 ((1)) 11A & 11B and 57-4 ((1)) 2B in the Braddock Supervisor District. The area is adjacent to George Mason University (GMU) and is planned for Public Facilities, Governmental and Institutional uses, and Residential Use at 3-4 du/ac. The amendment will consider up to 240 affordable multifamily housing units and 360 multifamily housing units envisioned to serve the GMU student population, as well as limited community space/use as may be appropriate. Recommendations relating to the transportation network may also be modified. PA 2018-II-F2 is concurrently under review with Rezoning application RZ/FDP 2018-BR-025.

Michael
 Lynskey

D/O TO 5/8/19

Z.O. Amendment
 (Countywide)
 (Hart)

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **April 24, 2019 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:

Jennifer Josiah

D/O TO 5/16/19

1. Modify existing and add new definitions, as follows:
 - A. Add COMMUNITY GARDEN as land or rooftop area used for the cultivation of herbs, fruits, flowers, vegetables, or ornamental plants by more than one person, household, or a nonprofit organization for personal or group use, consumption, or donation and not for the bona fide production of crops, animals or fowl. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group and may include common areas and accessory structures maintained and used by group members. A community garden does not include a private garden on a lot that contains a single family detached dwelling. Except when located as an accessory use on a lot that is principally used for agriculture, community gardens are not deemed to be an agricultural use; and
 - B. Add FARMERS MARKET as a regularly occurring market that

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, April 24, 2019
Meeting Starts at 7:30 p.m.

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sells farm products or value-added farm products directly to the general public.

- C. Modify OPEN SPACE to make clarifications and to include community gardens.
2. Add a Community Garden use, as follows:
- A. Amend Articles 2 and 6 to allow community gardens on common open space and in the PRC District in areas approved for residential uses; amend Article 3 to allow community gardens and farmers markets in the R-A District and to allow community gardens in the R-P through R-MHP Districts.
 - B. Add new provisions to Article 8, Part 8, Temporary Special Permits, to allow community gardens as an accessory use when located on a lot with a principal use and where not otherwise prohibited or when located as the principal use on a lot; establish standards and time limitations for all Community Gardens that may include; gardening on up to 2 acres with administrative approval and gardening on more than 2 and less than 5 acres when approved by the BZA (***Advertised to allow the Board to consider any permitted size of less than 5 acres***), both subject to standard that garden cannot create an erosive condition; the cumulative area of all structures is limited to 250 square feet on gardens of 2 acres or less or as otherwise approved by the BZA (***Advertised to allow the Board to consider accessory structures up to 750 square feet***); a garden setback requirement of at least 15 feet to the front lot line(s) and 25 feet from all other lot lines (***Advertised to allow the Board to consider any setbacks of up to 100 feet from all lot lines***); accessory structure location regulations in accordance with Article 10; compliance with the Noise Ordinance; a prohibition on composting areas in a front yard; adequate screening and maintenance of composting areas; adequate parking and ingress and egress; utilization of practices and equipment commonly used in residential gardening; hours of operation limited to from 7:00 A.M. to dusk (***Advertised to allow the Board to consider unlimited hours of operation***); prohibition on lighting the garden; maintenance of the garden in good condition and restoration of the garden in the event it ceases operation; and a requirement for all gardens of 5,000 square feet or more to obtain a Conservation Plan approved by the Northern Virginia Soil and Water Conservation District and for optional approval for smaller gardens (***Advertised to allow the Board to consider the Conservation Plan as optional or mandatory for all garden sizes***).
 - C. Require the filing of a temporary special permit application to establish or expand a community garden, to include an application fee of \$205 for a two-year period and the filing of a temporary special permit application to renew an existing community garden, to include a renewal fee of \$50 for a two-

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year period. *(Advertised to allow the Board to consider any application or renewal fee of up to \$500 for permitted community gardens, up to \$910 for applications to the BZA, and permit validity up to 5 years.)*

3. Modify existing provisions in Article 8, Part 8, Temporary Special Permits, regarding Farmers Markets, to permit year-round operation; require the provision of adequate parking and ingress and egress; delete the location requirements pertaining to classification of road access; update and clarify terminology; limit sales to only agricultural products and vendor-produced food and beverage items made from farm products; delete signage limitations; and to require the filing of a Group 8 Special Permit application to establish or expand a Farmers Market, to include an application fee of \$205 for a two-year period, and to allow the filing of a renewal application for an existing Farmers Market, to include a renewal fee of \$50 for a two-year period. *(Advertised to allow the Board to consider any fee of up to \$500 and permit validity up to 5 years.)*
4. Modify and clarify the provisions of Article 10 related to gardening as an accessory use by permitting private gardening of up to 100 square feet within a front yard on any lot and require a minimum front setback of 15 feet. *(Advertised to allow the Board to consider up to unlimited area, no front yard setback and limiting front yard gardening only to single family detached dwellings.)*
5. Delete the Open Air Produce Stand use and fee from the Zoning Ordinance.

All persons wishing to speak to this subject may call the Office of the Clerk to the Planning Commission, (703) 324-2865, to be placed on the Speakers' List or may appear and be heard. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-1334 (TTY 711 Virginia Relay Center).