

July 2016

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6 No PC Meeting	7 No PC Meeting	8	9
10	11	12	13 View Agenda <i>Schools Committee Meeting</i>	14 View Agenda	15	16
17	18	19	20 View Agenda <i>Tyson's Committee Meeting</i>	21 View Agenda <i>Land Use Process Review Committee</i>	22	23
24	25	26	27 View Agenda	28 View Agenda	29	30
31						

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
 12000 Government Center Parkway, Fairfax, VA 22035
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, July 13, 2016

Posted: 7/13/16
Revised: 7/14/16

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

2232-M16-24 – Verizon Wireless, 5575 Vincent Gate Terrace, Alexandria, VA 22312 (Deadline: 7/31/2016) - **CONCUR**

FS-V16-1 – Department of Public Works and Environmental Services, Lorton Volunteer Station, 7707 Armistead Road
22079 (Deadline 8/7/2016)

FS-P16-6 – AT&T, 2533 Herrell Ct., Falls Church, VA 22043 (Deadline: 9/4/2016)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>RZ 2016-SU-003</u> (Sully)	<u>CARRHOMES, LLC</u> – Appl. to rezone from R-1, WS and HC to R-12, WS and HC, to permit residential development with a total density of 10.3 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Vernon St. and Elmwood St., on approx. 2.34 ac. of land. Comp. Plan Rec: Residential, 16-20 du/ac. Tax Maps 34-4 ((6)) 49, 68, 69, 70, and A2.	C. Bishop	D/O TO 7/14/16 (from 9/15/16) (from 7/27/16)
<u>RZ 2015-MV-015</u> (Mount Vernon)	<u>L&F BOCK FARM, LLC</u> – Appl. to rezone from PDH-5 to R-8 to permit independent living facilities and modification of the minimum district size requirements with a total density of 29.22 dwelling units per acre (du/ac). Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land. Comp. Plan Rec: Residential 5-8 du/ac. Tax Map 102-1 ((1)) 3C (part). (Concurrent with PCA B-715 and SE 2015-MV-030.)	L. Arsenau	APPROVAL REC (from 6/16/16) (from 5/12/16)
<u>PCA B-715</u> (Mount Vernon)	<u>L&F BOCK FARM, LLC</u> – Appl. to amend the proffers for RZ B-715, previously approved for residential use, to permit deletion of land area. Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land zoned PDH-5. Comp. Plan Rec: Residential 5-8 du/ac. Tax Map 102-1 ((1)) 3C (part). (Concurrent with RZ 2015-MV-015 and SE 2015-MV-030.)	L. Arsenau	APPROVAL REC (from 6/16/16) (from 5/12/16)
<u>SE 2015-MV-030</u> (Mount Vernon)	<u>L&F BOCK FARM, LLC</u> – Appl. under Sect. 3-604 of the Zoning Ordinance to permit independent living facilities. Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land zoned PDH-5 and proposed as R-8. Tax Map 102-1 ((1)) 3C (part). (Concurrent with RZ 2015-MV-015 and PCA B-715.)	L. Arsenau	APPROVAL REC (from 6/16/16) (from 5/12/16)
<u>SEA 97-L-065</u> (Mount Vernon)	<u>DOGWOOD PETROLEUM REALTY, LLC</u> – Appl. under Sects. 4-604 and 2-414 of the Zoning Ordinance to amend SE 97-L-065, previously approved for a service station/mini-mart, to convert to a service station/quick service food store and permit associated modifications to site design and development conditions; and, to permit modification to the 75 ft. setback from an interstate right-of-way. Located at 8071 Alban Rd., Springfield, 22150, on approx. 1.24 ac. of	A. Gonzalez	APPROVAL REC

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land zoned C-6. Tax Map 99-1 ((17)) 3.

[CSP 2011-PR-011-02](#)
(Providence)

JLB MCLEAN LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the E. side of Dolley Madison Blvd., N. side of Anderson Rd., and W. side of Chain Bridge Rd., on approx. 2.51 ac. of land zoned PTC, HC. Tax Map 30-3 ((1)) 6A.

B. Katai

APPROVED

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 14, 2016

Posted: 7/14/16
Revised: 7/14/16

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

FS-V16-1 – Department of Public Works and Environmental Services, Lorton Volunteer Station, 7707 Armistead Road
22079 (Deadline 8/7/2016)

FS-P16-6 – AT&T, 2533 Herrell Ct., Falls Church, VA 22043 (Deadline: 9/4/2016) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2016-SU-003</u> (Sully)	<u>CARRHOMES, LLC</u> – Appl. to rezone from R-1, WS and HC to R-12, WS and HC, to permit residential development with a total density of 10.3 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Vernon St. and Elmwood St., on approx. 2.34 ac. of land. Comp. Plan Rec: Residential, 16-20 du/ac. Tax Maps 34-4 ((6)) 49, 68, 69, 70, and A2.	C. Bishop	APPROVAL REC (P/H from 7/13/16) (from 9/15/16) (from 7/27/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2016-HM-012</u> (Hunter Mill)	<u>TALL OAKS DEVELOPMENT COMPANY, LLC AND TALL OAKS COMMERCIAL CENTER, LLC</u> – Appl. under Sect. 6-304 of the Zoning Ordinance to permit a fast food restaurant and quick-service food store uses. Located at 12000 and 12054 North Shore Dr., Reston, 20190, on approx. 7.46 ac. of land zoned PRC. Tax Map 18-1 ((5)) 8 A1 and 8 A2. (Concurrent with PRC –C-020.)	M. Tsai	D/O TO 7/21/16 (from 6/23/16) (from 5/4/16)
<u>PRC C-020</u> (Hunter Mill)	<u>TALL OAKS DEVELOPMENT COMPANY, LLC AND TALL OAKS COMMERCIAL CENTER, LLC</u> – Appl. to approve a PRC plan associated with RZ –C-020 to permit mixed-use development at a density of 19.43 dwelling units per acre (du/ac) and Floor Area Ratio (FAR) of 0.06. 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 A1 and 8 A2. (Concurrent with SE 2016-HM-012.)	M. Tsai	D/O TO 7/21/16 (from 6/23/16) (from 5/4/16)
<u>AR 83-S-008-04</u> (Springfield)	<u>CAROL C. MATTUSCH AND RICHARD S. MASON</u> – A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 12301 Fairfax Station Rd., Clifton, 20124, on approx. 31.87 ac. of land zoned R-C, WS. Tax Map 76-3 ((1)) 4Z and 24Z.	M. Lynskey	APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, July 20, 2016

Posted: 7/20/16
Revised: 7/21/16

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

COMMITTEE MEETINGS

The Tysons Committee met in the Board Conference Room at 6:30 p.m.

FEATURES SHOWN

2232-L15-11 – Department of Public Works and Environmental Services, 6209 Rose Hill Drive, Alexandria, VA 22310
(Deadline: 7/29/2016)

FS-V16-1 – Department of Public Works and Environmental Services, Lorton Volunteer Station, 7707 Armistead Road
22079 (Deadline 8/7/2016)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Hart) (Countywide)	<u>SHAPE FACTOR IN THE R-C DISTRICT, INCREASE IN RESIDENTIAL BUILDING HEIGHT, AND MINOR LOT LINE ADJUSTMENT</u> - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Allow a lot to be created in the R-C District that complies with the R-C District regulations and other applicable regulations, and such lot may be used for any use permitted in the R-C District pursuant to a Building Permit, provided that all such lots, except for lots designated as open space or lots developed under the cluster provisions requiring special exception approval from the Board of Supervisors (Board), shall have a shape factor of less than or equal to 35, or lots with a shape factor greater than 35 but less than 50 may be permitted with special exception approval by the Board of Supervisors. (2) When a lot is subject to a lot width waiver special exception approved by the Board, exclude the pipestem portion of such lot from the shape factor requirement. (3) Allow a minor adjustment of lot lines between corner lots and contiguous lots when such lots do not meet the current minimum district size, lot area, lot width and/or shape factor requirements of the zoning district in which located, but such lots met the requirements of the Zoning Ordinance in effect at the time of recordation, provided that the reconfigured lots contain either the same lot area as existed prior to the adjustment of the lot lines or a greater area than existed prior to the adjustment of lot lines which results in a reduced number of lots. Such minor adjustment of lot line between corner lots and contiguous lots may change the road frontage or orientation of the lot, provided that there shall be no additional lots or outlots created, the number of lots that does not comply with the current minimum lot width requirement shall not be increased, and the amount of lot width noncompliance shall not be aggravated. In addition, such adjustment of lot lines shall not create or aggravate any existing noncompliance with regard to minimum lot area, shape factor or minimum yard requirements. (4) Allow the maximum building height for single family detached dwellings to be increased [ranging from the current 35 feet up to a	L. Kirst	D/O TO 7/28/16

FAIRFAX COUNTY PLANNING COMMISSION

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maximum of 45 feet] in the R-C, R-E and R-1 Districts, provided a minimum required yard of [ranging from 40 to 60 feet] is maintained from all lot lines for any dwelling with a height greater than 35 feet.

2232-M16-22
Addendum
(Mason)

PUBLIC PRIVATE PARTNERSHIP BRANCH, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Temporary Facility for the Bailey’s Crossroads Community Shelter located at 4710 North Chambliss Street, Alexandria, VA 22312. Tax Map: 72-2 ((1)) 43. Area I.

D. Stinson **D/O TO 7/28/16**
(from 7/13/16)

SEA 94-P-040-03
(Providence)

PENTAGON FEDERAL CREDIT UNION – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 94-P-040, previously approved for increase in building height, waiver of certain sign regulations, hotel, and additional uses and associated modifications to site design and development conditions to permit a waiver of certain sign regulations and associated modifications to development conditions. Located at 7940 Jones Branch Dr., Tysons, 22102, on approx. 5.97 ac. of land zoned C-3. Tax Maps 29-2 ((15)) 5, 6, and 7; and 29-4 ((15)) 1 and 2.

C. Gresham **P/H TO 7/21/16**
(from 9/14/16)

RZ/FDP 2015-HM-013
(Hunter Mill)

WIEHLE STATION VENTURES, LLC – Appls. to rezone from I-3 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of final development plans. Located N. of Sunrise Valley Dr., E. of Association Dr., and W. of Commerce Park Dr., on approx. 3.34 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use. Tax Maps 17-4 ((12)) 11B and 11 D9 (part), and 17-4 ((33)) C. (Concurrent with SEA 94-H-049-02.)

N. Rogers **P/H TO 9/21/16**
(from 6/30/16)
(from 6/15/16)
(from 5/12/16)

SEA 94-H-049-02
(Hunter Mill)

WIEHLE STATION VENTURES, LLC – Appl. under Sect. 9-618 of the Zoning Ordinance to amend SE 94-H-049, previously approved for an increase in FAR to permit deletion of land area. Located at 11490 Commerce Park Dr., and 1913 Association Dr., Reston, 20191, on approx. 3.34 ac. of land zoned I-3. Tax Maps 17-4 ((12)) 11B and 11 D9 (part), and 17-4 ((33)) C. (Concurrent with RZ/FDP 2015-HM-013.)

N. Rogers **P/H TO 9/21/16**
(from 6/30/16)
(from 6/15/16)
(from 5/12/16)

PCA 2006-PR-027
(Providence)

WM/OLAYAN HOLDINGS LLC – Appl. to amend the proffers for RZ 2006-PR-027 previously approved for residential development to permit modifications to the proffers. Located in the N.W. quadrant of Fairfax Ridge Rd. and Waples Mill Rd., on approx. 3.19 ac. of land zoned PDH-30, HC. Comp. Plan Rec: Mixed Use. Tax Map 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050-02.)

W. O’Donnell **P/H TO 7/21/16**
(from 6/29/16)
(from 4/13/16)
(from 2/25/16)
(from 10/7/15)

SEA 00-P-050-02
(Providence)

WM/OLAYAN HOLDINGS LLC – Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for commercial parking in a residential district to permit modifications to development conditions. Located at 3887 Fairfax Ridge Rd., Fairfax, 22030, on approx. 3.19 ac. of land zoned PDH-30, HC. Tax Map 56-2 ((1)) 18A. (Concurrent with PCA 2006-PR-027.)

W. O’Donnell **P/H TO 7/21/16**
(from 6/29/16)
(from 4/13/16)
(from 2/25/16)
(from 10/7/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, July 20, 2016

*Posted: 7/20/16
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RZ 2016-MV-008
(Mount Vernon)

JR LAND, LLC – Appl. to rezone from R-1 to the I-6 zoning district with an overall Floor Area Ratio (FAR) of 0.5. Located on the N. side of Mims St., approx. 800 ft. N.W. of its intersection with Richmond Hwy., on approx. 15,238 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 113-2 ((1)) 18 (part).

W. Suder

P/H TO 7/21/16

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 21, 2016

Posted: 7/21/16
Revised: 7/22/16

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

2232-L15-11 – Department of Public Works and Environmental Services, 6209 Rose Hill Drive, Alexandria, VA 22310
(Deadline: 7/29/2016) - **CONCUR**

FS-V16-1 – Department of Public Works and Environmental Services, Lorton Volunteer Station, 7707 Armistead Road
22079 (Deadline 8/7/2016)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2015-DR-009</u> (Dranesville)	<u>GULICK GROUP, INC.</u> – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challedon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.	B. Katai	D/O TO 9/15/16 (P/H from 6/29/16) (from 6/23/16) (from 5/25/16) (from 5/18/16) (from 4/14/16) (from 2/3/16)
<u>SE 2016-HM-012</u> (Hunter Mill)	<u>TALL OAKS DEVELOPMENT COMPANY, LLC AND TALL OAKS COMMERCIAL CENTER, LLC</u> – Appl. under Sect. 6-304 of the Zoning Ordinance to permit a fast food restaurant and quick-service food store uses. Located at 12000 and 12054 North Shore Dr., Reston, 20190, on approx. 7.46 ac. of land zoned PRC. Tax Map 18-1 ((5)) 8 A1 and 8 A2. (Concurrent with PRC –C-020.)	M. Tsai	APPROVAL REC (P/H from 6/14/16) (from 6/23/16) (from 5/4/16)
<u>PRC C-020</u> (Hunter Mill)	<u>TALL OAKS DEVELOPMENT COMPANY, LLC AND TALL OAKS COMMERCIAL CENTER, LLC</u> – Appl. to approve a PRC plan associated with RZ –C-020 to permit mixed-use development at a density of 19.43 dwelling units per acre (du/ac) and Floor Area Ratio (FAR) of 0.06. 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 A1 and 8 A2. (Concurrent with SE 2016-HM-012.)	M. Tsai	APPROVAL REC (P/H from 6/14/16) (from 6/23/16) (from 5/4/16)
<u>RZ/FDP 2015-HM-012</u> <u>Addendum 1</u> (Hunter Mill) (Admin Item) (Renewal of Motion)	<u>SEKAS HOMES, LTD</u> – Appls. to rezone from I-5, PRC, and R-E to PDH-12 to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approval of the final development plan. Located in the NE quadrant of the intersection of Sunrise Valley Dr. and Roland Clarke Pl., on approx. 4.60 ac. of land. Comp. Plan Rec: Office or Residential 30 du/ac. Tax Map 17-4 ((14)) 1B1 and 2. (Concurrent with DPA HM-117).	L. Arseneau	DENIAL REC (D/O from 6/16/16) (D/O from 5/26/16) (P/H from 5/5/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 21, 2016

Posted: 7/21/16
Revised: 7/22/16

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[DPA-HM-117](#)

[Addendum 1](#)

(Hunter Mill)

(Admin Item)

(Renewal of Motion)

[SEKAS HOMES, LTD](#)

– Appl. to permit an amendment of the Development Plan for RZ B-846 to permit deletion of land area. Located on the E. side of Roland Clarke Pl., 400 ft. N. of its intersection with Sunrise Valley Dr., on approx. 22,834 sq. ft. of land zoned PRC. Comp. Plan Rec: RPC. Tax Map 17-4 ((14)) 1B1. (Concurrent with RZ/FDP 2015-HM-012).

L. Arseneau

DENIAL REC

(D/O from 6/16/16)

(D/O from 5/26/16)

(P/H from 5/5/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ 2016-MV-008 (Mount Vernon)	JR LAND, LLC – Appl. to rezone from R-1 to the I-6 zoning district with an overall Floor Area Ratio (FAR) of 0.5. Located on the N. side of Mims St., approx. 800 ft. N.W. of its intersection with Richmond Hwy., on approx. 15,238 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 113-2 ((1)) 18 (part).	W. Suder	APPROVAL REC (from 7/20/16)
SEA 94-P-040-03 (Providence)	PENTAGON FEDERAL CREDIT UNION – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 94-P-040, previously approved for increase in building height, waiver of certain sign regulations, hotel, and additional uses and associated modifications to site design and development conditions to permit a waiver of certain sign regulations and associated modifications to development conditions. Located at 7940 Jones Branch Dr., Tysons, 22102, on approx. 5.97 ac. of land zoned C-3. Tax Maps 29-2 ((15)) 5, 6, and 7; and 29-4 ((15)) 1 and 2.	C. Gresham	APPROVAL REC (from 7/20/16) (from 9/14/16)
2232-D16-28 (Dranesville)	SCHOOL BOARD OF THE CITY OF FALLS CHURCH – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider for a proposed school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Dranesville District. Area II.	C. Caperton	D/O TO 7/28/16
PA 2013-CW-8CP (Hedetniemi) (Countywide)	HERITAGE RESOURCES PLAN UPDATE – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment proposes to update the Inventory of Historic Sites tables and maps that appear in the Area plans; to revise the language on heritage resources in the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site; and to add four new historic sites.	S. Godrich	ADOPTION REC
PA 2016-CW-1CP (Sargeant) (Countywide)	PUBLIC SCHOOLS POLICY PLAN AMENDMENT – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment considers the revision of locational and character criteria for public schools in the Public Facilities section of the Policy Plan element of the County’s Comprehensive Plan.	D. Stinson	P/H TO 7/28/16
PCA 2006-PR-027 (Providence)	WM/OLAYAN HOLDINGS LLC – Appl. to amend the proffers for RZ 2006-PR-027 previously approved for residential development to	W. O’Donnell	APPROVAL REC (from 7/20/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 21, 2016

Posted: 7/21/16
Revised: 7/22/16

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

permit modifications to the proffers. Located in the N.W. quadrant of Fairfax Ridge Rd. and Waples Mill Rd., on approx. 3.19 ac. of land zoned PDH-30, HC. Comp. Plan Rec: Mixed Use. Tax Map 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050-02.)

(from 6/29/16)
(from 4/13/16)
(from 2/25/16)
(from 10/7/15)

SEA 00-P-050-02
(Providence)

WM/OLAYAN HOLDINGS LLC – Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for commercial parking in a residential district to permit modifications to development conditions. Located at 3887 Fairfax Ridge Rd., Fairfax, 22030, on approx. 3.19 ac. of land zoned PDH-30, HC. Tax Map 56-2 ((1)) 18A. (Concurrent with PCA 2006-PR-027.)

W.
O'Donnell

APPROVAL REC
(from 7/20/16)
(from 6/29/16)
(from 4/13/16)
(from 2/25/16)
(from 10/7/15)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 27, 2016

Posted: 5/18/16
Revised: 7/11/16

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

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

MEETING CANCELLED

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
CSP 2009-HM-019 (Hunter Mill)	Comstock Reston Station Holdings, LLC (1860 Wiehle Ave; 1886 and 1893 Metro Center Drive, Reston, VA) (Comprehensive Signage Plan)	W. O'Donnell	P/H to 9/15/16 (from 6/29/16)
SEA 88-S-077-08 (Sully)	Willard Road Mart, Inc. (4475 Daly Drive, Chantilly, VA) (To permit modification of development conditions)	W. O'Donnell	P/H to 6/29/16
RZ 2016-LE-006/ SE 2016-LE-002 (Lee)	PMG Mid Atlantic, LLC (Southwest quadrant of intersection of Franconia Road) (Rte. 644 and Grovedale Drive) (Service station/Mini-Mart/Car Wash)	C. Gresham	P/H to 9/21/16
SEA 2006-LE-030 (Lee)	PMIG 1009, LLC (5500 Franconia Road, Alexandria, VA) (To modify site/conditions for service station, mini-mart and car wash)	K. Posusney	P/H to 9/21/16
RZ 2016-SU-003 (Sully)	Carrhomes, LLC (Southwest quadrant of the intersection of Vernon Street and Elmwood Street) (Residential)	C. Bishop	P/H to 7/13/16 (from 7/27/16)

-continued on the next page-

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 27, 2016

Posted: 5/18/16
Revised: 7/11/16

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

Application	Applicant	Staff	PC Action
SE 2016-DR-001 <i>(Dranesville)</i>	Sunrise Development, Inc. (1988 Kirby Road) <i>(Assisted living facility)</i>	B. Katai	P/H to 7/28/16
PCA 86-C-023/ PRC 86-C-023/ DPA 86-C-023 <i>(Hunter Mill)</i>	Bozzuto Development Company (Reston Parkway and Center Harbor Road) <i>(To redevelop the existing garden apartments units)</i>	N. Rogers	P/H to 9/29/16 <i>(from 6/23/16)</i> <i>(from 6/25/15)</i> <i>(from 12/10/15)</i> <i>(from 9/24/15)</i>
PCA 84-S-027-08/ FDPA 84-S-027-06 <i>(Sully)</i>	MACS Retail LLC (Northwest quadrant of the intersection of Westfields Blvd. and Sequoia Farms Drive) <i>(Service station and quick food store)</i>	C. Bishop	P/H to 9/14/16
RZ 2015-HM-005 <i>(Hunter Mill)</i>	Pulte Home Corporation (South of Sunset Hills Road, North of Dulles Toll Road and east of Michael Faraday Drive) <i>(I-4 to R-30)</i>	C. Bishop	P/H to 9/29/16 <i>(from 6/16/16)</i> <i>(from 4/28/16)</i> <i>(from 2/18/16)</i> <i>(from 12/10/15)</i> <i>(from 12/9/15)</i>
Subdivision Ordinance Amendment <i>(Hart)</i> <i>(Countywide)</i>	Clarifying the County’s Enforcement of Private Easements and Private Agreements	J. Vish	P/H to defer indef. <i>(fron defer indef.)</i>
PCA 95-Y-016-06/ SEA 95-Y-024-06 <i>(Sully)</i>	Costco Wholesale Corporation (14390 Chantilly Crossing Lane, Chantilly, VA) <i>(Amend proffers to add service station)</i>	J. Gorney	P/H to 9/21/16

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 28, 2016

Posted: 7/28/16
Revised: 7/29/16

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

FS-V16-1 – Department of Public Works and Environmental Services, Lorton Volunteer Station, 7707 Armistead Road
22079 (Deadline 8/7/2016) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Hart) (Countywide)	<u>SHAPE FACTOR IN THE R-C DISTRICT, INCREASE IN RESIDENTIAL BUILDING HEIGHT, AND MINOR LOT LINE ADJUSTMENT</u> - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Allow a lot to be created in the R-C District that complies with the R-C District regulations and other applicable regulations, and such lot may be used for any use permitted in the R-C District pursuant to a Building Permit, provided that all such lots, except for lots designated as open space or lots developed under the cluster provisions requiring special exception approval from the Board of Supervisors (Board), shall have a shape factor of less than or equal to 35, or lots with a shape factor greater than 35 but less than 50 may be permitted with special exception approval by the Board of Supervisors. (2) When a lot is subject to a lot width waiver special exception approved by the Board, exclude the pipestem portion of such lot from the shape factor requirement. (3) Allow a minor adjustment of lot lines between corner lots and contiguous lots when such lots do not meet the current minimum district size, lot area, lot width and/or shape factor requirements of the zoning district in which located, but such lots met the requirements of the Zoning Ordinance in effect at the time of recordation, provided that the reconfigured lots contain either the same lot area as existed prior to the adjustment of the lot lines or a greater area than existed prior to the adjustment of lot lines which results in a reduced number of lots. Such minor adjustment of lot line between corner lots and contiguous lots may change the road frontage or orientation of the lot, provided that there shall be no additional lots or outlots created, the number of lots that does not comply with the current minimum lot width requirement shall not be increased, and the amount of lot width noncompliance shall not be aggravated. In addition, such adjustment of lot lines shall not create or aggravate any existing noncompliance with regard to minimum lot area, shape factor or minimum yard requirements. (4) Allow the maximum building height for single family detached dwellings to be increased [ranging from the current 35 feet up to a maximum of 45 feet] in the R-C, R-E and R-1 Districts, provided a minimum required yard of [ranging from 40 to 60 feet] is maintained from all lot lines for any dwelling with a height greater than 35 feet.	L. Krist	APPROVAL REC (P/H from 7/20/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 28, 2016

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2232-M16-22
Addendum
(Mason)

PUBLIC PRIVATE PARTNERSHIP BRANCH, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Temporary Facility for the Bailey’s Crossroads Community Shelter located at 4710 North Chambliss Street, Alexandria, VA 22312. Tax Map: 72-2 ((1)) 43. Area I.

D. Stinson **APPROVED**
(P/H from 7/20/16)
(from 7/13/16)

2232-D16-28
(Dranesville)

SCHOOL BOARD OF THE CITY OF FALLS CHURCH – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider for a proposed school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Dranesville District. Area II.

C. Caperton **D/O TO 9/14/16**
(P/H from 7/21/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA B-846-03</u> (Hunter Mill)	<u>RP 11720, LLC</u> – Appl. to amend the proffers for RZ –B-846, previously approved for office use, to permit residential development at a density of 15.65 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PRC B-846-04 and DPA HM-117-02.)	L. Arsenau	D/O TO 9/14/16 (from 6/23/16) (from 6/16/16)
<u>DPA HM-117-02</u> (Hunter Mill)	<u>RP 11720, LLC</u> – Appl. to permit the second amendment of the Development Plan for RZ –B-846 to permit medium density residential. Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PCA B-846-03 and PRC B-846-04.)	L. Arsenau	D/O TO 9/14/16 (from 6/23/16) (from 6/16/16)
<u>PRC B-846-04</u> (Hunter Mill)	<u>RP 11720, LLC</u> – Appl. to approve a PRC plan associated with RZ - B-846 to permit residential development at a density of 15.65 dwelling units per acre (du/ac). Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PCA B-846-03 and DPA HM-117-02.)	L. Arsenau	D/O TO 9/14/16 (from 6/23/16) (from 6/16/16)
<u>PA 2016-CW-1CP</u> (Sargeant) (Countywide)	<u>PUBLIC SCHOOLS POLICY PLAN AMENDMENT</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment considers the revision of locational and character criteria for public schools in the Public Facilities section of the Policy Plan element of the County’s Comprehensive Plan.	D. Stinson	D/O TO 9/29/16 (from 7/21/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 28, 2016

*Posted: 7/28/16
Revised: 7/29/16*

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

SE 2016-DR-001
(Dransville)

SUNRISE DEVELOPMENT, INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a medical care facility. Located at 1988 Kirby Rd., McLean, 22101, on approx. 3.70 ac. of land zoned R-3. Tax Map 40-2 ((1)) 48.

B. Katai

P/H TO 9/28/16
(from 7/27/16)