

# February 2017

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1</b> <b>View Agenda</b> <i>Policy &amp; Procedures Committee</i>	<b>2</b> <b>No PC Meeting</b>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b>	<b>7</b> <i>Schools Committee Meeting</i>	<b>8</b> <b>View Agenda</b> <i>Telecommunications Committee Meeting</i>	<b>9</b> <b>No PC Meeting</b>	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b> <b>View Agenda</b> <i>CIP Committee Meeting</i>	<b>16</b> <b>No PC Meeting</b>	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b> <i>Presidents' Day</i>  <i>County closed</i>	<b>21</b>	<b>22</b> <b>No PC Meeting</b>	<b>23</b> <b>View Agenda</b>	<b>24</b>	<b>25</b>
<b>26</b>	<b>27</b>	<b>28</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 8:15 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, February 1, 2017**

Posted: 1/30/17  
 Revised: 2/2/17

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

**COMMITTEE MEETINGS**

**The Policy and Procedures Committee met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN**

- FS-P16-44** – Verizon Wireless, 1650 Tysons Boulevard, McLean, VA 22102 (Deadline: 3/19/17)  
**FS-P16-45** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17)  
**FS-P16-46** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17)  
**2232-Y16-42** – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 2008-SP-012</u></a> (Braddock)	<a href="#"><u>CHURCH OF THE APOSTLES</u></a> – Appl. to amend the proffers for RZ 2008-SP-012 previously approved for office to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located S. side of Lee Hwy, E. of its intersection with McKenzie Ave. on approx. 1.78 ac. of land zoned C-2. Comp. Plan Rec: Fairfax Center Area. Braddock District. Tax Map 56-2 ((1)) 66.	J. Gorney	<b>APPROVAL REC</b> (P/H from 1/18/17) (from 1/11/17)
<a href="#"><u>2232-D16-37</u></a> (Dransville)	<a href="#"><u>VERZON WIRELESS</u></a> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by Verizon Wireless to develop a telecommunications facility located at 1451 Chain Bridge Road, McLean, VA 22101. Tax Map: 30-2 ((8)) 55B. Area II.	J. Buono	<b>APPROVED</b> (P/H from 1/26/17) (from 12/7/16)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2016-SP-019</u></a> (Springfield)	<a href="#"><u>VIRGINIA ELECTRIC AND POWER COMPANY d/b/a DOMINION VIRGINIA POWER</u></a> – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit an electric substation and construction of a security fence. Located at 8234 Roseland Dr., Fairfax, 22039 on approx. 56.13 ac. of land zoned R-C and WS. Tax Map 97-3 ((01)) 14, 97-3 ((15)) 8, 106-1 ((01)) 1 and 2.	H. Ellis	<b>DEFER P/H TO 2/8/17</b>
<a href="#"><u>RZ/FDP 2016-MV-014</u></a> (Mount Vernon)	<a href="#"><u>CHPPENNI, LLC</u></a> – Appls. to rezone from C-8, R-2, R-MHP and HC to PDH-20 and HC to permit residential development with an overall density of 13.0 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N.E. quadrant of the intersection of Richmond Hwy and Dart Dr. on approx. 34.88 ac. of land. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Mount Vernon District. Tax Map 92-4 ((01)) 82A (pt.). (Concurrent with PCA	W. Suder	<b>D/O TO 2/8/17</b> (from 1/18/17)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, February 1, 2017**

Posted: 1/30/17  
Revised: 2/2/17

**KEY**  
**P/H – Public Hearing**  
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78-V-125)

[PCA 78-V-125](#)  
(Mount Vernon)

**CHPPENNI, LLC** - Appl. to amend the proffers for RZ 78-V-125 to permit deletion of land area totaling 11.49 ac. Located N. and S. Side of Dart Dr. E. of its intersection with Richmond Hwy. on approx. 25.24 ac. of land zoned R-MHP and HC. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Mount Vernon District. Tax Map 92-4 ((01)) 82A (pt.). (Concurrent with RZ/FDP 2016-MV-014)

W. Suder

**D/O TO 2/8/17**  
(from 1/18/17)

[CSP 2010-PR-022](#)  
(Providence)

**M.C. DEAN, INC.** – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated 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. 1.35 ac. of land zoned PTC, HC, SC. Tax Map 29-3 ((15)) 4E2.

B. Katai

**APPROVED**  
(from 1/25/17)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, February 8, 2017**

Posted: 2/8/17  
Revised: 2/9/17

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

**COMMITTEE MEETINGS**

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

**FEATURES SHOWN**

- FS-P16-44** – Verizon Wireless, 1650 Tysons Boulevard, McLean, VA 22102 (Deadline: 3/19/17) - **CONCUR**
- FS-P16-45** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17) - **CONCUR**
- FS-P16-46** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17) - **CONCUR**
- 2232-Y16-42** – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)
- 2232-P16-43** – T-Mobile, 8100 Boone Boulevard, Vienna (Deadline: 4/13/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2016-MV-014</u></a> (Mount Vernon)	<a href="#"><u>CHPPENNI, LLC</u></a> – Appls. to rezone from C-8, R-2, R-MHP and HC to PDH-20 and HC to permit residential development with an overall density of 13.0 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N.E. quadrant of the intersection of Richmond Hwy and Dart Dr. on approx. 34.88 ac. of land. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Mount Vernon District. Tax Map 92-4 ((01)) 82A (pt.). (Concurrent with PCA 78-V-125)	W. Suder	<b>APPROVAL REC</b> (P/H from 2/1/17) (from 1/18/17)
<a href="#"><u>PCA 78-V-125</u></a> (Mount Vernon)	<a href="#"><u>CHPPENNI, LLC</u></a> - Appl. to amend the proffers for RZ 78-V-125 to permit deletion of land area totaling 11.49 ac. Located N. and S. Side of Dart Dr. E. of its intersection with Richmond Hwy. on approx. 25.24 ac. of land zoned R-MHP and HC. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Mount Vernon District. Tax Map 92-4 ((01)) 82A (pt.). (Concurrent with RZ/FDP 2016-MV-014)	W. Suder	<b>APPROVAL REC</b> (P/H from 1/1/17) (from 1/18/17)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>Z.O. Amendment</u></a> (Countywide)	<a href="#"><u>PTC URBAN DISTRICT BULK REGULATIONS (MAXIMUM FAR FOR HIGH TRIP GENERATING USES)</u></a> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: delete the Floor Area Ratio (FAR) maximum of 2.5 in the Planned Tysons Corner Urban District (PTC) for uses located within a Transit-Oriented Development up to one-fourth mile from a Metrorail Station that generate the more AM and PM peak hour vehicle trips than hotel uses, based on the peak hour vehicle trip generation rates specified in the most current edition of the Institute of Traffic Engineers (ITE) Trip Generation Report; and as determined by the Fairfax County Department of Transportation through either the evaluation of a trip generation analysis or in conjunction with the	T. Strunk	<b>D/O TO 2/23/17</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, February 8, 2017**

Posted: 2/8/17  
Revised: 2/9/17

**KEY**  
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Transportation Impact Analysis pursuant to Va. Code Section 15.2-2222.1. All non-office uses would then be subject to no maximum FAR when the proposed development is implementing the site-specific development guidelines and recommendations of the comprehensive plan, including design, mix of uses and scale of the proposed development, and only when the appropriate measures are proposed and/or are in place to adequately mitigate the anticipated transportation impacts of the proposed development.

Plan Amendment  
(Providence)  
(Hunter Mill)

**PA S13-IL-TY1 – TYSONS (IMPLEMENTATION LAND USE AND URBAN DESIGN; TRANSPORTATION; PARKS, PUBLIC FACILITIES AND OTHER UPDATES)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 2,100 ac. Tysons area, generally located at the confluence of the Capital Beltway/Interstate 495 (I-495) with the Dulles Airport Access Road and Dulles Toll Road (Route 267), Leesburg Pike (Route 7), and Chain Bridge Road/Dolley Madison Boulevard (Route 123) (Tax map #28-2, 28-4, 29-1, 29-2, 29-3, 29-4, 30-3, 39-1, 39-2, 40-1) in the Providence and Hunter Mill Supervisor Districts. The area is planned for high density, mixed-use development concentrated in transit-oriented developments around the four Metrorail stations that will resemble intense and busy central business districts. The pattern of development along the edges of Tysons transitions down to a scale and use that respects the adjacent communities. The Plan amendment considers revisions to facilitate implementation activities, including changes to the land use (including the Plan's Initial Development Level for office uses), urban design, parks, public facilities and transportation recommendations. The amendment would reconcile Plan text and maps with completed studies and planning activities since 2010, updates the text to reflect implementation, and proposes other changes deemed necessary throughout the amendment process.

B. **D/O TO 2/23/17**  
Suchicial

SE 2016-SP-019  
(Springfield)

**VIRGINIA ELECTRIC AND POWER COMPANY d/b/a DOMINION VIRGINIA POWER** – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit an electric substation and construction of a security fence. Located at 8234 Roseland Dr., Fairfax, 22039 on approx. 56.13 ac. of land zoned R-C and WS. Tax Map 97-3 ((01)) 14, 97-3 ((15)) 8, 106-1 ((01)) 1 and 2.

H. Ellis **APPROVAL REC**  
(from 2/1/17)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, February 15, 2017**

Posted: 2/15/17  
Revised: 2/16/17

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

**COMMITTEE MEETINGS**

**The Capital Improvement Program (CIP) Committee met in the Board Conference Room at 7:30 p.m.**

**FEATURES SHOWN**

**2232-Y16-42** – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)  
**2232-P16-43** – T-Mobile, 8100 Boone Boulevard, Vienna (Deadline: 4/13/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2016-DR-018</u></a> (Dranesville)	<a href="#"><u>ANUPAMA PRASAI, A/K/A ANUPAMA PRASAI KOIRALA</u></a> – Appl. under Sects. 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2526 Banshire Dr., Herndon, 20171 on approx. 1,173 sq. ft. of land zoned PDH-12. Tax Map 16-3 ((10)) 69.	C. Gresham	<b>D/O TO 3/2/17</b> (from 1/25/17) (from 1/18/17)
<a href="#"><u>Plan Amendment</u></a> (Countywide)	<a href="#"><u>PA 2016-CW-3CP – EDITORIAL TEXT AND MAP REVISIONS FOR TRANSIT STATION AND OTHER MIXED USE AREAS</u></a> – 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 1) add text to clearly articulate that Plan text is flexible in nature and should not be interpreted to suggest, request, or require any proffered condition; 2) provide a new map and list of the fifteen mixed-use small areas exempt from the recently adopted <i>Virginia Code</i> §15.2 2303.4; 3) modify existing small area boundaries to fully encompass the respective existing or planned Metrorail station; 4) relocate the Innovation Center Transit Station Area from the Upper Potomac Planning District section to the Dulles Suburban Center section; and 5) update Plan definitions and add a new definition of “Small Area Plan” to the Fairfax County Comprehensive Plan.	K. Hushour	<b>ADOPTION REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, February 23, 2017**

Posted: 2/23/17  
Revised: 2/24/17

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

**COMMITTEE MEETINGS**

**None at this time**

**FEATURES SHOWN**

- 2232-Y16-42** – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)
- 2232-P16-43** – T-Mobile, 8100 Boone Boulevard, Vienna (Deadline: 4/13/17)
- 2232-P16-46** – AT&T, 1980 Chain Bridge Road, McLean, VA 22102 (Deadline: 4/30/17)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>SE 2015-DR-027</u> (Dranesville)	<u>MAHLON A. BURNETTE, III AND MARY H. BURNETTE</u> Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 631 Walker Rd., Great Falls, 22066, on approx. 4.0 ac. of land zoned R-E. Tax Map 7-4 ((1)) 47.	B. Katai	<b>D/O TO 3/29/17</b> (D/O from 1/26/17) (D/O from 12/8/16) (D/O from 11/10/16) (P/H from 10/19/16) (from 9/21/16)
<u>Z.O. Amendment</u> (Countywide)	<u>PTC URBAN DISTRICT BULK REGULATIONS (MAXIMUM FAR FOR HIGH TRIP GENERATING USES)</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: delete the Floor Area Ratio (FAR) maximum of 2.5 in the Planned Tysons Corner Urban District (PTC) for uses located within a Transit-Oriented Development up to one-fourth mile from a Metrorail Station that generate the more AM and PM peak hour vehicle trips than hotel uses, based on the peak hour vehicle trip generation rates specified in the most current edition of the Institute of Traffic Engineers (ITE) Trip Generation Report; and as determined by the Fairfax County Department of Transportation through either the evaluation of a trip generation analysis or in conjunction with the Transportation Impact Analysis pursuant to Va. Code Section 15.2-2222.1. All non-office uses would then be subject to no maximum FAR when the proposed development is implementing the site-specific development guidelines and recommendations of the comprehensive plan, including design, mix of uses and scale of the proposed development, and only when the appropriate measures are proposed and/or are in place to adequately mitigate the anticipated transportation impacts of the proposed development.	T. Strunk	<b>D/O TO 3/2/17</b> (P/H from 2/8/17)
<u>Plan Amendment</u> (Providence) (Hunter Mill)	<u>PA S13-II-TY1 – TYSONS (IMPLEMENTATION LAND USE AND URBAN DESIGN; TRANSPORTATION; PARKS, PUBLIC FACILITIES AND OTHER UPDATES)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approx. 2,100 ac. Tysons area, generally located at the confluence of the Capital Beltway/Interstate 495 (I-495) with the Dulles Airport Access Road and Dulles Toll Road (Route 267), Leesburg Pike (Route 7), and Chain Bridge Road/Dolley Madison Boulevard	B. Suchicital	<b>D/O TO 3/2/17</b> (P/H from 2/8/17)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, February 23, 2017**

Posted: 2/23/17  
Revised: 2/24/17

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

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

SE 2014-MV-058  
(Mount Vernon)

MORNING STAR DAY CARE – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a child care center. Located at 8628 Woodlawn Ct., Alexandria, 22309, on approx. 1.0 ac. of land zoned R-2, HC. Tax Map 101-3 ((1)) 95.

N. Rogers

**DENIAL REC**  
(D/O from indef.)  
(P/H from 10/1/15)  
(from 7/23/15)  
(from 6/10/15)  
(from 4/23/15)  
(from 4/9/15)  
(from 1/29/15)

**SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>FDPA 2014-MA-014</u> (Mason)	<u>NOVUS PROPERTY HOLDINGS, LLC</u> – Appl. to amend the final development plans for RZ 2014-MA-014 to permit office, residential and mixed use and associated changes to development conditions. Located in the N.W. quadrant of the intersection of Columbia Pike and Carlin Springs Rd. on approx. 3.68 ac. of land zoned PDC, HC and CRD. Tax 62-1 ((1)) 7.	K. Abrahamson	<b>APPROVED</b>
<u>SEA 82-P-032-07</u> (Providence)	<u>WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)</u> – Appl. under Sects. 3-104, 3-804 and 6-105 of the Zoning Ordinance to amend SE 82-P-032 previously approved for WMATA Facilities Vienna Metrorail Station to permit deletion of land area and associated modifications to site design and development conditions. Located 2921 Sayre Rd., Vienna, 22031 on approx. 33.69 ac. of land zoned R-1, R-8 and PDH-20. Tax Map 48-1 ((01)) 90A, 101B, 103, 48-2 ((01)) 1, 2 and 48-3 ((04)) 28.	C. Gresham	<b>APPROVAL REC</b> (P/H from 1/25/17)
<u>SE 2016-HM-020</u> (Hunter Mill)	<u>METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY; AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA</u> – Appl. under Sects. 2-517, 5-	M. Tsai	<b>APPROVAL REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, February 23, 2017**

Posted: 2/23/17  
Revised: 2/24/17

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

404, 5-408, 9-612 and 9-400 of the Zoning Ordinance to permit electrically powered regional rail transit facilities and waiver of open space requirements. Located at 2000 and 2001 Edmund Halley Dr. Reston, 20191 on approx. 1.88 ac. of land zoned I-4. Tax Map 17-3 ((8)) 2A (pt.) and 17-3 ((8)) (3A) 2A (pt.) (Concurrent with 2232-H16-40.)

2232-H16-40  
(Hunter Mill)

**METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY; AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a transit transfer facility. Located at 2000 and 2001 Edmund Halley Dr. Reston, 20191 on approx. 1.88 ac. of land zoned I-4. Tax Map 17-3 ((8)) 2A (pt.) and 17-3 ((8)) (3A) 2A (pt.) (Concurrent with SE 2016-HM-020.)

M. Tsai

**APPROVAL REC**

CSP 2012-MV-008  
(Mount Vernon)

**FPRP DEVELOPMENT, INC.** – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2012-MV-008. Located W. side of Silverbrook Rd. S. of its intersection with White Spruce Way on approx. 74.41 ac. of land zoned PDC and PDH-8. Tax Map 107-1 ((9)) A, D, E, F, G, H, J, L1, L2, L3, D1-D11, E1-E22, F1-F25, G1-G36, H1-H13

A. Gonzalez

**APPROVED**

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

**COMPREHENSIVE PLAN AMENDMENT (TYSONS WORKFORCE HOUSING AND HIGH-RISE CONDOMINIUMS)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 2,100 ac. Tysons Urban Center generally located at junctions of the Capital Beltway/Interstate 495 (I-495) with the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Leesburg Pike (Route 7), and Chain Bridge Road/Dolley Madison Boulevard (Route 123) (Tax map #28-2, 28-4, 29-1, 29-2, 29-3, 29-4, 30-3, 39-1, 39-2, 40-1) in the Providence and Hunter Mill Supervisor Districts. The Tysons Urban Center section of the Area II volume of the Comprehensive Plan recommends that all projects with a residential component that seek to implement a redevelopment option should provide affordable and workforce dwelling units. The amendment considers changes to the recommendations related to Workforce Dwelling Units (WDU) in high-rise condominium developments, as recommended by the Tysons High-Rise Condominium WDU Advisory Committee.

B. Suchicital

**D/O TO 3/2/17**  
(from 1/12/17)

Z.O. Amendment  
(Countywide)  
(Hedetniemi)

**INDOOR RECREATION USES IN THE PDH DISTRICT** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: allow indoor archery ranges, fencing and other similar indoor recreational uses as a secondary use in the PDH Districts, provided such uses are represented on an approved final development plan; and allow indoor archery ranges, fencing and other similar indoor recreational uses as Group 5 Commercial Recreation Uses that may be permitted by right in a PDH district, provided such uses are

D. Pesto

**ADOPTION REC**

**FAIRFAX COUNTY PLANNING COMMISSION**

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Posted: 2/23/17  
Revised: 2/24/17

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

represented on an approved final development plan.

Z.O. Amendment  
(Countywide)  
(Hart)

**COMMERCIAL VEHICLES IN RESIDENTIAL**

**DISTRICTS** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Modify the commercial vehicle definition to delete the carrying capacity criterion for being deemed a commercial vehicle; and replace the display of advertising lettering criterion with a criterion that requires the vehicle to bear or display indicators that the vehicle is designed or used for commercial purposes, including, but not limited to box trucks, step vans or vehicles specifically designed to carry tools and/or special equipment, regardless of capacity. (2) Modify the commercial vehicle definition to state that commercial vehicles do not include vehicles actively providing delivery, repair or moving services; or vehicles primarily used for the noncommercial transport of passengers which may display Virginia Department of Motor Vehicles issued transportation network company identifications or other small emblems and do not include any other commercial indicators. (3) Revise the list of commercial vehicles that are prohibited as an accessory use to a dwelling unit in a residential district to replace wreckers with a gross weight of 12,000 pounds or more with all towing and recovery vehicles and to specifically prohibit: vehicles exceeding 21 feet in length, 8½ feet in width or 8 feet in height; vehicles carrying commercial freight in plain view; trailers used for transporting equipment whether attached or unattached to another vehicle; and vehicles with three or more axles.

M. Stanfield

**ADOPTION REC**