

June 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
				1	2	3
4	5	6	7 No PC Meeting <u>2:30 p.m. - Site Visit</u> <i>Kena Temple</i>	8 No PC Meeting	9	10
11	12	13	14 No PC Meeting	15 View Agenda <i>Schools Committee</i>	16	17
18	19	20	21 View Agenda	22 View Agenda <i>Land Use Process Review Committee</i>	23	24
25	26	27	28 No PC Meeting	29 View Agenda	30	

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

Thursday, June 15, 2017

Posted: 6/15/17
Revised: 6/16/17

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

- FS-M17-15** – Verizon Wireless - 4217 John Marr Drive, Annandale, VA (Deadline: 6/22/ 2017)
- 2232-P17-3** – AT&T, 8025 Galleria Drive, Tysons, VA (Deadline: 6/30/17) - **CONCUR**
- FS-Y17-14** – Verizon Wireless - 6335 Multiplex Drive, Centreville, VA 20121 (Deadline: 7/3/17)
- FS-S17-22** – FCPS Silverbrook Elementary - 9350 Crosspointe Drive, Fairfax, VA (Deadline: 7/3/17) - **CONCUR**
- 2232-H17-11**– AT&T, 2000 Chain Bridge Rd (ROW) Vienna, VA (Deadline: 7/23/17)
- 2232-H17-1** – AT&T Mobility - 8411 Leesburg Pike, Vienna, VA 22182 (Deadline: 8/13/17)
- 2232-P17-12** – AT&T Mobility, 1600 Tysons Blvd, Tysons, VA (Deadline: 8/13/17)
- 2232-P17-13** – AT&T Mobility, Tysons Blvd., Tysons, VA (Deadline: 8/13/17)
- 2232-P17-14** – AT&T Mobility, the intersection of International Drive & Tysons Blvd, Tysons, VA (Deadline: 8/13/17)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-PR-012</u> <u>ADDENDUM</u> <i>(Providence)</i>	<u>SEKAS HOMES, LTD.</u> – Appls. to rezone from R-1 to PDH-1 to permit residential with an overall density of 0.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located S. Side of Arlington Blvd. approx. 430 ft. W. of its intersection with Barkley Dr. on approx. 26.98 ac. of land. Comp. Plan Rec: Residential Use 0.5-1 du/ac. Tax Map 48-4 ((01)) 42A.	S. Gardner	APPROVAL REC <i>(D/O from 5/25/17)</i> <i>(P/H from 5/18/17)</i> <i>(from 5/11/17)</i> <i>(from 3/29/17)</i> <i>(from 1/18/17)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 86-L-056-04</u> <i>(Mason)</i>	<u>SPA FOREST, INC.</u> – Appl. to amend the proffers for RZ 86-L-056 previously approved for an office to permit a Health Club and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.29. Located at the terminus of General Green Way, Alexandria, 22312 approx. 1,200 ft. E. of its intersection with General Washington Dr. on approx. 12.13 ac. of land zoned I-4. Comp. Plan Rec: Industrial. Tax Map 81-1 ((1)) 8B.	E. Haley	D/O TO 6/21/17
<u>RZ/FDP 2016-HM-005</u> <i>(Hunter Mill)</i>	<u>1831 MICHAEL FARADAY, LLC</u> – Appls. to rezone from I-4 to PRM to permit residential development with an option for 10,000 sq. ft. of non-residential uses at an intensity of 1.75 Floor Area Ratio (FAR) and approval of the conceptual and final development plans. Located on the E. side of Michael Faraday Dr. approx. 570 ft. S. of Sunset Hills Rd. on approx. 3.85 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 18-3 ((6)) 6.	J. Gorney	P/H TO 7/13/17 <i>(from 5/18/17)</i> <i>(from 3/15/17)</i> <i>(from 1/11/17)</i> <i>(from 10/26/16)</i>

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- | | | | |
|---|--|------------------|---|
| <p><u>CSPA 2010-PR-022</u>
(Providence)</p> | <p><u>TMG SOLUTIONS PLAZA LAND, LP</u> – Appl. Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-022 to permit sign modifications. Located between Leesburg Pike and Greensboro Dr. S. of Westpark Dr. on approx. 18.1 ac. of land zoned PTC, SC, and HC. Tax Map 29-3 ((15)) 4D2, 4E2, 4F1, 4G, 4H. 29-3 ((15)) 7A3, 7C3, 7E3, 7F, 7G, 7H, 7J and 7K1.</p> | <p>B. Katai</p> | <p>P/H TO 6/21/17
(from 5/25/17)</p> |
| <p><u>PA 2017-I-B1</u>
(Mason)</p> | <p><u>COMPREHENSIVE PLAN AMENDMENT (6060 ARLINGTON BOULEVARD)</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 concerns approx. 3.67 ac. located at 6060 Arlington Blvd., Falls Church, VA, Tax map # 51-4((1)) 5A. The area is planned for office use at an intensity of .20 FAR. The Amendment will consider residential use up to 12 dwelling units per acre. PA 2017-I-B1 is concurrently under review with Rezoning application RZ 2017-MA-005.</p> | <p>K. Newton</p> | <p>ADOPTION REC</p> |
| <p><u>Z. O. Amendment</u>
(Hart)
(Countywide)</p> | <p><u>SMALL CELL FACILITIES ZONING ORDINANCE</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Amend Sect. 20-300 to add new small cell facility and wireless facility definitions to define those terms in accordance with Senate Bill 1282 adopted by the 2017 Virginia General Assembly and revise the telecommunications facility and mobile and land based telecommunication facility definitions to clarify that those facilities are distinct from small cell facilities.</p> <ol style="list-style-type: none">1. Add a new Sect. 2-519 that creates a new zoning permit for the installation of small cell facilities on any existing structure on any lot in any zoning district subject to Zoning Administrator approval and compliance with size limitations identified in Sect. 2-519. Small cell facilities have antennas that are no more than six cubic feet and associated wireless equipment with a cumulative volume of no more than 28 feet, excluding certain types of equipment. A single application may be submitted for up to 35 permit requests for small cell facilities. For each proposed small cell facility, applicants must provide information about the size of antennas and equipment, the proposed location, identification of the existing structure, and a consent statement from the structure owner. Under Senate Bill 1282, there will be a \$100 fee for up to five small cell facilities on a permit application and a \$50 fee for each additional small cell facility on a permit application. The Zoning Administrator must comply with review and decision deadlines upon receipt of each permit application. The Zoning Administrator may deny a small cell facility permit request based on only four grounds pertaining to interference with other facilities, adverse impacts on public safety, the installation would be on public property and there are adverse aesthetic impacts or lack of required approvals, or conflicts with Article 7 of the Zoning Ordinance. Once installed, small cell facilities must be removed within 120 days after the existing structure is removed, the structure owner withdraws | <p>L. Kirst</p> | <p>ADOPTION REC</p> |

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consent, or the facility is no longer in use. This provision does not apply to micro-wireless facilities;

2. Amend Article 7 in one of the following four ways for small cell facility permit applications proposing installation on existing structures located in Historic Overlay Districts: (1) **OPTION 1:** Amend Sect. 7-206 to add a new Par. 6 that requires review and recommended approval from the Architectural Review Board (ARB) before any small cell facility may be installed on any existing structure in a Historic Overlay District. The ARB may request drawings or other materials to facilitate its review. The ARB will render its recommendation not later than 45 days after the zoning permit application is filed or the Zoning Administrator will make a decision without ARB recommendation; (2) **OPTION 2:** Amend Sect. 7-206 as provided under Option 1, except that the ARB's recommended approval would only be required for small cell facility permit applications for installation on an existing structure located on or adjacent to a contributing or historic property; (3) **OPTION 3:** Amend Sect. 7-206 as provided under Option 1, except that the ARB's recommended approval would be required before a small cell facility may be installed on any existing structure that is located on, adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property; or (4) **OPTION 4:** Amend Sect. 7-204 as follows: (a) Amend Par. 1 to add small cell facility permits as a type of application referred to the ARB for review and recommendation as further provided below; (b) Amend Par. 3 to add small cell facility permits as a type of permit requiring an ARB recommendation of approval and add a new subparagraph (D) that either (i) **OPTION D1:** requires ARB recommended approval prior to issuance of a small cell facility permit for installation of such facility on any existing structure located on or adjacent to a contributing or historic property in a Historic Overlay District, and the ARB will render its recommendation within 45 days or the Zoning Administrator will decide on the application without the ARB recommendation; or (ii) **OPTION D2:** Amend subparagraph (D) in the same manner as stated in Option D1, except that ARB recommended approval would only be required for installation of a small cell facility on an existing structure located on , adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property in a Historic Overlay District; (c) Amend Par. 5, first sentence, to include small cell facility permits in the ARB's review procedures and include small cell facility permit applications in subparagraph (A) as a type of application the applicant shall forward to the ARB, include small cell facilities in subparagraphs (C)(2) and (C)(3) to call for ARB consideration of design and architectural compatibility, and amend subparagraph (F) to require the ARB to make its recommendation to the

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Zoning Administrator, who then decides whether to issue the small cell facility permit application; (d) Amend Par. 6 to add a new subparagraph (K) that authorizes the ARB to request photographic simulations, drawings, or other materials to assist the ARB in small cell facility permit review; (e) Amend Par. (7) to authorize the ARB to formulate guidelines to facilitate review of small cell facility permit applications; and (f) Amend Par. (8) to provide that approval of a small cell facility permit remains valid unless subject to removal under Sect. 2-519 or as otherwise required by law;

- 3. Amend the introductory paragraph of Sect. 2-514 to provide that mobile and land based telecommunication facilities located in the right-of-way are subject to review under Section 15.2-2232 of the *Virginia Code* and to provide that mobile and land based telecommunication facilities are subject to the application fees provided for in Sect. 18-106. Distinguishes mobile and land based telecommunication facilities from small cell facilities. Amends the size of a pole or standard mounted equipment cabinet or structure in Par.2(C) of Sect 2-514 by deleting the 5-foot height limitation and by increasing the maximum allowable volume of the cabinet from 20 cubic feet to [advertised range: 28 cubic feet up to 40 cubic feet];
- 4. Amend Par. 5 of Sect. 18-106 to provide that fees for small cell facilities shall be as specified in Article 2.

Z. O. Amendment
(Hart)
(Countywide)

PUBLIC FACILITIES AND MODIFICATIONS TO EXISTING WIRELESS TOWERS OR BASE STATIONS ZONING ORDINANCE – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Add a new Sect. 2-520, Modifications to Existing Wireless Tower or Base Station, that requires any eligible facilities request for a modification of a wireless tower or base station that does not substantially change the physical dimensions of such tower or base station to be submitted to the Zoning Administrator for review and decision under Sect. 6409 of the Spectrum Act (47 U.S.C. § 1455) and any eligible facilities request for a modification that would substantially change the physical dimensions would be subject to Planning Commission review under Sect. 15.2-2232 of the *Code of Virginia*. Applications for review under Sect. 2-520 will be subject to the fee provided for in Sect. 18-106. Sect. 2-520 defines the terms eligible facilities request and base station as they are used in the context of Sect. 6409 review.

L. Kirst

ADOPTION REC

- 1. Add a new Sect. 2-521, Public Facilities, which states that a public facility is any use, facility, or other feature that is subject to Planning Commission review under Sect. 15.2-2232 of the *Code of Virginia*. Sect. 2-521 further provides that any application for such review is subject to the fee provided for in Sect. 18-106;
- 2. Pursuant to authority granted by Section 15.2-2286(A)(6) of the

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Code of Virginia, add the following filing fees to Sect. 18-106:

- (a) Reviews required to comply with Sect. 15.2-2232 of the *Code of Virginia*:
 - 2232 Review with public hearing: \$1,500
 - 2232 Feature Shown without public hearing: \$750
 - 2232 Review with other rezoning, special permit or special exception: \$0
 - 2232 Feature shown for Distributed Antenna Systems (DAS): \$750.There will be a \$750 fee for the first DAS node, a \$100 fee for each node thereafter, and a maximum of 20 nodes per single application.

- (b) Reviews required under Sect. 6409 of the Spectrum Act - \$500

PA 2017-I-A1
(Mason)

COMPREHENSIVE PLAN AMENDMENT (GALLOWS ROAD CONSOLIDATION) – 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. 9.5 ac. generally located on the south side of Gallows Road between Libeau Lane and the Raintree neighborhood (Tax map #: 59-2 ((1)) 29A, 29B, 30-36, 38-43 and 43A) in the Mason Supervisor District. The site is planned for residential use at 1-2 dwelling units per acre. The Amendment will consider residential use with a density range up to 5-8 dwelling units per acre. Recommendations relating to the transportation network may also be modified.

M. Van
Atta

**RESCINDED BY
BOS ON 6/6/17**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, June 21, 2017

Posted: 6/21/17
 Revised: 6/22/17

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

COMMITTEE MEETINGS
None at this time

FEATURES SHOWN

- FS-M17-15** – Verizon Wireless - 4217 John Marr Drive, Annandale, VA (Deadline: 6/22/ 2017)
2232-P17-7 – AT & T Mobility - 1911 Chain Bridge Road, Tysons, VA (Deadline: 6/30/17 - **CONCUR**)
FS-Y17-14 – Verizon Wireless - 6335 Multiplex Drive, Centreville, VA 20121 (Deadline: 7/3/17)
2232-H17-11– AT&T, 2000 Chain Bridge Rd (ROW) Vienna, VA (Deadline: 7/23/17) - **CONCUR**
2232-H17-1 – AT&T Mobility - 8411 Leesburg Pike, Vienna, VA 22182 (Deadline: 8/13/17) - **CONCUR**
2232-P17-12 – AT&T Mobility, 1600 Tysons Blvd, Tysons, VA (Deadline: 8/13/17) - **CONCUR**
2232-P17-13 – AT&T Mobility, Tysons Blvd., Tysons, VA (Deadline: 8/13/17) - **CONCUR**
2232-P17-14 – AT&T Mobility, the intersection of International Drive & Tysons Blvd, Tysons, VA (Deadline: 8/13/17) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA 86-L-056-04</u> (Mason)	<u>SPA FOREST, INC.</u> – Appl. to amend the proffers for RZ 86-L-056 previously approved for an office to permit a Health Club and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.29. Located at the terminus of General Green Way, Alexandria, 22312 approx. 1,200 ft. E. of its intersection with General Washington Dr. on approx. 12.13 ac. of land zoned I-4. Comp. Plan Rec: Industrial. Tax Map 81-1 ((1)) 8B.	E. Haley	D/O TO 6/29/17 (P/H from 6/15/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP 2014-PR-004</u> (Providence)	<u>AMHERST PROPERTY, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2014-PR-004. Located on the N.W. of the intersection of Westpark Dr. and Jones Branch Dr., Tysons, 22102 on approx. 4.0 ac. of land zoned PTC. Tax Map 29-4 ((7)) (1) A, 6A and 6B.	C. Gresham	APPROVED
<u>PCA/FDPA/CDPA 2010-PR-021-02</u> (Providence)	<u>CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION</u> – Appls. to amend the proffers, conceptual development plan, and final development plan for RZ 2010-PR-021, previously approved for mixed use. Located on the E. side of Capitol Beltway, N. side of Dolly Madison Blvd., S.W. side of Scotts Crossing Rd., Tysons, 22102 on approx. 24.56 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((5)) A2.	S. Gardner	D/O TO 6/29/17
<u>PA 2017-CW-1CP Addendum</u> (Countywide)	<u>COMPREHENSIVE PLAN AMENDMENT (MOBILE AND LAND BASED TELECOMMUNICATIONS POLICY PLAN)</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 integrating the Wireless Communication review processes of both Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. §1455) and Virginia Senate Bill	N. Knight	ADOPTION REC (from 4/26/17) (from 3/29/17) (from 3/23/17) (from 3/8/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, June 21, 2017

Posted: 6/21/17
Revised: 6/22/17

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1282 into the Public Facilities section of the Policy Plan element of the County's Comprehensive Plan.

Z.O. Amendment
(Hart)
(Countywide)

ZONING ORDINANCE AMENDMENT (PLANNED RESIDENTIAL MIXED-USE DISTRICT, USE LIMITATIONS FOR SUBMISSION OF FINAL DEVELOPMENT PLAN)

– To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: amend the Planned Residential Mixed Use (PRM) District by revising the use limitations in Par. 2 of Sect. 6-406 to encourage, but not require the concurrent filing of the Conceptual Development Plan (CDP) and Final Development Plan (FDP) for all or a portion of the proposed development subject to a rezoning; and make an editorial revision to Par. 5 of 16-401 relating to Conceptual Development Plan approval to correct the numerical reference of the submission requirements referenced in this paragraph.

L. Johnson

ADOPTION REC

CSPA 2010-PR-022
(Providence)

TMG SOLUTIONS PLAZA LAND, LP – Appl. Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-022 to permit sign modifications. Located between Leesburg Pike and Greensboro Dr. S. of Westpark Dr. on approx. 18.1 ac. of land zoned PTC, SC, and HC. Tax Map 29-3 ((15)) 4D2, 4E2, 4F1, 4G, 4H, 29-3 ((15)) 7A3, 7C3, 7E3, 7F, 7G, 7H, 7J and 7K1.

B. Katai

APPROVED
(from 6/15/17)
(from 5/25/17)

SEA 2014-PR-032
(Providence)

VIRGINIA ELECTRIC & POWER COMPANY, d/b/a DOMINION VIRGINIA POWER – Appl. under Sects. 3-304, 9-101 and 9-104 of the Zoning Ordinance to amend SE 2014-PR-032 previously approved for an electric substation and telecommunications facility to modify site and development conditions to permit the addition of temporary equipment at its existing facility and associated modifications to site design and development conditions. Located at 7701 & 7707 Shreve Rd., Falls Church, 22043 on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((12)) 1A and 49-2 ((1)) 151. (Concurrent with 2232A-P14-4-1).

K. Posusney

P/H TO 7/19/17

2232A-P14-4-1
(Providence)

VIRGINIA ELECTRIC & POWER COMPANY, d/b/a DOMINION VIRGINIA POWER – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the addition of temporary equipment at its existing facility. Located at 7701 & 7707 Shreve Rd., Falls Church, 22043 on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((12)) 1A and 49-2 ((1)) 151. (Concurrent with SEA 2014-PR-032).

K. Posusney

P/H TO 7/19/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, June 22, 2017

Posted: 6/22/17
Revised: 6/23/17

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

- FS-M17-15** – Verizon Wireless - 4217 John Marr Drive, Annandale, VA (Deadline: 6/22/ 2017) - **CONCUR**
- FS-Y17-14** – Verizon Wireless - 6335 Multiplex Drive, Centreville, VA 20121 (Deadline: 7/3/17)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2017-MA-005</u> (Mason)	<u>FAIRFAX COUNTY BOARD OF SUPERVISORS</u> – Appl. under Sect. 9-618 and 9-622 of the Zoning Ordinance to permit a Fairfax County Community Shelter and Supportive Housing and waivers/modifications in the CRD. Located at 5914 Seminary Rd., Falls Church, 22041 on approx. 21,849 sq. ft. of land zoned C-8, CRD and SC. Tax Map 61-2 ((20)) 7. Right-of-way to be vacated and/or abandoned along a part of Seminary Rd. (Concurrent with 2232-M17-10).	S. Williams	D/O TO 6/29/17
<u>2232-M17-10</u> (Mason)	<u>FAIRFAX COUNTY BOARD OF SUPERVISORS</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a Fairfax County Community Shelter and Supportive Housing. Located at 5914 Seminary Rd., Falls Church, 22041 on approx. 21,849 sq. ft. of land zoned C-8, CRD and SC. Tax Map 61-2 ((20)) 7. Right-of-way to be vacated and/or abandoned along a part of Seminary Rd. (Concurrent with SE 2017-MA-005).	S. Williams	D/O TO 6/29/17
<u>PCA/FDPA 2006-SU-025-03/CDPA 2006-SU-025-02</u> (Sully)	<u>REGENCY CENTERS ACQUISITION, LLC/TOLL VA VII, LP, CO-APPLICANTS</u> – Appls. to amend the proffers, conceptual development plan, and final development plan for RZ 2006-SU-025, previously approved for mixed-use development. Located N. of the Eastern intersection of Westfields Blvd. and Newbrook Dr. in the N.E. quadrant of the Route 28/Westfield Blvd. interchange, Chantilly, 20151 on approx. 36.78 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed-Use. Tax Map 44-1 ((1)) 6 (pt).	J. Gorney	APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, June 29, 2017

Posted: 6/29/17
Revised: 6/30/17

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

FS-Y17-14 – Verizon Wireless - 6335 Multiplex Drive, Centreville, VA 20121 (Deadline: 7/3/17) – **CONCUR**

2232-M17-10 concurrent with SE 2017-MA-005 - **CONCUR**

2232-V17-16 – T-Mobile, 9030 Lorton Station Drive, Lorton, Virginia 22079 (Deadline: 7/20/17)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA/FDPA/CDPA 2010-PR-021-02</u> (Providence)	<u>CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION</u> – Appls. to amend the proffers, conceptual development plan, and final development plan for RZ 2010-PR-021, previously approved for mixed use. Located on the E. side of Capitol Beltway, N. side of Dolly Madison Blvd., S.W. side of Scotts Crossing Rd., Tysons, 22102 on approx. 24.56 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((5)) A2.	S. Gardner	APPROVAL REC (P/H from 6/21/17)
<u>PCA 86-L-056-04</u> (Mason)	<u>SPA FOREST, INC.</u> – Appl. to amend the proffers for RZ 86-L-056 previously approved for an office to permit a Health Club and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.29. Located at the terminus of General Green Way, Alexandria, 22312 approx. 1,200 ft. E. of its intersection with General Washington Dr. on approx. 12.13 ac. of land zoned I-4. Comp. Plan Rec: Industrial. Tax Map 81-1 ((1)) 8B.	E. Haley	APPROVAL REC (D/O from 6/21/17) (P/H from 6/15/17)
<u>SE 2017-MA-005</u> (Mason)	<u>FAIRFAX COUNTY BOARD OF SUPERVISORS</u> – Appl. under Sect. 9-618 and 9-622 of the Zoning Ordinance to permit a Fairfax County Community Shelter and Supportive Housing and waivers/modifications in the CRD. Located at 5914 Seminary Rd., Falls Church, 22041 on approx. 21,849 sq. ft. of land zoned C-8, CRD and SC. Tax Map 61-2 ((20)) 7. Right-of-way to be vacated and/or abandoned along a part of Seminary Rd. (Concurrent with 2232-M17-10).	S. Williams	APPROVAL REC (P/H from 6/22/17)
<u>2232-M17-10</u> (Mason)	<u>FAIRFAX COUNTY BOARD OF SUPERVISORS</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a Fairfax County Community Shelter and Supportive Housing. Located at 5914 Seminary Rd., Falls Church, 22041 on approx. 21,849 sq. ft. of land zoned C-8, CRD and SC. Tax Map 61-2 ((20)) 7. Right-of-way to be vacated and/or abandoned along a part of Seminary Rd. (Concurrent with SE 2017-MA-005).	S. Williams	(P/H from 6/22/17)

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DETAILED MEETING AGENDA
Thursday, June 29, 2017

Posted: 6/29/17
 Revised: 6/30/17

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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2017-DR-003</u> (Dranesville)	<u>SUNTRUST BANK</u> , SE Appl. under Sects. 4-604, 9-501, 9-502 and 9-610 of the Zoning Ordinance to permit a drive-in financial institution and waiver of minimum lot size. Located at 778 Walker Rd., Great Falls, 22066 on approx. 38,466 sq. ft. of land zoned C-6. Tax Map 13-1 ((9)) 6B.	K. Posusney	D/O TO 7/20/17
<u>PCA 2012-SU-010</u> (Sully)	<u>NVHI I, LLC AND CHANTILLY AL INVESTORS, LLC</u> , PCA Appl. to amend the proffers for RZ 2012-SU-010 previously approved for residential and medical care to permit residential and medical care and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.67. Located on the W. side of Centreville Rd. approx. 150 ft. N. of its intersection with McLearn Rd. on approx. 8.36 ac. of land zoned PRM. Comp. Plan Rec: office. Sully District. Tax Map. 24-4 ((1)) 11C and 11D.	K. Atkinson	APPROVAL REC
<u>SEA 79-M-121-02</u> (Mason)	<u>ANNANDALE CHRISTIAN COMMUNITY FOR ACTION, INC. (ACCA, INC.)</u> , SEA Appl. under Sects. 3-404, 4-604, 9-301 and 9-622 of the Zoning Ordinance to amend SE 79-M-121 previously approved for an alternate use of public facilities to modify development conditions and associated modifications to site design and to permit waivers and modifications in the CRD. Located at 7200 Columbia Pike, Annandale, 22003 on approx. 3.66 ac. of land zoned R-4, C-6, SC, HC and CRD. Tax Map 71-1 ((4)) 109A1.	K. Posusney	APPROVAL REC
<u>FDPA 87-C-060-19</u> (Hunter Mill)	<u>ANTHONY J. DEGREGORIO TR & CLAUDIA M. DEGREGORIO TR</u> – Appl. to amend the final development plans for FDP 87-D-060 to permit an addition 12.7 ft. from rear lot line and 3.9 ft. from side lot line and associated changes to development conditions. Located on the S. side of Stable Brook Way approx. 0.04 mile from Iron Forge Rd. on approx. 8,949 sq. ft. of land zoned. Tax Map 25-1 ((14)) (6) 35.	H. Ellis	APPROVED (from 5/25/17)
<u>CODE AMENDMENT</u> (Countywide) (Seargent)	Proposed Amendments to the Code of the County of Fairfax, Virginia (County Code) Re: Reorganization of the Department of Public Works and Environmental Services to Create the Department of Land Development Services and Assign Administration of Chapters of the County Code to the Director of the New Department and Administration of Chapter 119 of the County Code to the Director of the Department of Code Compliance.	J. Friedman	ADOPTION REC
PCA/FDPA 82-S-077-04 (Sully)	ARDEN COURTS OF CENTREVILLE VA, LLC , PCA and FDPA Appls. to amend the proffers and final development plan for PCA 82-S-077-02 previously approved for residential and institutional and quasi-public use and associated modifications to permit a medical care facility (assisted living) and a child care center with an overall Floor Area Ratio (FAR) of 0.193. Located on the E. side of Centreville Rd. S.E. of its intersection with Bradenton Dr. on approx. 5.0 ac. of land zoned PDH-3 and WS. Comp. Plan Rec: Residential 2-3 du/ac.	S. Williams	P/H TO 9/28/17 (from 5/11/17 from 4/20/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, June 29, 2017

Posted: 6/29/17
Revised: 6/30/17

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

Tax Map 65-3 ((1)) 40A. (Concurrent with PCA/FDPA 94-Y-020).

PCA/FDPA 94-Y-020
(Sully)

ARDEN COURTS OF CENTREVILLE VA, LLC, PCA and FDPA Appls. to amend the proffers and final development plan for RZ 94-Y-020 previously approved for single family attached residential, institutional and quasi-public use and associated modifications to permit a medical care facility (assisted living) and a child care facility with an overall Floor Area Ratio (FAR) of 0.193. Located on the E. side of Centreville Rd. S.E. of its intersection with Bradenton Dr. on approx. 5.0 ac. of land zoned PDH-3 and WS. Comp. Plan Rec: Residential 2-3 du/ac. Sully District. Tax Map 65-3 ((1)) 40A. (Concurrent with PCA/FDPA 82-S-077-04).

S. Williams

P/H TO 9/28/17
(from 5/11/17
from 4/20/17)

RZ 2014-MA-023
(Mason)

COLUMBIA CROSSROADS L.P. RZ Appl. to rezone from R-3, C-8, C-3, CRD, SC and HC to PDC, CRD, SC and HC to permit a multi-family residential, office and public uses with an overall FAR of 1.81 and approval of the conceptual and development plan. Located on the E. side of Moncure Ave. and on the S. side of Columbia Pike approx. 500 ft. S.W. of the interchange with Leesburg Pike on approx. 7.39 ac. of land. Comp. Plan Rec: retail and other. Tax Map 61-2 ((19)) 5A and 11A and 61-4 ((30)) 15 and 17 and 61-2 ((1)) 112A, 113, 113A, 113C and 114 and Columbia Pike public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Columbia Pike to proceed under Section 15.2-2272 (2) of the Code of Virginia).

S. Williams

P/H TO 7/13/17

SEA 99-P-046-02
(Providence)

SEA 99-P-046-02 - FLINT HILL SCHOOL, SEA Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 99-P-046 previously approved for a private school of general education to allow modifications to site and development conditions to permit the construction of a middle school resulting in an increase in enrollment from 700 to 800 and associated modifications to site design and development conditions. Located 10900, 10824, 10816 Oakton Rd. and 3400, 3320, 3310, 3300, 3308 and 3408 Jermantown Rd., Oakton, 22124 on approx. 34.16 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 17A, 18, 19, 19A, 20, 20A, 20B, 21A, 22, 22A, 23, 24, 34A, 34B, 34C.

K. Posusney

P/H TO 7/27/17
(from 7/19/17
from 5/11/17
from 3/23/17
from 2/8/17)