

September 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 Labor Day <i>County Closed</i>	5	6 No PC Meeting	7 No PC Meeting	8	9
10	11	12	13 View Agenda <i>Policy & Procedures Committee</i>	14 View Agenda <i>Land Use Process Review Committee</i>	15	16
17	18	19 <i>Telecommunications Committee</i> Cancelled	20 No PC Meeting	21 No PC Meeting	22	23
24	25	26	27 View Agenda <i>Schools Committee</i>	28 Meeting Cancelled <i>Land Use Process Review Committee</i>	29	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
Wednesday, September 13, 2017

Posted: 9/13/17
 Revised: 9/14/17

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

- 2232-V17-27** – T-Mobile, 7764 Armistead Road, Lorton, VA 22079 (Deadline: 9/13/17) - **CONCUR**
FS-H17-18 – T-Mobile, 12010 Sunrise Valley Drive, Reston, VA 20191 (Deadline: 9/21/17) - **CONCUR**
2232-S17-32 – Fairfax County Park Authority, Patriot Park North, Corner of Braddock Rd. and Willow Springs School Rd -Springfield District (Deadline: 10/7/17)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SEA 99-P-046-02</u> (Providence)	<u>SEA 99-P-046-02 - FLINT HILL SCHOOL</u> – 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. Tax Map 47-3 ((1)) 17A, 18, 19, 19A, 20, 20A, 20B, 21A, 22, 22A, 23, 24, 34A, 34B, 34C.	K. Posusney	D/O TO 10/12/17 (P/H from 7/27/17) (from 6/29/17) (from 7/19/17) (from 5/11/17) (from 3/23/17) (from 2/8/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2017-BR-007</u> (Braddock)	<u>FW VA-KINGS PARK SHOPPING CENTER LLC</u> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations to modify the existing non-conforming sign. Located at 8962 Burke Lake Rd., Springfield, 22151 on approx. 8.53 ac. of land zoned C-6 and HC. Tax Map 69-4 ((1)) 49.	S. Williams	APPROVAL REC
<u>FDPA 2003-LE-025-10</u> (Lee)	<u>JOHN MCKEEL AND JENNIFER MCKEEL</u> – Appl. to amend FDP 2003-LE-025 to allow modifications of yard requirements for lot 49 and associated changes to development conditions. Located at 6329 Still Spring Pl., Alexandria, 22315 on approx. 4,695 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 49.	D. Creed	APPROVED
<u>SE 2017-HM-010</u> (Hunter Mill)	<u>POST TRAIL, LLC</u> – Appl. under Sect. 5-404 of the Zoning Ordinance to permit a retail sales establishment with an outdoor display in an industrial district. Located at 11150 Sunset Hills Rd., Reston, 20190 on approx. 2.52 ac. of land zoned I-4. Tax Map 18-3 ((1)) 27.	H. Ellis	APPROVAL REC (from 7/27/17) (from 7/20/17)
<u>PA 2017-IV-S1</u> (Lee)	<u>COMPREHENSIVE PLAN AMENDMENT (DESIGNATION OF BEULAH COMMUNITY PLANNING SECTOR, LAND UNITS A, B AND C TO THE FRANCONIA-SPRINGFIELD TRANSIT STATION AREA)</u> - To consider proposed revisions to the Comprehensive Plan for Fairfax	J. Buono	ADOPTION REC

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, September 13, 2017

Posted: 9/13/17
Revised: 9/14/17

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County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 57.5 ac. generally located in the northwestern quadrant of the intersection of Franconia Springfield Parkway and Beulah Street, bounded by Walker Lane to the north and railroad right-of-way to the west in the Lee Supervisor District. The area is planned for alternative uses and residential uses at a density of 1-2 dwelling units per acre. The Amendment will consider designating the area to the Franconia-Springfield TSA. The Amendment will not consider altering land use recommendations.

PCA C-696-11/
CDPA C-696-02
(Dranesville)

HOUSTON OFFICE PARTNERS, LP AND DSVO DULLES, LP – Appls. to amend the proffers and the conceptual development plan for RZ C-696, previously approved for a commercial development. Located in the E. and W. side of and part of Dulles Station Blvd. approx. 245 ft. S. of its intersection with Sunrise Valley Dr. on approx. 7.33 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 8A (pt.), 16-1 ((25)) 1B1, 6B1 (pt.), 6D (pt.). (Concurrent with FDPA –C-696-04).

C. Gresham **P/H TO 11/2/17**

FDPA C-696-04
(Dranesville)

HOUSTON OFFICE PARTNERS, LP AND DSVO DULLES, LP – Appl. to amend the final development plans for RZ C-696 to permit site modifications and associated changes to development conditions. Located on the E. side and part of Dulles Station Blvd. approx. 245 ft. S. of its intersection with Sunrise Valley Dr. on approx. 4.51 ac. of land zoned PDC. Tax Map 15-4 ((5)) 8A (pt.), 16-1 ((25)) 1B1. (Concurrent with PCA C-696-11 and CDPA C-696-02).

C. Gresham **P/H TO 11/2/17**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 14, 2017

Posted: 9/14/17
 Revised: 9/15/17

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

2232-S17-32 – Fairfax County Park Authority, Patriot Park North, Corner of Braddock Rd. and Willow Springs School Rd -Springfield District (Deadline: 10/7/17)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2017-LE-006</u> (Lee)	<u>DVA TELEGRAPH – 7710, LLC</u> – Appl. under Sects. 4-504 and 9-505 of the Zoning Ordinance to permit a fast food restaurant with a drive through. Located at 7710 Telegraph Rd., Alexandria, 22315 on approx. 30,683 sq. ft. of land zoned C-5. Tax Map 100-2 ((1)) 1A.	K. Posusney	APPROVAL REC (P/H from 7/27/17) (from 7/19/17) (from 9/13/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSPA 2011-HM-032</u> (Hunter Mill)	<u>TYSONS WEST RETAIL, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2011-HM-032 to permit sign modifications. Located on the W. side of Cornerside Blvd., between Ashgrove La. and Westwood Center Dr. on approx. 16.05 ac. of land zoned PTC, SC and HC. Tax Map 29-3 ((34)) 1, 2, 3, 4, 5, 6 and B.	B. Katai	APPROVED
<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 a single-family attached dwellings with a total density of 7.99 dwelling units per acre (du/ac) and a waiver of the minimum lot requirements. 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: 5-8 du/ac. Mount Vernon District. Tax Map 102-1 ((1)) 3C (pt.). (Concurrent with PCA B-715).	J. Rodenbeck	APPROVAL REC
<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 PDH-5 to permit deletion of land. 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 R-8. Comp. Plan Rec: 5-8 du/ac. Tax Map 102-1 ((1)) 3C (pt.). (Concurrent with RZ 2015-MV-015).	J. Rodenbeck	APPROVAL REC
<u>RZ 2016-SU-015</u> (Sully)	<u>OLD LEE ROAD, LLC</u> – Appl. to rezone from 1-3, AN, and WS to 1-5, AN and WS to permit a new vehicle storage, vehicle major service establishment and vehicle light service establishment with an overall Floor Area Ratio (FAR) of 0.09. Located on the N. side of Old Lee Rd approx. 1,000 ft. W. of its intersection with Willard Rd. on approx. 5.35 ac. of land. Comp. Plan Rec: Industrial. Tax Map 43-2 ((1)) 2.	S. Williams	D/O TO 9/27/17 (from 7/27/17) (from defer indef.) (from 11/16/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, September 14, 2017

Posted: 9/14/17
Revised: 9/15/17

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

PRC 74-2-113-03
(Hunter Mill)

FAIRFAX COUNTY, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES – Appl. to approve the PRC plan associated with RZ 74-2-113 to permit public use. Located on the E. side of Town Center Pkwy, N. of Cameron Glen Dr. on approx. 1.42 ac. of land zoned PRC. Comp. Plan Rec: RPC Town Center North Mixed Use. Tax Map 17-1 ((1)) 14E (pt.). (Concurrent with 2232-H17-28).

M. Tsai

APPROVAL REC

2232-H17-28
(Hunter Mill)

FAIRFAX COUNTY, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a temporary public facility (fire and rescue facility). Located at 1800 Cameron Glen Dr., Reston, 20190 on approx. 1.42 ac. of land zoned PRC. Tax Map 17-1 ((1)) 14E (pt.). (Concurrent with PRC 74-2-113-03).

M. Tsai

APPROVED

RZ 2011-HM-013
(Hunter Mill)

CARS-DB1, LLC – Appl. to rezone from C-7, R-1, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.92 and approval of the conceptual development plan. Located on the S. side of Leesburg Pike, approx. 100 ft. E. of its intersection with Spring Hill Rd. on approx. 12.28 ac. of land. Comp. Plan Rec: Transit Station Mixed Use and Park/Open Space. Tax Map 29-3 ((1)) 3B and 5 (pt).

B. Katai

APPROVAL REC
(from 7/27/17)
(from 7/13/17)

RZ 2011-HM-027
(Hunter Mill)

1587 SPRINGHILL HOLDINGS, INC. – Appl. to rezone from C-7, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.13 and approval of the conceptual development plan. Located on the E. side of Spring Hill Rd., S. of its intersection with Leesburg Pike on approx. 4.39 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Map 29-3 ((1)) 2G.

B. Katai

APPROVAL REC
(from 7/27/17)
(from 7/13/17)

PCA 87-C-060-13/
FDPA 87-C-060-18-
02
(Hunter Mill)

MCNAIR SENIORS APARTMENTS, LP – Appls. to amend the proffers, conceptual and final development plans for RZ 87-C-060 previously approved for elderly housing to permit an independent living facility and associated modifications to proffers and site design at a density of 46.95 dwelling units per acre (du/ac). Located on the N. side of Coppermine Rd. approx. 250 ft. E. of its intersection with Centreville Rd. on approx. 3.12 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed Uses. Tax Map 16-3 ((1)) 38D.

J. Rodenbeck

P/H TO 10/12/17

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 27, 2017

Posted: 9/27/17
 Revised: 9/28/17

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

- 2232-P16-41** – Fairfax County Park Authority, Ruckstuhl Park, 7545 Idylwood Road, Falls Church, VA 22043
 (Deadline: 9/30/2017) - **CONCUR**
- 2232-S17-32** – Fairfax County Park Authority, Patriot Park North, Corner of Braddock Rd. and Willow Springs School Road (Deadline: 10/7/17) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2016-SU-015</u> (Sully)	<u>OLD LEE ROAD, LLC</u> – Appl. to rezone from 1-3, AN, and WS to 1-5, AN and WS to permit a new vehicle storage, vehicle major service establishment and vehicle light service establishment with an overall Floor Area Ratio (FAR) of 0.09. Located on the N. side of Old Lee Rd approx. 1,000 ft. W. of its intersection with Willard Rd. on approx. 5.35 ac. of land. Comp. Plan Rec: Industrial. Tax Map 43-2 ((1)) 2.	S. Williams	APPROVAL REC (P/H from 9/14/17) (from 7/27/17) (from defer indef.) (from 11/16/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PA 2016-III-P1</u> (Mount Vernon)	<u>COMPREHENSIVE PLAN AMENDMENT (WORKHOUSE ROAD AREA)</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. 18.6 ac. generally located on the north side of Workhouse Road, east of Ox Road, and south of Lorton Road, (Tax map #s 106-4 ((1)) 29-38 and 55) in the Mount Vernon Supervisor District. The area is planned for residential uses at a density of 0.2-0.5 dwelling units per acre. The Amendment will consider residential uses at a density of 1-2 dwelling units per acre. PA 2016-III-P1 is concurrently under review with Rezoning application RZ/FDP 2016-MV-028.	J. Buono	D/O TO 10/12/17 (from indef.) (from 4/6/17)
RZ 2017-DR-007 (Dranesville)	TRUSTEES OF TEMPLE RODEF SHALOM – Appl. to rezone from R-1 and R-3 to R-3 to permit a place of worship with an overall Floor Area Ratio (FAR) of 0.24 and approval of the generalized development plan. Located on the W. side of Westmoreland St. approx. 800 ft. N. of its intersection with Haycock Rd. on approx. 7.94 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac and Public Parks. Tax Map 40-2 ((1)) 18 and 19A. (Concurrent with PCA 1997-DR-028 and SEA 97-D-038-02).	B. Katai	P/H TO 10/19/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, September 27, 2017

Posted: 9/27/17
Revised: 9/28/17

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

PCA 1997-DR-028
(Dranesville)

TRUSTEES OF TEMPLE RODEF SHALOM – Appl. to amend the proffers for RZ 1997-DR-028 previously approved for a temple to permit deletion of proffers and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the W. side of Westmoreland St. approx. 800 ft. N. of its intersection with Haycock Rd. on approx. 7.09 ac. of land zoned R-3. Comp. Plan Rec: Residential 2-3 du/ac and Public Parks. Tax Map 40-2 ((1)) 19A (pt.) and 25A (pt.). (Concurrent with RZ 2017-DR-007 and SEA 97-D-038-02).

B. Katai

P/H TO 10/19/17

SEA 97-D-038-02
(Dranesville)

TRUSTEES OF TEMPLE RODEF SHALOM – Appl. under Sects. 3-302 and 3-304 of the Zoning Ordinance to amend SE 97-D-038 previously approved for a place of worship, nursery school and a child care center to permit an increase in enrollment from 150 to 165 students for the nursery school and an increase in enrollment from 120 to 250 students for the summer camp to permit associated modifications to site design and development conditions and to delete and add land area. Located at 2100 Westmoreland St., Falls Church, 22043 on approx. 9.5 ac. of land zoned R-1 and R-3. Tax Map 40-2 ((1)) 18, 19A and 25A (pt.). (Concurrent with PCA 1997-DR-028 and RZ 2017-DR-007).

B. Katai

P/H TO 10/19/17

RZ/FDP 2016-HM-016
(Hunter Mill)

GOLF COURSE OVERLOOK, LLC – Appls. to rezone from R-E and I-5 to PRM to permit residential and secondary uses with an overall Floor Area Ratio (FAR) of 2.82 and approval of the conceptual and final development plan. Located on the N. side of Sunset Hills Rd. between American Dream Way and Isaac Newton Square on approx. 3.0 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((5)) S6.

C. Gresham

**P/H TO DEFER
INDEF.**
(from 7/20/17)
(from 6/21/17)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 28, 2017

Posted: 7/31/17
Revised: 9/27/17

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2016-HM-034 (Hunter Mill)	Renaissance Centro 1801, LLC (W. side of Old Reston Avenue) (Residential; C-3 to PRM)	M. Tsai	P/H to 10/26/17
SE 2017-SU-008 (Sully)	Vigario Management Corp. (13839 Lee Highway) (Fast food restaurant with drive through in HC Overlay; waiver of minimum lot size requirements)	K. Atkinson	P/H to 11/9/2017
Plan Amendment (Sargeant) (Countywide)	PA 2016-CW-4CP (Office Building Repurposing)	S. Fisher	P/H to 11/2/17
PCA 2002-LE-005 (Lee)	ALWADI LLC (N. side of Richmond Highway near Martha Street) (Modify site conditions and proffers)	H. Ellis	P/H to 2/8/18 (from 7/13/17) (from 5/11/17) (from 4/20/17)
PCA/FDPA 82-S-077-04/ PCA/FDPA 94-Y-020 (Sully)	Arden Courts of Centreville VA, LLC (E. side of Centreville Road near Bradenton Drive) Modify site and conditions)	S. Williams	P/H to 10/5/17 (from 6/29/17) (from 5/11/17) (from 4/20/17)
SEA 89-C-047-02 (Sully)	CM & DOM, LLC (3035 Centreville Road) (Amend to allow increase in sign area)	S. Williams	P/H to 11/2/17